



chapter 12 Monitoring

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Monitoring

12.1 Review and monitoring is an important aspect of evidence based policy making and it is a key factor of the “plan, monitor and manage” approach to the new planning system. An important aspect of the new system is the flexibility to update components of the Local Development Framework and respond quickly to changing priorities in the area. Monitoring will play a critical part in identifying any review of the North Plymstock Area Action Plan that may be required. It will also enable early action to be taken to overcome any barriers to delivery of the Plan’s objectives and/or proposals and policies

12.2 The Planning and Compulsory Purchase Act 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR) every year and this will be the main mechanism for assessing the Area Action Plan’s performance and effects. It must be based on the period 1 April to 31 March and be submitted to the Secretary of State no later than the end of the following December. AMRs are required to assess the implementation of the Local Development Scheme, and the extent to which policies in local development documents are being successfully implemented.

12.3 The Council will measure the performance of this Area Action Plan against the targets, objectives and related policies set out in this document and in the Core Strategy. It will also undertake more general monitoring for the city and its sub-region as a whole to assess the extent that the Local Development Framework spatial strategy is being delivered, remains appropriate and is sustainable. The AMR will identify potential measures that need to be taken to rectify any issues raised through monitoring. This will potentially include the need to review parts or all of any particular local development document.

12.4 Significant issues will be monitored through the Annual Monitoring Report process, although it is accepted that in relation to some indicators the impact of the Plan will only be felt after a number of years. In relation to this Area Action Plan, monitoring will specifically include:

- Checking that the development targets identified in the Area Action Plan are being met and identifying the actions needed to address any barriers and blockages. As part of this process it will be necessary to monitor the progress of development at Sherford for slippage, and any potential barriers to the delivery of transport infrastructure such as HQPT and Park and Ride facility
- Monitoring the quality of new developments in North Plymstock and their compliance with the policies and proposals of the Plan
- Assessing the potential impacts on the Area Action Plan of new or updated national, regional and local policy and guidance
- Measuring the performance of the Plan against the Plan’s Vision and Objectives and assessing whether the Objectives are still appropriate
- Measuring the performance of the Plan against other relevant local, regional and national targets
- Measuring the impact of delivery of the Plan against the sustainability indicators and assessing whether the Plan is contributing to the creation of a sustainable community in North Plymstock and whether there are any significant unforeseen adverse effects
- Monitoring local conditions in North Plymstock in conjunction with partners to assess the need for further spatial interventions
- Collecting appropriate data and making use of the data collected by other partners to support the evidence base of the Plan and any subsequent review
- Sharing information collected as part of this monitoring regime with other partners and the community

12.5 Issues identified within the sustainability appraisal will also be monitored and a series of significant effects indicators have been identified within the AMR.

12.6 As a result of this monitoring regime, conclusions may be reached which have implications for the objectives, policies and proposals of the Plan. In some cases, monitoring of the delivery of the Area Action Plan may identify supportive actions that need to be taken by other partners or as part of other initiatives such as the Community Strategy.

12.7 A full review of the Plan will take place after five years unless the results of any of the above suggest that an earlier review is necessary.

12.8 The following tables bring together the targets for each of the Plan's proposals showing delivery timescales and the Housing Trajectory.

Table 1 - Monitoring of Housing Development

Indicator	Plan Target					
	Total	NP01	NP02	NP03	NP05	NP06
Building of new dwellings	2,595	1,625	50	300	320	300
Of which, affordable homes	673	487	15	90	96	
Of which, lifetime homes	445	325	10	60	64	
Of which, on previously developed land	1575	1225	50	300		

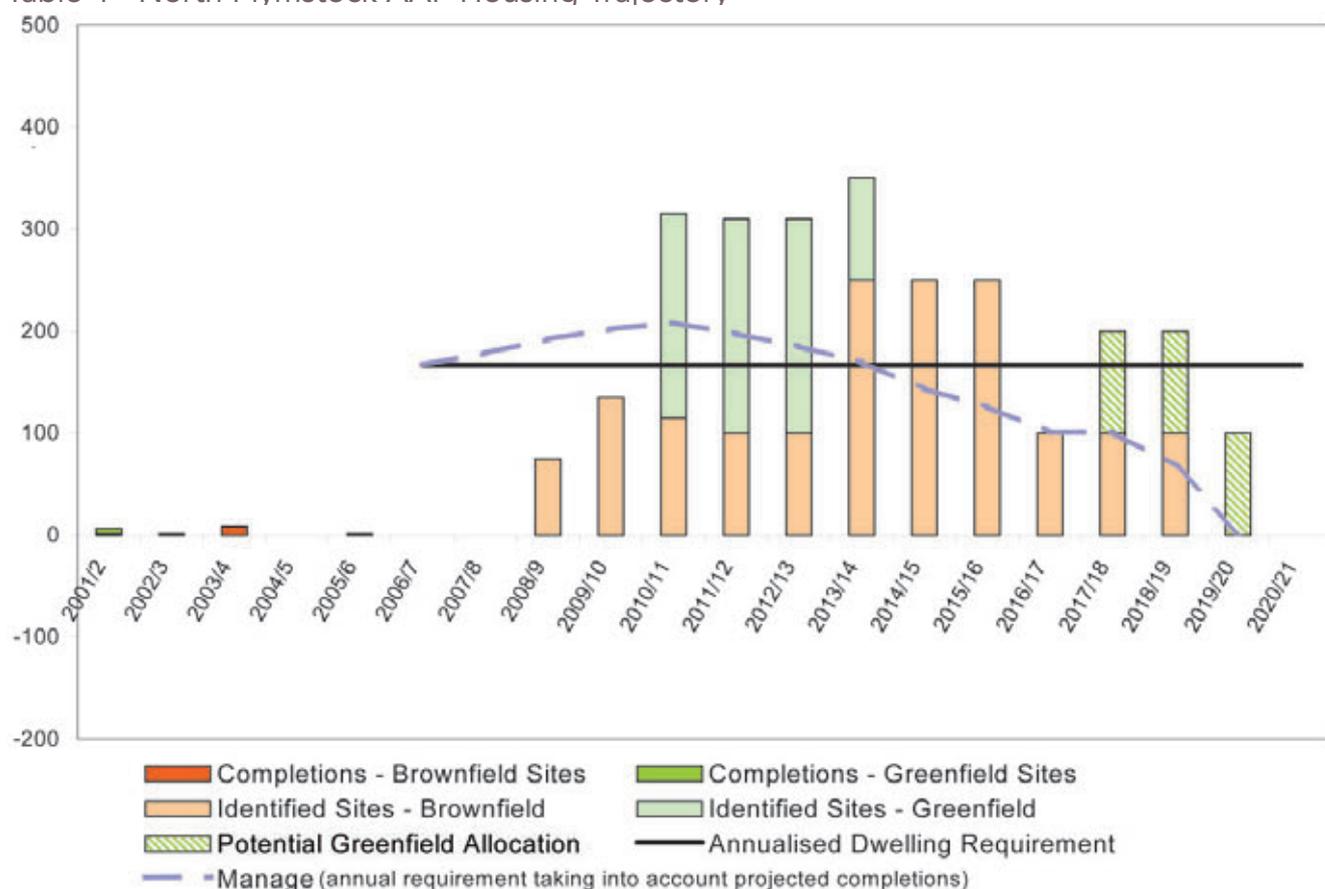
Table 2 - Monitoring of Employment Development

Indicator	Plan Target					
	Total	NP01	NP02	NP03	NP05	NP15
Retail space sq m net	2000sqm	2000sqm				
B1 sq m net	22800sqm	3.5ha	1800sqm			
		21000sqm				
	2700sqm	2700sqm				

Table 3 - Expected Housing Delivery

Proposal Reference		2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
NP01 Plymstock Quarry	Brownfield	0	0	50	110	115	100	100	250	250	250	0	0	0	0	0	1225
	Greenfield	0	0	0	0	100	100	100	100	0	0	0	0	0	0	0	400
NP02 Pomphlett Industrial Estate	Brownfield	0	0	25	25	0	0	0	0	0	0	0	0	0	0	0	50
NP03 Wakehams Quarry	Brownfield	0	0	0	0	0	0	0	0	0	0	100	100	100	0	0	300
NP05 Sherford and sports hub	Greenfield	0	0	0	0	100	110	110	0	0	0	0	0	0	0	0	320
NP06 potential development at Elburton	Potential Greenfield Allocation	0	0	0	0	0	0	0	0	0	0	0	100	100	100	0	300
North Plymstock AAP Totals	Identified sites - Brownfield	0	0	75	135	115	100	100	250	250	250	100	100	100	0	0	1575
	Identifies sites - Greenfield	0	0	0	0	200	210	210	100	0	0	0	0	0	0	0	720
	Potential Greenfield Allocation	0	0	0	0	0	0	0	0	0	0	0	100	100	100	0	300
North Plymstock AAP Housing Totals		0	0	75	135	315	310	310	350	250	250	100	200	200	100	0	2595

Table 4 - North Plymstock AAP Housing Trajectory



Delivery of housing on Policy NP06 would be subject to assessment of need and economic justification through a Plan, Monitor, Manage process



Glossary

Glossary

Affordable housing – Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Amenity – A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Area Action Plan – A type of Development Plan Document that will be used to provide a planning framework for areas of significant change or conservation.

Automatic Number Plate Recognition (ANPR) – Technology that allows moving cars to have their number plates read via a video camera and matched against various computer databases. Can be used by police in crime prevention and investigation, and as a basis for congestion charging systems.

Biodiversity – The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Biodiversity Action Plan – A strategy prepared for the region aimed at conserving, enhancing and restoring biological diversity.

Bus rapid transit system (BRT) – Express bus service characterised by the use of a dedicated roadway or restricted usage lanes, and a limited number of stops.

Building Research Establishment (BRE) – An assessment made by the Building Research Establishment (BRE) on the environmental performance of both new and existing buildings. It is based on BRE's Environmental Assessment Method (BREEAM). It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

Built form – Buildings and structures

Character (of area) – Individual distinctiveness created from a combination of natural and man-made elements with historic, socio-economic and other factors.

Code for Sustainable Homes – An independently verified environmental assessment method for new homes. It rewards developers who improve environmental performance through good design, rather than high capital cost solutions.

Combined Heat and Power (CHP) – The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

Conservation Area – An area of special architectural and/or historic interest that deserves preservation or enhancement of its character or appearance.

Constraint – A limiting factor that affects development, conservation etc.

Core Strategy – One of the key Development Plan documents in the Local Development Framework. It will set out the long-term spatial vision and spatial objectives for the local planning authority area and the strategic policies and proposals to deliver that vision. It will contain a set of primary policies for delivering the core strategy. Broad locations for development may be set out in a key diagram.

County Wildlife Site – Non-statutory site designated for nature conservation interest of a county wide significance, in line with the Government's Local Wildlife Site guidance.

Council – The local authority, Plymouth City Council.

Delivery – The implementation of an objective or planned proposal within the criteria set by the plan.

Demands – The aspirations of the public, which may be greater than their needs.

Development – Development is defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission (see also “permitted development”).

Development Plan – This will consist of Regional Spatial Strategies (Spatial Development Strategy in London) and Development Plan Documents contained within a Local Development Framework. It will also contain any ‘saved plans’ that affect the area.

Development Plan Documents (DPDs) – These are prepared by the relevant plan-making authority. They will be spatial planning documents and subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Developers’ contribution – (see Planning Obligations)

Distinctiveness (of area) – (see Character)

District Centre – A retail and commercial centre, usually with associated public services, that serves a district catchment area. It is a step above a local centre in a hierarchy of centres.

Edge of Centre – A location that is within easy walking distance (often considered 200-300 metres) of the primary shopping area.

English Heritage Register of Parks and Gardens of Special Historic Interest in England – A register maintained by English Heritage on parks and gardens of particular heritage value.

European Regional Development Fund Objective 2 – A European funding opportunity to stimulate development in less prosperous areas of the European Union. Objective 2 funding is focused on the socio-economic change of urban, industrial and rural areas.

Evidence Base – The researched, documented, analysed and verified basis for all the components of a Local Development

Extended School – The Government is promoting and developing extended schools, schools which provide a range of services and activities, often beyond the school day, to help meet the needs of pupils, their families and the wider community. DfES is encouraging all schools to work with local partners to develop wider ‘extended’ services. Such services will differ from one school to another according to local need, but might include out-of-school-hours learning activities, as well as health and social care, childcare, adult education and family learning, leisure activities, and ICT access.

‘Front-loading’ – The important pre-production processes involved in preparation of Local Development Documents. Seen by the Government as the key to efficient production and examination of LDDs. The Sustainability Appraisal, Statement of Community Involvement, Local Development Scheme and the Annual Monitoring Report play a large part in ensuring front-loading.

Government Office – The integrated government offices that serve their respective regions.

Greenfield Site – Land (or a defined site) usually farmland, that has not previously been developed.

Green corridor – Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.

Growth Points Funding – A funding initiative from the Department of Community and Local Government. It provides funding and support for local communities who wish to pursue large scale and sustainable growth.

Highways Agency – A government agency responsible for the national highway network.

Highway Authority – A local authority (County Council or Unitary Authority) with the responsibility of planning and maintaining the highways network (excepting trunk roads and motorways) and transportation within their areas.

High Quality Public Transport (HQPT) – HQPT is characterised by the following features: reliability; high quality information before and throughout the journey; a safe and pleasant walk to the station / stop; a safe and pleasant wait at the station / stop; good ride quality; a positive image of vehicles and infrastructure; and the aspiration to progress from bus services through intermediate technologies to LRT services.

Homezone – A small highly traffic calmed residential area, often with road and pavement integrated into a single surface, where pedestrians and cyclists have priority over cars.

Implementation – Carrying out the proposed actions to required standards that are set out in the plan.

Infrastructure – The basic facilities, services and installations needed for the functioning of a community. It normally includes transport, communications, water and power.

Intelligent Transport Systems (ITS) – ITS comprises hardware and software information systems technologies used to tackle transport congestion and other problems.

Listed Building – A building mentioned in statutory lists as being of special architectural or historic interest under the Listed

Buildings and Conservation Areas Act – There are different grades of listing to indicate relative interest.

Lifetime Homes – What makes a Lifetime Home is the incorporation of 16 design features that together create a flexible blueprint for accessible and adaptable housing in any setting. The flexibility and adaptability of Lifetime Homes accommodate life events quickly, cost-effectively and without upheaval.

Local Development Framework (LDF) – This will include a portfolio of Local Development Documents that provide a framework for delivering the spatial planning strategy for the area. It will also contain a number of other documents, including the annual monitoring report, and any 'saved' plans that affect the area.

Local Development Document (LDD) – This it will be either a Development Plan Document or a Supplementary Planning Document and will be contained in a Local Development Framework.

Local Planning Authority – The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

Local Transport Plan (LTP2) – A five-year rolling plan produced by the Highway Authority.

Local Development Scheme (LDS) – This sets out the programme for the preparation of the local development documents. All plan-making authorities – District Councils, Unitary Authorities, National Park Authorities and Broads Authority; plus County Councils (in respect of minerals and waste local development documents only) – have submitted a local development scheme to the First Secretary of State.

Material Consideration – A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mineral Planning Authority – Unitary Authorities, National Park Authorities, Broads Authority and County Councils (outside the National Park Authorities and Broads Authority areas).

Mobi hub – a locally based travel and terminal and service centre (or mobility centre) offering a pleasant safe and secure waiting environment, combined with travel information and journey planning services, incorporate secure cycle parking and RTPI.

Mode – A means of travel such as foot, cycle, bus, train, car etc.

Monitoring (and review) – The process of measuring (in terms of quantity and quality). the changes in conditions and trends, impact of policies, performance of the plan. against its objectives and targets, and progress in delivering outputs.

MPG and MPS – Minerals Planning Guidance and Minerals Planning Strategy.

National Playing Fields Association (NPFA) – A UK wide organisation that has specific responsibility for acquiring, protecting and improving playing fields and playgrounds.

Needs – the necessary requirements of the public, which may be less or different than their demands.

Node – A point of access to different modes of transport, e.g. a rail station served by buses and with access to cycle lanes.

Objective – A statement that specifies the direction and amount of desired change in trends or in conditions.

Out-of-centre – In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the urban area.

Output – The direct effect of the plan's policies measured by indicators such as annual housing completion rate.

Partner Organisations – Other organisations that are in partnership with the Local Planning Authority, either through a written agreement or a looser form of partnership.

Planning Condition – A written condition on a planning permission that restricts the development in some way to achieve a stated purpose.

Planning Obligation (and or Section 106 agreement) – A legal undertaking given to a Council by a developer who is seeking planning permission for a development. It can be used to regulate or restrict the use of land, require the carrying out of specific actions or require payments to be made to the planning authority.

Planning System – The system of town and country planning originally created in 1947 to control the use and development of land. It has been modified extensively since then. The Planning and Compulsory Purchase Act 2004 led to spatial planning as the latest revision of the planning system.

Planning Policy – A guiding principle, that has statutory weight, that sets out a required process or procedure for decisions, actions, etc.

Public Realm – Those areas in cities and towns that are visible, useable, and accessible by the public.

PPG and PPS – Planning Policy Guidance Note and Planning Policy Statement.

Programme – A time-related schedule of operations and/or funding to achieve a stated purpose.

Proposal – A positive-worded policy of the Local Planning Authority that proposes a course of action or an allocation of land for a particular use or development.

Proposals Map – The function of the proposals map is to illustrate the policies and proposals in the development plan documents and any saved policies that are included in the local development framework. It will have a geographical base at a scale that allows the policies and proposals to be illustrated clearly in map form.

Public Open Space – An allocation or a requirement in a development plan for open space with unfettered access by the public.

Public Right of Way – A right of passage by the public over the surface of the land without impediment. Including public footpaths, bridleways and byways open to all traffic.

Real Time Passenger Information (RTPI) – Intelligent Transport Systems that provide real time information to passenger transport users and operators about the punctuality of services.

Reasoned Justification – Sets out the background and intention of the policy. It may also explain the spatial implications, how the policy will operate and refer applicants to sources of further guidance.

South West Regional Spatial Strategy (RSS) – The regional spatial strategy covers at least a 15 to 20 year period and will set out the policies in relation to the development and use of land in the region.

Service Providers – The public sector agencies and private sector organisations that provide services to the public, such as water, drainage, electricity and gas.

Site of Special Scientific Interest (SSSI) – Under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), a site designated as an SSSI is given legal protection for its wildlife or geological interest.

Site-specific allocations and policies – Allocations of sites for specific or mixed uses or development will be contained in development plan documents. Policies will identify any specific requirements for individual proposals.

Socio-economic – The combination of social factors and economic factors that act upon all, or part of, a plan area.

'Soundness' (of plan) – A judgement of quality and procedure based upon key elements of the plan-making process (see the tests of soundness set out in para 4.24 of PPS12).

Spatial Plan – One or more Local Development Documents; also includes a Regional Spatial Strategy.

Spatial Planning – An ongoing, enduring process of managing change, by a range of actors, in the interests of sustainable development.

Spatial Vision – A brief description of how the area will be changed at the end of the plan period.

Special Area of Conservation (SAC) – A site of European Union importance designated by European Union member states where the necessary conservation measures are applied for the maintenance or restoration of the habitats and / or species for which the site is designated.

Special Protection Area (SPA) – A site designated under the Birds Directive by European member states where appropriate steps are taken to protect the bird species for which the site is designated.

Special needs housing – Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

Statement of Community Involvement (SCI)

– This will set out the standards which the plan-making authority intend to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in development control decisions, and also how the local planning authority intends to achieve those standards. The Statement of Community Involvement will not be a development plan document but will be subject to independent examination. In respect of every local development document, the LPA is required to publish a statement showing how it complied with its Statement of Community Involvement.

Statutory – Required by law (statute), usually through an Act of Parliament

Strategic Environmental Assessment (SEA) – A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) does not in fact use the term strategic environmental assessment; it requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.

Strategic – A strategy-based policy or decision that operates at a higher level than a policy or decision created to deal with local and day-to-day issues.

Supplementary Planning Documents (SPDs) – They will cover a wide range of issues on which the plan-making authority wishes to provide policies or guidance to supplement the policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination.

Supplementary Planning Guidance – Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan

Sustainable Development – A widely used definition drawn up by the World Commission on Environment and Development in 1987: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainability Appraisal – This is a mandatory process under the Planning and Compulsory Purchase Act 2004 and is used to promote sustainable development through the integration of social, environmental and economic considerations into DPDs and SPDs.

Targets – Objectives expressed in terms of specified amounts of change in specified periods of time.

Tenure – The conditions on which property is held. Examples are owner occupation, renting and shared ownership.

Townscape – The general appearance of a built-up area, for example a street a town or city.

Transport Interchange – A planned facility for changing between different modes of transport (e.g. bus/car/cycle/ taxi)

Traffic calming – Measures to reduce the speed of motor traffic, particularly in residential areas. They include education, enforcement and engineering.

Urban form – The physical, built form of an urban place

Use Classes Order – contained in Town and Country Planning (Use Classes) Order 1987 (see Order for details).

Variable Message Signing (VMS) – Used by the Highways Authority to communicate information and advice to drivers about emergencies, incidents and network management. It is aimed at improving safety and minimising congestion.

Viability – An economic measure (see definition in PPG6)

Vitality – A social and cultural measure (see definition in PPG6)

Zero Carbon Development - Development that delivers zero net emissions (over the course of a year) of carbon dioxide into the atmosphere resulting from energy use in buildings. This definition therefore excludes energy used for transport and embodied energy in materials.

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