# Core Strategy Submission

# Christchurch and East Dorset Core Strategy Monitoring Framework

# SD30

Prepared by Christchurch Borough Council and
East Dorset District Council

**June 2013**

**Christchurch and East Dorset Core Strategy Monitoring Framework**

**The Localism Act**

The Authorities' Monitoring Report is a legal requirement of the Planning & Compulsory Purchase Act 2004 as amended by the Localism Act 2011. The report must be prepared at least annually and contain information on the implementation of the local development scheme (LDS) and the extent to which the policies set out in local development documents (LDDs) including the Core Strategy are being achieved.

Section 34 of the updated Local Planning Regulations 2012 introduced the requirement for the Annual Monitoring Report (AMR) to give details of what actions have been taken by the Councils on the Duty to Co-operate and strategic planning matters. The Council has prepared a statement to demonstrate how the councils have co-operated with national, regional and sub-regional partners in the preparation of the Core Strategy which can be found at
http://www.dorsetforyou.com/media.jsp?mediaid=182311&filetype=pdf

**Sustainability Appraisal**

The SA report accompanies the core strategy and assesses the predicted effects of implementing the Core Strategy. Each policy is assessed against 12 SA objectives. It can be found at: http://www.dorsetforyou.com/media.jsp?mediaid=170656&filetype=pdf

Assessments of early stages of the Core Strategy highlighted some negative aspects of the proposals. The Pre-Submission Core Strategy was written taking this into consideration. The policies provide mitigation, requiring SANGs to act as alternative space to using the heaths, landscaping to reduce impacts on the countryside, suitable construction and the use of renewable energy and a clear transport strategy which promotes where possible alternatives to the car. As a result of the work no negative effects are recorded in the SA. Further mitigation can be provided in subsequent DPDs and SPDs.

The SA states that monitoring the effects of the implementation of the plan will be carried out through the AMR.

**Habitats Regulation Assessment**

In line with the legal requirements a Habitats Regulation Assessment was prepared by Land Use Consultants in February 2012 to accompany the Pre submission Core Strategy document and can be found at
http://www.dorsetforyou.com/media.jsp?mediaid=170542&filetype=pdf

This assesses the "likely significant effects" of the policies within the Christchurch and East Dorset Core Strategy on European sites. Recommendations have been made, where relevant, for mitigation or avoidance measures which could be included in the Core Strategy.

**Infrastructure Delivery Plan**

The delivery of infrastructure is an issue of great relevance to policy delivery. An Infrastructure Delivery Plan has been produced which outlines the types of infrastructure that should be planned for through the Core Strategy with an indication of those groups who will be responsible for the provision. This can be found at
http://www.dorsetforyou.com/media.jsp?mediaid=170596&filetype=pdf

An additional monitoring framework will be set up to monitor the delivery of infrastructure and developer contributions set out in the IDP. This will be reported on in the AMR.

**Purpose of Monitoring Framework**

The purpose of this Monitoring Framework is to list the Monitoring Indicators for the Core Strategy that will appear in the future Monitoring Reports which will be produced at least annually.

The Monitoring Reports will:-

- Assess the extent to which policies are effective;
- Where these are not effective, explain why;
- Set out whether policies need to be changed;

For policies where clear outputs are required - such as annual housing delivery - specific targets have been included within the monitoring framework.

**Types of Indicator**

The Monitoring Framework contains three types of indicator:-

- Contextual indicator – measuring social, economic and environmental contextual information.
- Output indicator  - measures of impact on targets – eg numbers of completions. Delivery indicators which assess the effectiveness of individual policies.
- Significant Effects – aim to show the impact of policies in regard to the Councils' objectives for sustainable development. They measure progress against the strategic objectives and some are shared with the SA report.

Regular reporting against the monitoring framework will highlight areas where aims and objectives are not being met as anticipated or where unintended consequences are occurring. In some cases, this information will trigger additional action under a certain policy or will direct the implementation of contingency measures to ensure successful delivery. It may also assist the Councils in determining whether a partial or full review of any Local Development Document is required.

The following table is structured by theme area and lists the Core Strategy Policy Number and links with Strategic Objectives, followed by the monitoring indicator and target in policy where applicable. Sources of monitoring information are identified and a commentary where appropriate. Some Core Strategy Policies are not listed and this is because either the relevant indicator is already identified but linked to another policy or it is considered that there are no indicators that are necessary to be monitored.

Contextual indicators are not listed in this schedule but are contained in each Authority's current AMR. The Dorset authorities have agreed a standard set of contextual indicators and it is anticipated that future AMR's will continue to include these indicators.

The monitoring framework will inform the structure of the new joint Christchurch and East Dorset AMR, which will be produced following the Core Strategy's adoption.

| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| **Housing delivery and supply** | | | | |
| Policy KS 3 Broad location and scale of housing (linked to Policy KS 1 Settlement Hierarchy) | 5 | • Number of residential completions (by district) <br> • Number of residential completions in the urban area. <br> • Number of residential completions within the new neighbourhoods | 8,200 dwellings in Christchurch and East Dorset between 2013 – 2028. <br> 547 a year. <br> 4,800 within existing urban area and 3,400 in new neighbourhoods. | Annual residential completions survey. <br> SHLAA database. |
| | | • Housing Supply – identification of five-year supply of deliverable sites <br> • Housing Trajectory – measuring predicted housing delivery against proposed housing target | NPPF requires identification of sufficient deliverable sites to provide 5 years worth of housing against housing requirements with an additional 5% buffer to be moved forward from later in the plan period. | SHLAA. <br> Masterplan reports for phasing of new neighbourhoods. <br> Liaison with development services and building control officers. |
| **Urban extension and new neighbourhoods: housing delivery** | | | | |
| Policies CN1, CN2 WMC 3, WMC 4, WCM 5, WMC 6, CM 1, FWP 3, FWP 4, FWP 5, FWP 6, FWP, 7, FWP 8, VTSW 4, | 1,2,5,7 | • Number of residential units completed in each new neighbourhood. | Targets for delivery of dwellings in new neighbourhood set in each policy. | Annual residential completions survey. |
| | | • Numbers of affordable housing completed within each new neighbourhood and proportion of total dwellings completed. | Targets for proportion of affordable housing set in Policies CN 1 CN 2 and Policy LN 3 | Annual residential completions survey |

| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| **Design of new housing** | | | | |
| Urban extension and new neighbourhoods policies, Policy HE 2 Design of new development | 2 | • Assessment of completed housing against Building for Life Criteria | | Qualifying schemes to be monitored annually by Accredited Building for Life Assessors to assess design quality of schemes. |
| Policy LN 2 Design, layout and density of new development | 2 | • Density of completed housing development: percentage completed at less than 30dph, 30-49dph and 50+dph | Encourages a minimum density of 30dph | Annual residential completions survey. |
| **Size and type of new housing** | | | | |
| Policy LN 1 Size and type of new dwellings | 2, 5 | • Completions of new housing by size and type. | Mix of size and type to reflect latest SHMA. | Annual residential completions survey. |
| | | • Total number of completions of new housing which meet HCA HQI in relation to unit size and unit layout and proportion of total completions. | All new housing to be built to meet HCA HQA in relation to unit size and unit layout. | For all residential completions, information from planning applications database on assessment of this indicator. |
| **Affordable housing** | | | | |
| Policy LN 3 Provision of Affordable Housing | 5 | • Numbers of affordable housing units completed in greenfield locations and proportion of total completions. | On greenfield development: up to 50% of the residential units as affordable housing | Annual residential completions survey |

| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| | | • Numbers of affordable housing units completed in existing urban area and proportion of total completions | On all other residential development: up to 40% of residential units as affordable housing | Annual residential completions survey |
| | | • Completions of affordable housing by size and type | To reflect housing needs in SHMA | Annual residential completions survey<br><br>Updates of SHMA |
| | | • Completions of affordable housing by tenure of housing. | Tenure split normally 30% intermediate and 70% affordable rented or social rented | Annual residential completions survey. Planning permissions database. |
| | | • Proportion of specialised affordable housing completions on schemes of 10 or more affordable dwellings. | 10% of the affordable housing element should be planned for households requiring specially adapted or supported housing. | Annual residential completions survey. Planning permissions granted for affordable housing. |
| Policy LN 4 Affordable housing exception sites | 5 | • Numbers of affordable housing units completed on exception sites and proportion of total housing completions on site. | | Annual residential completions survey. |

| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| **Housing and accommodation for vulnerable people** | | | | |
| Policy LN 7 Housing and accommodation proposals for vulnerable people | 5 | • Number of completions of category C2 health and care related residential units. | | Annual residential completions survey. |
| **Gypsy and traveller sites** | | | | |
| Policy LN 5 Location of sites for gypsy and traveller sites and travelling show people's sites | 5 | • Number of completed pitches: residential and transit. | Target number of pitches per district to be set by Dorset-wide Gypsy, Traveller and Travelling Showpeople DPD | Annual survey of completed gypsy and traveller pitches |
| | | • Number of unauthorised encampments | | Information held at County level - report annually. |
| | | • Number of completed travelling showpeople sites | County target to be set by Dorset-wide Gypsy, Traveller and Travelling Showpeople DPD | Annual survey of completed travelling showpeople sites |
| **Employment** | | | | |
| KS5 Provision of employment land | 4 | • Total amount of employment completions: ha and sq m by type. <br><br> • Employment land available by type | 80 hectares of land from 2013 - 2028 | Annual employment completion survey. Employment Land Review and Workspace study. <br><br> Annual employment land availability survey |
| Employment Allocations – Policies FWP 8, | 1, 4 | • Completions of employment land by hectares and category in each allocation | Targets for delivery of employment land set within each employment allocation | Annual employment completion survey |

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| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| VTSW 6, RA 1 | | • Completions of employment floorspace in sq m by category in each allocation. | | |
| Policy BA 1 Vision for Bournemouth Airport | 3,4,6 | • Facilitation of sustainable access to airport and business park | Implementation of airport area wide travel plan | LTP. |
| Policy BA 2 Strategy for Operational Airport | 4 | • Airport passenger numbers per annum | Projected growth to 3 million passengers per annum by 2028 | Bournemouth Airport's Annual Monitoring Report |
| | 7 | • Progress on development of infrastructure to support operational airport | Categories listed in policy | Monitoring of completed development of categories listed in policy. |
| Policy BA 2 Strategy for the Airport Northern Business Parks | 3, 4, 6 | • Amount of completed employment development land at Airport in hectares and category of use/<br>• Amount of employment development at Airport by floorspace (sq m) and category. | About 30 ha of new employment development to come forward to 2028 | Annual survey of employment completions. |
| Policy PC2 Christchurch and East Dorset Employment Hierarchy | 4 | • Progress of upgrading employment sites identified in Policy PC2 | Bournemouth Airport Northern Business Park, and sites located directly off Airfield Way, Airfield Road and Wilverley Road listed in policy are identified for upgrading. | Annual survey of employment development.<br>Update on progress of environmental improvements to business parks. |

| CS Policy Context and Ref | Strategic Objective No. | Monitoring Indicator (what we will measure) | Target in policy (where relevant) | Monitoring Source – how it will be monitored |
|---|---|---|---|---|
| Policy PC 2 Alternative uses for employment land where justified by market evidence | 4, 5 | • Amount of sqm of floor space of employment uses lost to other uses – completions. | | Annual monitoring of loss of employment uses (employment change of use completions). Employment Land Review and Workspace Study |
| **The Rural Economy** | | | | |
| Policy PC 3 The Rural Economy | 1, 4 | • Completions of new economic development in the rural areas. • Permissions for new economic development in rural areas. | | Annual survey of employment completions. Planning permissions information from planning applications database. |
| **Site specific policies – various mixes of uses** | | | | |
| Policies WMC2 – Allendale Area, RA 2 - Furzehill Village Envelope | 1, 4, 5 | • Progress of delivery of site specific proposals | | Annual residential and employment completions survey |
| Policy WMC7 Leigh Park Area of Potential Change, Wimborne | 2 | • Progress of delivery of open space and leisure facilities. | Retention of 1.5 ha of land to be used as open space which includes multi use games area. | Annual survey of open space and recreation completions. |
| Policy FWP 5 West Parley Village Centre Enhancement Scheme | 2 | • Progress of delivery of enhancement scheme | | Progress of enhancement scheme reported on in AMR. |

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|---|---|---|---|---|
| Policy VTSW 2 South of Howe Lane Education Allocation, Verwood | 7 | • Progress of delivery of site for upper school. | Sets criteria for implementation | Annual survey of completions of education facilities. |
| **Town centres** | | | | |
| KS7 Role of Town and District Centres | 2, 7 | • Assessment of vitality and viability of town and district centres.<br><br>• Proportion of vacant shops in all centres<br>• Amount of out of centre retail development permitted<br>• Amount of out of centre retail development completed | | Future retail assessment updates. Town centre health checks. Annual shopping survey Survey of planning permissions for retail development. Annual monitoring of new town centre uses completions. |
| Policy KS7 and Policy CH 6 Development in Primary Shopping Frontages | 2,7 | • Proportion of non-retail uses of all ground floor units within Primary Shopping Frontages. | No more than 30% non- retail uses of all ground floor units within Primary Shopping Frontages | Annual shopping centre surveys. AMR monitoring of percentage of non-retail uses in primary shopping frontages. |
| Policy KS7 and Policy CH 7 Development in Secondary Shopping Frontages | 2,7 | • Types of uses of ground floor units in secondary shopping frontages: proportion within each category of use class | | Annual shopping centre surveys. |

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|---|---|---|---|---|
| KS8 Future retail provision | 2, 7 | • Delivery of sufficient new retail floorspace to meet projected requirements. | Up to 2031 Christchurch: 8,100sqm net additional comparison and 2,300 sqm convenience floorspace. East Dorset: 5,200 sqm comparison and 4,000 convenience floorspace | Annual monitoring of new retail uses completions. Annual shopping centre surveys. |
| Town centre visions Policies CH1, CH 4, WMC 1, CM 1, FWP 1, VTSW 1, VTSW 9, | 2, 7 | • Amount of new retail floorspace completed in each town centre. | Targets for new retail floorspace (comparison and convenience) set in various town centre visions where relevant. | Annual monitoring of completion of new retail development. |
| | 2,7 | • Progress of development of key strategic sites | Policy CH 1 identifies strategic sites at:-<br>• Magistrates Court Site<br>• Saxon Square<br>• The Lanes<br>• Land between Bridge Street, Stony Lane South and the Civic Offices<br>• Stony Lane | To be taken forward through Site Specific Allocations DPD, progress of which reported in AMR. |
| | 2, 7 | • Increase of evening economy uses in various town centres – new completions or changes of use. | Expansion of evening economy to make town centre a more vibrant place in the afternoon and evening hours | Annual shopping surveys. |

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|---|---|---|---|---|
| | | • Increase in vibrancy of town centres in afternoon and evening hours | | Town centre evening economy assessment (if commissioned) |
| **Listed buildings and conservation areas** | | | | |
| Policy HE 1 Protection of local historic and architectural interest | 2 | • Grade 1 and 2* listed buildings at risk | | English Heritage: Heritage at Risk Register – annual report |
| | | • Number of conservation areas and percentage with published management proposals | | Annual update of conservation area appraisal progress. |
| **Open space and recreation** | | | | |
| Policy HE 4 Open Space Provision | 2 | • Location and amount of open space provided as part of new development. | Standards set out in policy. | A 2 yearly measurement of the change in provision as a result of the development management process. A review of the Open Space Sport and Recreation Study |
| **Tourism** | | | | |
| Policy PC5 Tourism | 2, 4 | • Loss of visitor attraction sites. <br> • Increase in visitor attraction sites. <br> • Loss of tourism accommodation. <br> • Increase in tourism accommodation. | Protect visitor attraction sites unless it can be proved the use is no longer viable. | Annual survey of completions of changes of use and new visitor attraction sites and tourism accommodation |

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|---|---|---|---|---|
| **Community facilities and services** | | | | |
| Policy LN6 and Urban extension / new neighbourhood policies | 7 | • Completions of new community facilities and services | Targets set where applicable within new neighbourhood policies. | Annual survey of completions of new community facilities.<br><br>Survey of key facilities and services undertaken every 2 years. |
| | 7 | • Loss of community facilities and services | Loss of existing facilities resisted subject to criteria in policy | Annual survey of loss of community facilities to other uses. Completions information.<br>Survey of key facilities and services undertaken every 2 years. |
| Policy PC 4 Shops and Community Facilities in local centres and villages | 7 | • Loss of retail and community facilities in local centres and villages | Loss of existing facilities resisted subject to criteria in policy. | Annual survey of local shopping areas and villages, |
| **Managing the natural environment** | | | | |
| Policy ME1 Safeguarding biodiversity and geodiversity | 1 | • Changes in areas of biodiversity importance (loss and addition of sites) | | Dorset Environmental Records Centre (DERC) report |
| Policy ME 2 Protection of the Dorset Heathlands Urban extension | 1 | • Progress of provision of SANGS | Relevant sites identified in urban extension / new neighbourhood policies. In accordance with criteria in Policy ME2 and | Ongoing monitoring of Dorset Heathland projects is already carried out by specialist consultants. |

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|---|---|---|---|---|
| and relevant new neighbourhood policies. | | | Appendix 5. Will need to be in place prior to development coming forward within individual sites. | |
| Policy ME 4 Sustainable development standards for new development | 1 | • Percentage of new residential and non-residential developments meeting relevant code for sustainable homes national standard | Policy sets out relevant design categories of Code for Sustainable Homes. | Annual residential completions survey. Planning permissions database. |
| Policy ME 5 Renewable energy provision for developments | 4 | • Renewable energy capacity installation by type | Encourage 10% of total energy in schemes of 10 or more dwellings or 1,000sq m of non-residential floorspace to be from renewable energy sources. | Regen SW Annual Survey of renewable electricity and heat projects in SW England. Monitoring of targets within the Bournemouth, Dorset and Poole Energy Efficiency Strategy. |
| Policy ME 6 Flood management, mitigation and defence | 4 | • Number of planning permissions granted contrary to EA Agency Advice on flooding and water quality grounds. <br> • Number of residential planning permissions granted in flood risk zones 3a and 2 <br> • Delivery of improvements to flood defences | Improvements to flood defences identified in IDP | EA Report <br><br> Planning Applications Database. <br><br> Annual survey of improvements to flood defences. |

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|---|---|---|---|---|
| **Transport** | | | | |
| KS 9 Transport Strategy and Prime Transport Corridors | 6 | • Delivery of Strategic transport improvements at various prime transport corridors<br>• LTP 3 proposals to improve opportunities for sustainable transport | Delivery of site specific transport improvements.<br><br>As set out in second part of Policy KS9. | Local Transport Plan<br><br>Through monitoring undertaken for the LTP |
| KS10 Strategic Transport improvements | 6 | • Delivery of strategic transport improvements at various prime transport corridors | Short term – 2013 – 2017<br>Medium Term 2018 – 2022<br>Long Term 2023 – 2028 | Local Transport Plan |
| **Infrastructure Delivery** | | | | |
| Various policies – Infrastructure requirements of delivering the Core Strategy | 1,2,3,4,5,6,7 | • Amount of CIL and Section 106 / 278 agreement contributions received and spent. | Monitoring against financial levels set out in the Infrastructure Delivery Plan. | Section 106 / 278 agreements and CIL receipts. |