



Office of the
Deputy Prime Minister

Creating sustainable communities

Local Development Framework Core Output Indicators

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Office of the Deputy Prime Minister: London

Office of the Deputy Prime Minister
Eland House
Bressenden Place
London SW1E 5DU
Tel: 020 7944 4400
Web site: www.odpm.gov.uk

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This paper replaces Table 4.4 and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide* March 2005 updating the detailed description of Local Development Framework Core Output Indicators. In developing this update, work has been formally and informally circulated with government departments, select members of the National Monitoring Liaison Group and a number of local authority monitoring contacts.

Background

In March 2005, the *Local Development Framework Monitoring: A Good Practice Guide* (LDF monitoring guidance) was published explaining how the local development framework monitoring requirements of the Planning and Compulsory Purchase Act 2004, the Local Development Regulations, the Sustainable Environmental Assessment Regulations and Planning Policy Statement 12 can be achieved by local planning authorities.

Under the LDF monitoring guidance a set of core indicators were included which local authorities are required to address in their Annual Monitoring Report (AMR). To allow meaningful analysis these indicators have to be collected within a consistent timeframe using a clearly identified set of definitions. To facilitate this, detailed definitions of the local development framework core indicators were set out in Annex B of the LDF monitoring guidance.

As outlined in the LDF monitoring guide, the nature of policy development and monitoring requirements is dynamic, therefore the intention is to update the guidance on a regular basis which will be maintained on the OPDM website with the LDF monitoring guide.

Amended Indicators

Prior to the publication of this update, many of the changes were communicated both formally and informally to monitoring bodies through regional seminars, queries either made directly or via Government Offices, and through liaison with the national monitoring group. However we recognise that, due to the timing of the publication of the amended indicators, the scope for some authorities to incorporate changes within the forthcoming AMR (due December 2005) will be limited.

Changes to the indicators are limited to the Business Development, Transport and Leisure Services categories. A number of the changes will impact on data collected through monitoring structures already in place. Some definitions in the updated indicators may be different to those adopted by monitoring authorities in the absence of clear guidance. This may result in different outputs for this year's AMR and require changes to be made to monitoring structures to align them with the updated indicator definitions for future AMRs. An example includes data to be captured on completed development rather than granted permissions for Business Development indicators.

Table 1 of this document sets out the more substantial changes made to the Business Development, Transport, and Local Services LDF core indicators along with a brief explanation of the reasons. Other changes made to the indicators are minor, limited to the rewriting of indicators and clarification of the definitions to be consistent with one another.

Detailed description of Local Development Framework Core Output Indicators

Unless specified, figures should be given for the whole local authority area. They should be measured on an annual basis for the period 1st April to 31st March. Potential data sources to consider when defining and analysing indicators are set out in Annex E of the 'Local Development Framework Monitoring: A Good Practice Guide'.

BUSINESS DEVELOPMENT

- 1a Amount of floorspace developed for employment by type.
- 1b Amount of floorspace developed for employment by type, in employment or regeneration areas.
- 1c Amount of floorspace by employment type, which is on previously developed land.
- 1d Employment land available by type.
- 1e Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.
- 1f Amount of employment land lost to residential development.

Definitions

- 1a: Employment type is defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m²).
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Note: Category B1a is also captured under the Local Services indicator 4a. Care should be taken to avoid double counting where the analysis of office space is involved.

- 1b: Measuring the amount of completed gross internal floorspace (m²) for B1 (a), (b) and (c), B2 and B8, within employment or regeneration areas defined and allocated in the local development framework.
- 1c: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), (b) and (c), B2 and B8 upon previously developed land (as defined in Annex C of PPG3 (March 2000)).

- 1d: Land (in hectares) which is available for employment use, being defined as (i) sites defined and allocated in the local development framework, and (ii) sites for which planning permission has been granted for (UCOs) B1 (a), (b) and (c), B2 and B8.
- 1e: The amount of land (in hectares) which was available for employment (UCOs B1 (a), (b) and (c), B2 and B8), in the previous monitoring year (1d) but has been lost to completed non-employment uses in the current monitoring year:
 - within the authority area; and
 - within employment or regeneration areas (defined and allocated in the local development framework).
- 1f: Where land is lost to development identified in 1e, the amount which is lost to completed residential development (C3).

HOUSING

2a Housing trajectory showing:

- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
- (ii) net additional dwellings for the current year;
- (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;
- (iv) the annual net additional dwelling requirement; and
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.

2b Percentage of new and converted dwellings on previously developed land.

2c Percentage of new dwellings completed at:

- (i) less than 30 dwellings per hectare;
- (ii) between 30 and 50 dwellings per hectare; and
- (iii) above 50 dwellings per hectare.

2d Affordable housing completions.

Definitions

- The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address.
- Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.
- 2a (iii): projected dwellings relate to sources of net additional dwellings to meet the requirement in the relevant development plan document. These must be based upon firm evidence of the contribution of the various components of housing supply that make up the total allocation. This will include: (i) C3 outstanding planning permissions, (ii) adopted allocations (without planning permission) in local development frameworks, and (iii) windfall estimates as well as any other dwelling sources, including those identified in urban housing capacity studies.
- 2a (iv): annual net additional dwelling requirement is the annual rate of housing provision required in the relevant development plan document. As an interim measure, prior to the adoption of a development plan document requirement, an annualised average (ie total number of net additional dwellings to be provided by the plan divided by the number of years it covers) or housing requirement as specified in the relevant regional spatial strategy can be used as a proxy.
- 2a (v): this relates to the number of net additional dwellings required over the remaining plan period to meet the overall housing requirement set out in the relevant development plan document. It should take into account net additional dwelling completions identified in (i) & (ii) and should be expressed as a residual annual average.
- 2b: comparing (in percentage terms) numbers of completed dwellings (gross) and conversions of existing buildings provided on previously developed land (as defined in Annex C of PPG3), against total gross dwellings.
- 2c: new dwellings (gross) completed in each of the three different net density ranges as a percentage of total dwellings (gross). Definition of net density is set out in Annex C of PPG3 (March 2000).
- 2d: measuring gross and net additional affordable housing dwellings completed. Affordable housing is defined as: (i) wholly funded through registered social landlord and or local authorities, (ii) wholly funded through developer contribution or (iii) funded through a mix of public subsidy and developer contribution.

TRANSPORT

- 3a Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.
- 3b Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).

Definitions

- Amount also includes the percentage.
- Residential development is the net additional dwellings for the current year. Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.
- Public transport time: The calculation of public transport time is a threshold measure which can be calculated by using local timetables; interchange times on scheduled arrival times of connecting public transport services and walking distances to access points. (Further guidance and examples of threshold measures can be found in the DfT Technical Guidance on Accessibility Planning in Local Transport Plans¹).
- When measuring from large sites, measurement should be taken from the most relevant major public transport nodal point(s) within that area or where this is not possible the most appropriate access point(s).
- GP/Hospital: GPs' surgeries and hospitals are NHS facilities as identified by the Department of Health database. Further details can be found on the NHS Gateway website.
- Primary/secondary schools: State schools as identified by DfES in its database (EduBASE).
- Major Retail Centres: The areas identified as being city, town, or district centres (as defined in PPS6) identified in the local development framework and on the adopted proposals map. Major retail centres should also include any out of centre or out of town regional and sub regional shopping centres that authorities feel meet a range of the criteria set out in Table 3 of Annex A of PPS6 (March 2005).
- Areas of Employment: Identified as those super output areas that have 500+ jobs within them. Super output areas are area units used in the ONS NOMIS census data. This assists with identifying out of town employment sites such as factories or industrial parks.

1 http://www.dft.gov.uk/stellent/groups/dft_localtrans/documents/page/dft_localtrans_033616.hcsp

LOCAL SERVICES

4a Amount of completed retail, office and leisure development.

4b Amount of completed retail, office and leisure development in town centres.

4c Amount of eligible open spaces managed to Green Flag Award standard.

Definitions

- 4a: The completed amount of gross internal floorspace (m²) for UCOs B1 (a), A1, A2 and D2. Where development is for UCO A1 the amount (m²) of trading floorspace, of the total gross internal floorspace (m²) should be provided. Trading floorspace is defined as sales space which customers have access to (excluding areas such as storage).
- Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Note: Category B1a is also captured under the Business Development indicators. Care should be taken to avoid double counting where the analysis of employment space is involved.

- 4b: The amount and percentage of completed gross internal floorspace (m²) of B1 (a), A1, A2 and D2 occurring in town centres. Town centres are defined in the local development framework and on the adopted proposals map.
- 4c: The amount and percentage of total open space managed to Green Flag Award standards. Figures should be given in hectares.

Open space is defined as all publicly accessible open space, whether public or privately owned. Data for total open spaces should be available from authorities' audits of open spaces and recreation facilities as required by PPG17².

Eligible open space means areas that are managed to Green Flag Award scheme standards, ie they do not have to have the award itself. The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, local nature reserves, cemetery and crematoria, water parks, open spaces, millennium greens, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions, on entry to the park or green space.

Independent verification of whether a space has reached the standard is made through the award of the Green Flag or Green Pennant Awards are made on an annual basis (see www.greenflagaward.org.uk or tel 0151 709 1969 for more details).

² Planning for Open Space, Sport and Recreation (ODPM: 2002). See http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=3425&l=3

MINERALS (FOR MINERALS PLANNING AUTHORITY ONLY)

5a Production of primary land won aggregates.

5b Production of secondary/recycled aggregates.

Definitions

- Figures should be in tonnes.

WASTE (FOR WASTE PLANNING AUTHORITY ONLY)

6a Capacity of new waste management facilities by type.

6b Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.

Definitions

- 6a: capacity can be measured as either cubic metres or tonnes, reflecting the particular requirements of different types of management facilities (eg capacity at landfill sites is measured in cubic metres whilst waste to energy plants use tonnes). 'New' facilities are defined as those which (i) have planning permission and (ii) are operable.
- 6b: considering (in percentage terms) how the total amount of municipal waste is dealt with by different management types (eg recycling, landfill). Capacity can be measured as either cubic metres or tonnes as above.

FLOOD PROTECTION AND WATER QUALITY

7 Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

Definitions

- This is a proxy measure of (i) inappropriate development in the flood plain and (ii), development that adversely affects water quality.

BIODIVERSITY

8 Change in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Definitions

- ‘Change’ to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape.
- Areas of environmental value should be measured in hectares.

RENEWABLE ENERGY

9 Renewable energy capacity installed by type.

Definitions

- Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy. Figures should be in megawatts.
- ‘Installed’ means completed and available for operation

Table 1: Key Changes to Indicators and Explanatory Notes**BUSINESS DEVELOPMENT**

General:	<p>Employment type has been modified to include use class order (UCO) B1a. This change now captures 'office' type development in monitoring the amount of floorspace developed for employment. This is important as 'office space' is considered as one of the main contributing elements towards employment. This information should already be available through its need to be assessed under indicators 4a and 4b.</p> <p>The definition of gross internal floor space has been simplified to clearly and consistently articulate the measurement of floorspace across all indicators.</p>
Indicator 1a & 1b	The reference to 'land' has been replaced with its definition reference of 'floorspace'. This removes confusion over the unnecessary use of different terms.
Indicator 1b & 1e	'development' has been replaced with 'employment' to ensure the correct terminology is consistently applied across the employment indicators.
Indicator 1c	'Amount' has been added to the indicator and further defined to ensure that both the actual number and percentage are shown rather than just the percentage which by itself has limited use in statistical analysis.
Indicator 1e & 1f	'completed' development has been included instead of the granting of permission as only when a development has been completed can it be tangibly counted as a definitive output, whereas a permission might be given for a use but never commenced.

TRANSPORT

General	'Amount' has been added to the indicator and further defined to ensure that both the actual number and percentage are shown rather than just the percentage which by itself has limited use in statistical analysis.
Indicator 3a	The indicator was rewritten to include the information that was in the previous definition, removing the need for an additional definition.
Indicator 3b	This indicator has had a set of definitions provided to help highlight how terms within the indicator should be identified and quantified. The purpose and intention of the indicator has not changed.

LOCAL SERVICES

General:	The definition of gross internal floor space has been simplified to clearly and consistently articulate the measurement of floorspace across all indicators.
4b and 4c	'Amount' is now used in the indicator and defined to ensure that both the actual number and percentage are shown rather than just the percentage which by itself has limited use in statistical analysis.