
Monitoring



9. MONITORING

9.1 Introduction

9.1.1 The County Council is required under the Town and Country Planning Act, 1990, to keep under review the matters which may be expected to affect the development of the County or the planning of its development. In particular, these include:

- the principal physical and economic characteristics of the County;
- the size, composition and distribution of the County population; and
- the communications, transport system and traffic of the County.

This continuous review will also embrace the monitoring of the policies of the Structure Plan so as to gain an understanding of their effectiveness, and thereby obtain a view on the achievement of the Plan's objectives.

9.1.2 Monitoring should focus on the elements that the Plan can actually deliver. That is, monitoring the Structure Plan in its own terms. These will tend to be the take up of land use allocations and other outcomes directly connected with the use of land. The introduction of the Structure Plan identifies 13 objectives, which are

wider than the policies. Therefore, in the longer term there is a need to consider what indicators would be required to measure the wider objectives of the Structure Plan. The assumptions underpinning some of the Structure Plan's policies also need testing. This is particularly true of policies seeking to provide housing to meet the needs of migrants and to provide employment land to cater for people transferring from declining, manufacturing industries to the service sector and travel to work patterns.

9.1.3 The monitoring of the Structure Plan is a fundamental part of the Plan's implementation strategy. Monitoring provides the raw information on how the Plan's policies are performing and its analysis will provide the bedrock for the management of the Plan during its life and will inform any future review. The Plan is constantly reassessed and re-focused within the context of its strategy. Because of this, monitoring is not an "optional extra" but a key part of the Plan's delivery, affecting both planning decisions and policy formulation. This process of monitoring is emphasised in PPG12 (Development Plans) and has been given greater weight by the Government's introduction of the 'plan, monitor and manage' approach, particularly as advocated in PPG3 (Housing).

9.2 Matters To Be Monitored

9.2.1 The process of monitoring will be undertaken jointly by the County Council and the five district/borough councils. In order to obtain information at the appropriate times to allow for effective intervention, two basic types of monitoring are proposed.

- Development Monitoring: Identifying what happens on the ground.

Outputs: Progress indicators, adjusting policy emphasis/ interpretation, and influencing associated policy areas.

- Consultation Monitoring: Making strategic input into planning applications.

Outputs: Influencing decisions to ensure consistency with Structure Plan policies. Identifies where districts give greater weight to other matters.

Development location

9.2.2 Since the most important underlying objective of the Structure Plan is to direct development to the main towns of the County, it is vital, that monitoring information of development proposals relates to the following

broad locations:

- The town centres, urban areas and fringes of the main towns of Leamington, Nuneaton, Rugby, Stratford-on-Avon, Atherstone, Bedworth, Kenilworth and Warwick and the urban area of Polesworth/Dordon;
- Built-up areas of other settlements identified in local plans;
- Areas lying outside but immediately adjacent to other settlements;
- Countryside and settlements not specifically identified in local plans and;
- Areas subject to Green Belt policy

Housing

9.2.3 The provision of adequate housing to meet the needs of the County forms an important element of the Plan, which also, under Policy H.4, contains a mechanism controlling the release of greenfield sites for residential development. Monitoring will therefore comprise:

- The total number and types of dwellings built throughout the County;

- The number of dwellings built in the Green Belt and on previously-developed sites and greenfield sites
- The amount of affordable housing provided, reflecting the changes in definition of affordable to include low cost market housing and;
- The housing densities as planning permission is granted and comes forward as completions.

Industrial

9.2.4 A vital objective of the Plan is to support enterprise and competitiveness and to provide for a variety of employment opportunities. Monitoring will therefore measure:

- The amount of land released for industrial development;
- The amount of industrial land on previously-developed and greenfield sites;
- The amount of industrial land released for SIS/LIS/MIS and;
- The transfer of jobs between the service and manufacturing sectors.

Transport

9.2.5 The Structure Plan Transport Policies are reflected in the Local Transport Plan (LTP) through which they will be monitored. However, because the life of each LTP is five years, it will be necessary to ensure that the indicators are consistent with the needs of the Structure Plan and remain so for the whole Plan period.

Town Centres

9.2.6 The retail policies of the Structure Plan restrict the provision of major out-of-town facilities and introduce a hierarchy of centres with appropriate thresholds for development. Monitoring will concentrate on proposals for large-scale retail developments and proposals that exceed the 1,000m² and 2,500m² thresholds. Policy TC.2 sets out two tiers in the centres hierarchy, the main town centres are Leamington, Nuneaton, Rugby and Stratford-upon-Avon, and other town centres are Atherstone, Bedworth, Kenilworth and Warwick, to which the lower thresholds apply. The opportunity is provided for Districts to develop the lower tiers in the centres hierarchy.

Environment

9.2.7 There are so many potentially

attractive variables in this area that care must be taken to retain the strategic focus. In the absence of any routine environmental status report, the Structure Plan monitoring should draw on established data sources, such as the biodiversity audit. There is a need to develop closer working relationships with key partners in order to collate and interpret data into a robust and usable format.

Waste

- 9.2.8 The County Council's Waste Local Plan is reliant on the monitoring of the rate of landfill in order to determine whether new capacity needs to be released. Future monitoring will include the amount of waste imported into the County and the amount of household waste that is recycled, once data is available from the Environment Agency.

Minerals

- 9.2.9 Provision in Warwickshire for the region's crushed rock, sand and gravel reserves averages 17 years. This is far higher than the amount required for the 10-year period of the Minerals Local Plan (1995 – 2005). The West Midlands Regional Aggregates Working Party produce an annual report which includes the results of annual monitoring of aggregate sales,

the use of secondary aggregates and planning applications and permissions.

9.3 Output of Monitoring

- 9.3.1 Having received formalised monitoring data from the district/borough councils, the County Council will produce a composite set of data every six months for housing. Each year an annual monitoring report will be produced which will offer a snap-shot which will be fed into the regional monitoring process. This annual review will include a commentary on progress that is being made in the achievement of the objectives of the Structure Plan and, where appropriate, recommend courses of action.

9.4 Managing the Output

- 9.4.1 In the annual monitoring report it may become apparent that certain policies are failing, are misdirected or being interpreted or applied incorrectly. In these instances it may be considered appropriate to take corrective action. This might be by means of:

- making inputs into other County Council policies to reinforce planning objectives;
- influencing the actions of external agencies, including regional bodies and neighbouring authorities;

- ensuring consistent interpretation of policy through consultations, project working, certification of plans and alerts of potential breaches of, for example, thresholds and;
- publishing supplementary planning guidance to elaborate on strategic policy where necessary.

9.4.2 The intelligence gathered through the monitoring process should be used to help influence other policy makers into adopting complementary or mutually supportive positions. As a result, consultations and formal responses to Government planning guidance, neighbouring authorities' structure plans and the proposals of development agencies and other bodies, for example, should be guided by the results of the monitoring exercise.

9.4.3 Throughout the life of the Plan consideration of the impacts of changes in Government policy will need to be assessed. While it is unlikely that unforeseen and dramatic changes in policy will occur, it is by no means impossible, particularly if action on "global warming" becomes a priority. Should such changes occur it is possible that planning decisions by districts will fall back on government Planning Policy Guidance and Circulars. As a consequence, a strategic policy vacuum could develop at County and regional levels. In these circumstances, the ability to perform an informed review of strategic policy, making full use of the monitoring information collected over the life of the Plan, would be invaluable.

Monitoring Summary Table

Policies	Variables	Indicators
Development Location (GD.3 & 5)	<ul style="list-style-type: none"> • concentration of new housing and industrial development firstly in, and then adjacent to, the main towns, • minimising greenfield land take • avoiding Green Belt . 	A minimum of 50% of the growth 96-2011 in district to be directed to the main towns
Housing (H.1-3)	<ul style="list-style-type: none"> • provision of new housing to meet overall requirements, • maximising use of previously developed land (pdl), • reducing vacancies, • increasing densities • meeting affordable needs. 	Indicators set out in Structure Plan policies H.1, H.2 and H.3.
Industrial (I.1 & 2)	<ul style="list-style-type: none"> • provision of new industrial land to meet overall requirements, • maximising use of pdl and minimising greenfield land, • meeting the needs for small, large and major investment sites • manufacturing to service job transfers. 	Indicators set out in Structure Plan policies I.1 and I.2.
Transport (T.2)	<ul style="list-style-type: none"> • increases in the affordability and accessibility of transport, • minimising private car use especially in main towns and for travel to school. 	Indicators and targets set out in Structure Plan policy T.2 and the Local Transport Plan.
Town Centres (TC.1 & 2)	<ul style="list-style-type: none"> • balance of town centre uses to improve the environment and economy • concentration of large scale retail, leisure and entertainment proposals in main and other town centres. 	Town centre development thresholds set out in Structure Plan policy TC.2
Environment (ER. 1-6)	<ul style="list-style-type: none"> • protection of the County's environmental assets. 	Indicators set out in Local Bio-diversity Action Plans, the County's 'Quality of Life' report and in Environment Agency publications.
Minerals (ER.8)	<ul style="list-style-type: none"> • provision of a landbank of permitted mineral reserves in line with national and regional guidelines. 	Permitted landbank in relation to guidelines.
Waste (ER.9)	<ul style="list-style-type: none"> • reduction of total amount of waste going to landfill • increasing recycling close to waste sources. 	Targets set out in the Waste Local Plan for Warwickshire.