Site Allocations and Management of Development (SAMDev) Plan

Monitoring Framework

December 2015

The monitoring framework brings together the monitoring indicators shown at the end of each policy in the SAMDev Plan. It contains the relevant information to enable effective monitoring of the policies and will form the basis of the 'Local Plan' Authority Monitoring Report (AMR) along with the indicators reported on for the adopted Core Strategy. The indicators reflect the need to balance achieving effective monitoring of policy with appropriate sources of data and use of resources.

These indicators (along with those reported on for the Core Strategy) will be used to measure the delivery and implementation of policies in the 'Local Plan' and form the basis for:

- Establishing the effectiveness of adopted policies;
- Highlighting where policies may not be achieving the desired objective, and providing the evidence for determining whether actions are required to review policy;
- Providing the data for an ongoing evidence base to inform appropriate Plan reviews.

For each policy the following information is identified in the framework:

- the indicators used to monitor the policy as set out at the end of each policy;
- the target to be measured against (if applicable to the policy area) to determine whether the policy is effective;
- trigger mechanisms for policy intervention through the monitoring process;
- potential actions taken by the Council in response; and
- the source of information to measure the indicator.

There is an implicit link between the monitoring of Core Strategy and SAMDev (Local Plan) policies and the local infrastructure requirements and investment opportunities within the Implementation Plan 'Place Plans'.

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
MD1 – Scale and Distribution of Development Core Strategy policy links: CS1, CS2, CS3, CS4, CS5	Net additional dwellings in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone and Place Plan area.	Overall requirements set out in Core Strategy Policy CS1. Settlement requirements in CS2 and Policies S1-18.	Clear evidence that overall housing/employment requirement will not be met (overall requirements set in CS1)	• Work closely with partners, stakeholders, developers and landowners to manage the delivery of development (e.g. access to finance including grants, consider review of S106 agreements) • Consideration of full/partial review • Consider review of policy	Shropshire Council Planning and Land use Monitoring Systems (SC PLUMS)
	Amount of floorspace developed for employment by type in Shrewsbury, Market Towns and the Rural Area disaggregated by spatial zone and Place Plan area.	Overall requirements set out in Core Strategy Policy CS1. Settlement requirements in CS2 and Policies S1-18.			
MD2 – Sustainable Design Core Strategy policy links: CS6, CS8, CS11, CS17, CS18	Number of new village and town design statements completed;	No target set (contextual)	No trigger mechanism for intervention	• Provide ongoing support for community led planning processes.	Annual review of position of Town/Parish Councils
	Number of developments meeting minimum, good and best performance ratings in the Sustainability Checklist, by category;	All applications to achieve criteria in Sustainability Checklist	Applicants not submitting checklist that meets at least minimum standards at least	• Strengthen development management approach • Negotiation with developers, partners and stakeholders • Consider review of policy	Development Management/monitoring of Checklist

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	Amount of recreational/open space in new developments;	Developments to meet local standards for open space	Local standards not being met within new development	• Strengthen development management approach • Negotiation with developers, partners and stakeholders • Consideration of full/partial review • Consider review of policy	Development Management/Outdoor recreation service - SC
	Renewable energy capacity installed by type;	No target set (contextual)	No trigger mechanism for intervention	• Ongoing support for appropriate renewable energy solutions	Development Management system interrogation
	Number of applications refused on Policy MD2 grounds	No target set (contextual)	Decision making that does not reflect the policy criteria	• Strengthen development management approach • Negotiation with developers, partners and stakeholders • Consider review of policy	Development Management system interrogation
MD3 – Delivery of Housing Development Core Strategy policy links: CS1, CS2, CS3, CS4, CS5, CS6, CS7, CS10, CS11,	Number of dwellings built, by settlement (completions); Number of dwellings permitted but still outstanding, by settlement (commitments);	Housing requirements are set out by named settlement(s) in CS2 and S1-S18	Development not meeting/exceeding development guidelines in settlement policies	• Potential action regarding settlement guidelines set through MD3 policy approach • Consideration of full/partial review • Consider review of policy	SC PLUMS
	Five year supply of housing	Maintenance of five	Maintenance of five	• Seek to positively	SC PLUMS

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	land (delivery against Shropshire's total housing requirement)	year supply	year supply	maintain and manage a five year supply of housing land through appropriate release of land working with partners and stakeholders • Consideration of full/partial review • Consider review of policy	
MD4 - Managing Employment Development Core Strategy policy links: CS1, CS2, CS3, CS4, CS5, CS13, CS14	Area and floorspace of Class B land developed each year by type;	Delivery of around 290 Ha of employment land up to 2026 (overall requirements set in CS1)	Clear evidence that the overall employment land requirement will not be met	• Work closely with partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider review of S106 agreements) • Consideration of full/partial review • Consider review of policy	SC PLUMS
	Area of Class B land developed below 0.1 hectare and the distribution of this development	No target set	Quantum trigger identified through annual monitoring	• Annual review of Class B development below 0.1 (not part of strategic supply)	SC PLUMS
	Non Class B uses by type, developed on employment	Measure of loss - Comparator of	Evidence of ongoing loss of employment	• Work closely with partners, developers and	SC PLUMS

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	land	class B floorspace developed	land to non Class B uses compared to development of Class B	landowners to better manage the delivery of development (e.g. access to finance including grants) • Consider review of policy	
	Annual change in the readily available supply of employment land and premises	Maintaining a suitable supply of employment land – rolling 5 year reservoir of 72Ha	Reservoir of land falling below that expected in CS14	• Work closely with partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider review of S106 agreements) • Consideration of full/partial review • Consider review of policy	SC PLUMS
MD5: Sites for Sand and Gravel Working Core Strategy policy links: CS20	The annual production of sand and gravel	No target set (linked to CS20)	Maintenance of the current level of production and Shropshire's current percentage regional contribution, unless and until more robust evidence is assembled which indicates that higher levels of	• Consideration of release of further sand and gravel sites as set out in MD5 mechanisms • Consideration of full/partial review • Consider review of policy	Development Management
	The available landbank for sand and gravel	Maintaining the Landbank – 7 years			

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
			production are required/Maintenance of the landbank		
MD6 - Green Belt Core Strategy policy links: CS3, CS4, CS5	Planning consents in the Green Belt, by development type.	No target set (contextual)	No trigger mechanism for intervention	• Monitoring the level and type of development approved in the Green Belt	SC PLUMS
MD7a – Managing Housing Development in the Countryside **MD7b– General Management of Development in the Countryside** Core Strategy policy links: CS3, CS4, CS5	Affordable housing completions (social and intermediate) in rural areas.	Contribution to delivery of 33% of overall delivery over plan period (Policy CS11)	Clear evidence that overall affordable housing requirement will not be met (CS1, CS11)	• Work closely with partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider review of S106 agreements) • Consideration of full/partial review (CS1, CS11)	SC PLUMS
	Percentage of new and converted dwellings in rural areas on previously developed land	No target set (contextual)	No trigger mechanism for intervention	• Annual monitoring of level of development on previously developed land/of barn conversions in rural areas/employment floorspace (with reference to CS14 and MD4)	SC PLUMS
	Number of barn conversions in rural areas				
	Amount of floorspace developed for employment by type in rural areas				
	Number of applications	No target set	Decision making that	• Strengthen development	Development

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	refused on Policy MD7 grounds	(contextual)	does not reflect the policy criteria	management approach • Consider review of policy	Management system interrogation
MD8 – Infrastructure Provision Core Strategy policy links: CS8, CS9	Renewable Energy Capacity Installed by Type	No target set (contextual)	No trigger mechanism for intervention	• Ongoing support for appropriate renewable schemes that meet policy criteria	Development Management system interrogation
	Facilities lost by settlement (as and when information is available)	No target set (contextual)	No trigger mechanism for intervention	• Sustained loss of facilities would lead to consideration of review of policy	Development Management system interrogation
	Progress against programmes and projects identified in the Implementation Plan	Outlined in Implementation Plan	No trigger mechanism for intervention	• Annual review though Place Plans	Annual review of programmes in the Implementation Plan
MD9: Protected Employment Areas Core Strategy policy links: CS2, CS3, CS4, CS5, CS13, CS14	Area and floorspace of Class B land developed each year by type;	Delivery around 290 Ha of employment land up to 2026 (overall requirements set in CS1)	Clear evidence that overall employment requirement will not be met (CS1/MD1)	• Work closely with partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants) • Consideration of full/partial review • Consider review of policy	SC PLUMS
	Area of Class B land developed below 0.1 hectare and the distribution of this	No target set	Quantum trigger identified through annual monitoring	• Annual review of Class B development below 0.1	SC PLUMS

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	development				
	Non Class B uses by type, developed on employment land	Measure of loss - Comparator of class B floorspace developed	Ongoing loss of class B floorspace in comparison to new development of class B use	• Strengthen development management approach • Consideration of full/partial review • Consider review of policy	SC PLUMS
	Annual change in the readily available supply of employment land and premises	Maintaining a suitable supply of employment land – rolling 5 year reservoir of 72Ha	Reservoir of land falling below expected in CS14	• Work closely with partners, developers and landowners to better manage the delivery of development (e.g. access to finance including grants, consider review of S106 agreements) • Consideration of full/partial review • Consider review of policy	SC PLUMS
MD10a: Managing Town Centre Development **MD10b – Town and Rural Centre Impact Assessments**	Amount of retail (A1), office (B1a and A2) and leisure (D2) development in each identified centre	Overall target for Shrewsbury set in CS15.	Clear evidence of not meeting requirements set in CS15	• Consideration of full/partial review • Consider review of policy	SC PLUMS SC Research and Intelligence team – Shop Survey
	Amount of comparison and convenience A1 retail gross floorspace within each identified Primary Shopping Area (reported through the Shop Survey);				

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
Core Strategy policy links: CS2, CS3, CS13, CS15	Number and gross floorspace of vacant units within each identified Primary Shopping Area.	No target set (contextual)	Ongoing increase in vacant floorspace/units in PSAs	• Work with partners/stakeholders to support schemes to bring units back into use • Consider review of policy	SC Research and Intelligence team – Shop Survey
MD11: Tourism facilities and visitor accommodation Core Strategy policy links: CS5, CS6, CS16, CS17	Number of applications approved/refused on Policy MD11 grounds	No target set (contextual)	Decision making that does not reflect the policy criteria	• Strengthen development management approach • Consider review of policy	Development Management system interrogation
	Holiday let completions by type and location	To achieve legal definition of caravan or conversion of appropriate buildings in countryside locations	Developments being permitted that are contrary to the policy.	• Strengthen development management approach • Consider review of policy	SC PLUMS
MD12: The Natural Environment Core Strategy policy links: CS6, CS17	Total area and type of designated sites and habitats lost or potentially gained through development (as and when information is available and working with Natural England where appropriate)	No loss of designated areas/gain of designated area through development.	Loss of designated sites and habitats through development	• Liaise with key stakeholders (Natural England) • Consider compensation, enforcement or mitigation • Consider review of policy	Ecology Team-SC Natural England Development Management system interrogation
	Population numbers and extent of protected and priority species lost or potentially gained through development (as and when	No loss of designated areas/gain of designated area through			

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
	information is available and working with Natural England where appropriate)	development.			
	The State of the AONB Report	No target (contextual)	No trigger mechanism for intervention	• Ongoing review of relevant indicators in the report	AONB Partnership
	Progress against programmes and projects identified in the Implementation Plan, including developer contributions.	No target (contextual)	No trigger mechanism for intervention	• Annual review through Place Plans	Implementation Plan
	The number of applications on or adjacent to core areas or corridors and stepping stones of the Environmental Network annually.	No target (contextual)	No trigger mechanism for intervention	• Ongoing annual monitoring	Ecology Team-SC Development Management system interrogation
	The number of Tree Preservation Orders made in response to development proposals annually	No target	Loss of important hedges/ woodland through development	• Liaise with key stakeholders (Natural England, Woodland Trust) • Consider compensation, enforcement or mitigation • Consider review of policy	Ecology Team-SC Development Management system interrogation Natural England Woodland Trust
	The length of important hedges lost or gained through development annually.				
	The area of woodland lost or gained through development annually.				
MD13: The	The number of heritage	Reduction/or no	Increasing numbers of	• Work with land owners,	English Heritage

Policy	Indicators	Target (if applicable)	Trigger	Potential action	Source of information
Historic Environment Core Strategy policy links: CS6, CS17	assets at risk, compared with the 2012-13 baseline.	further loss in assets at risk	assets at risk in comparison to baseline	stakeholders and partners (English Heritage) • Consider review of policy	
	The number of reports produced in response to development proposals that are integrated to the Historic Environment Record on an annual basis.	Appropriate reports accompanying applications	Appropriate reports not being submitted	• Strengthen development process • negotiation with applicants • Consider review of policy	SC Historic Environment Record
	The State of the AONB Report;	No target set (contextual)	No trigger mechanism for intervention	• Ongoing annual monitoring	AONB Partnership
	Progress against programmes and projects identified in the Implementation Plan, including developer contributions.	Outlined in Implementation Plan	No trigger mechanism for intervention	• Annual review though Place Plans	Review of programmes in the Implementation Plan
MD14 – Waste Management Facilities Core Strategy policy links: CS19	The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria	No target	Conditions that do not reflect the policy criteria	• Strengthen development management approach. • Consider review of policy	Development Management system interrogation
MD15 – Landfill and Landraising Sites	Available landfill capacity in Shropshire.	No target (contextual)	No trigger mechanism for intervention	• Ongoing annual monitoring	Development Management system interrogation

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Core Strategy policy links: CS19	The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria	No target	Conditions that do not reflect the policy criteria	• Strengthen development management approach • Consider review of policy	Development Management system interrogation
MD16 - Mineral Safeguarding Core Strategy policy links: CS20	The number of applications refused due to the impact on safeguarded mineral resources and infrastructure	No target	Decision making that does not reflect the policy criteria	• Strengthen development management approach. • Consider review of policy	Development Management system interrogation
MD17: Managing the Development and Operation of Mineral Sites Core Strategy policy links: CS6, CS20	The proportion of planning consents in which the policy is referenced in planning conditions consistent with the policy criteria	No target	Decision making that does not reflect the policy criteria	• Strengthen development management approach. • Consider review of policy	Development Management system interrogation