

APPENDIX 5

Monitoring Framework Tables

The following changes are modifications to the monitoring framework as submitted to the Examination as EXAM047. The changes are indicated in the form of **bold** text for additions and ~~strikethroughs~~ for deletions.

Spatial Strategy

Strategic Policy: S1/**S2** Spatial Distribution of New Housing Provision

LDP Objectives Supported: 1, 3 and 4

Other LDP Policies:

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
New housing development to be distributed in accordance with the LDP Spatial Strategy	Proportion of new housing development provided in accordance with the spatial strategy Policy S1 / settlement hierarchy set out in Policy S2	Location of new residential development should correspond to the requirement set out in the Tables to Policy S2: <ul style="list-style-type: none"> • Main towns 45% 41% • Severnside settlements 40% 33% • Rural secondary settlements 5% 10% • Rural general 9% 16% 	Further investigation if housing provision is completions are +/- 10% of the requirements set out in the tables to Policy S2 in any 1 year	Planning applications database /JHLAS

Housing Provision

Strategic Policy: S2 Housing Provision

LDP Objectives Supported: 1, 3, and 4

Other LDP Policies: H1-H9

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To provide 4,450 (including 840 960 affordable) dwelling units in the County over the Plan period	The number of additional general market and affordable dwellings built over the plan period*	Up to 482 dwellings to be built per annum 2014 2013-2021	Further investigation if 20% 10% less or greater than the LDP strategy build rate for 2 consecutive years	JHLAS
	Housing land supply*	Maintain a minimum 5 year housing land supply throughout the Plan period	Further investigation if less than a 5 year supply in any 1 year	JHLAS
	Average density of housing permitted on allocated sites**	Meet the target densities set out in site allocation policies SAH1 to SAHZ SAH10	Further investigation if planning permissions granted that do not meet these densities	Planning applications database /JHLAS
	Review of Gypsy / Traveller Accommodation Needs and Sites Study to be completed by end 2014 within two years of the LDP's adoption	If a need for additional site(s) is identified seek to obtain planning permission for a suitable site by mid-2016 spring 2017	Further investigation if identified need not met by mid-2016 spring 2017	Gypsy / Traveller Accommodation Needs and Sites Survey

*Core Indicators

**Additional Indicators LDP Manual

Strategic Housing Sites

Strategic Policy: S3 Strategic Housing Sites

LDP Objectives Supported: 1, 3, and 4

Other LDP Policies: SAH1-SA~~H5~~ **SAH7**

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To deliver the strategic housing sites in accordance with strategic policy S3 and site allocation policies SAH1 to SAH5 SAH7	The number of dwellings permitted on strategic sites as identified in Policy S3 and site allocations policies SAH1 to SAH5 SAH7	Secure / deliver housing need on the key strategic sites identified in Policy S3 and site allocation policies SAH1- SAH5 SAH7 during the Plan period	Further investigation if planning permission is not granted by end of 2014 for each of the strategic sites	Planning applications database /JHLAS
	The number of dwellings completed on strategic sites as identified in Policy S3 and site allocation policies SAH1 to SAH5 SAH7	Dwellings completions in accordance with the housing trajectory for each of the strategic sites	Further investigation if dwelling completions fall below 10% of housing trajectory target for each of the strategic sites	Planning applications database /JHLAS

Affordable Housing

Strategic Policy: S4 Affordable Housing

LDP Objectives Supported: 1, 3, and 4

Other LDP Policies: SAH1-10, SAH11

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To provide 840 960 affordable dwelling units over the plan period	The number of additional affordable dwellings built* over the plan period	Deliver 840 960 affordable dwellings per annum 2011-2021 (total of 840 960 over the plan period)	Further investigation if 20% 10% less or greater than the LDP strategy build rate for 2 consecutive years	JHLAS / S106 monitoring
	Number of affordable dwellings secured on new housing sites	<ul style="list-style-type: none"> 35% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Main Towns and Rural Secondary Settlements identified in Policy S1 25% of the total number of dwellings to be affordable on sites of 5 or more dwellings in the Severnside Settlements as identified in Policy S1 60% of the total number of dwellings to be affordable on sites of 3 or more dwellings in the Main Villages identified in Policy S1 Development sites with a capacity for 2 dwellings in the Main and Minor Villages identified in Policy S1 to make provision for 1 dwelling to be affordable. Minor Villages: sites with capacity for 4 dwellings make provision for 3 to be affordable; and sites with capacity for 3 	Further investigation if the proportion of affordable housing achieved on development sites in each area falls below the requirement set out in Policy S4	JHLAS / planning applications database / S106 monitoring

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
		dwelling make provision for 2 to be affordable.		
	Number of affordable dwellings permitted / built on Main Village sites as identified in Policy SAH8 SAH11	Main Village sites to collectively deliver 20 affordable dwellings per annum 2015-2021 2014-2021	Further investigation if 20% 10% less or greater than the target build rate for 2 consecutive years from 2015 2014	JHLAS / planning applications database / S106 monitoring
	Number of affordable dwellings built through rural exception schemes	No target	None	JHLAS/ planning applications database
	Affordable housing percentage target in Policy S4	Target to reflect economic circumstances	Further investigation if should average house prices increase by 5% above the base price of 2012 levels sustained over 2 quarters then the authority will consider other triggers identified in the Affordable Housing SPG and may conduct additional viability testing and modify the targets established in Policy S4	Home Track / Land Registry

*Core Indicators

Community and Recreation Facilities

Strategic Policy: S5 Community and Recreation Facilities

LDP Objectives Supported: 1 and 5

Other LDP Policies: CRF1, CRF3

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To retain existing community and recreation facilities and seek to develop additional facilities	Number of community and recreation facilities granted planning permission	No target ***	None***	Planning applications database
	Number of applications approved contrary to Policy S5 and policies CRF1 or CRF3 Number of community / recreation facilities lost	Minimise the loss of community and recreation facilities	1 application approved contrary to Strategic Policy S5 and policies CRF1 or CRF3 in any 1 year Further investigation if there is a loss of any 1 community / recreation facility in any 1 year	Planning applications database

***It is not considered appropriate to include a target /trigger for this indicator given that in some instances the Council is looking to reduce the amount of community facilities or to focus investment on existing facilities

Retail

Strategic Policy: S6 Retail

LDP Objectives Supported: 1, 2

Other LDP Policies: RET1 – RET4

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Direct new food and non-bulky retail development to the County's town and local centres and seek to enhance their vitality, attractiveness and viability	Amount of major retail, office and leisure development permitted in town centres as a proportion of all major development (i.e. over 1,000 sq m) permitted**	90% of new major retail, office and leisure development to be located in town centres	Further investigation if 10% of new major retail, office and leisure development is located outside town centres	Annual retail survey / planning applications database
	Amount of new food and non-bulky retail development permitted in town /local centres as a proportion of all retail development permitted	90% of new food and non-bulky retail floorspace to be located in town /local centres	Further investigation if more than 10% of new food and non-bulky retail floorspace is developed outside town /local centres in any 1 year	Annual retail survey / planning applications database
	Percentage of vacant units within the CSA of each town and local centre	No increase in the number of vacant units	Further investigation if the vacancy rate in town / local centres increases for 2 consecutive years	Annual retail survey
	Percentage of A1 uses in the primary shopping frontages of Abergavenny, Caldicot, Chepstow and Monmouth	Percentage of A1 uses no less than the % figures for sections of the towns' primary shopping frontages which will be set out in SPG	Further investigation if the percentage figures for each town fall below the targets set out in the SPG	Annual retail survey / planning applications database

Reason for deletion: Further to discussions regarding the practicality / worth of this indicator the Council consider that it is not necessary to include this in the monitoring framework, particularly given difficulties associated with its monitoring. It is considered that the second indicator listed would better enable the Council to monitor the amount of food and non-bulky retail development within town / local centres in accordance with the monitoring aim/ outcome.

Infrastructure Provision

Strategic Policy: S7 Infrastructure Provision

LDP Objectives Supported: 1–6

Other LDP Policies:

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation and Action	Source Data / Monitoring Method
To secure developer contributions for infrastructure provision	Investment secured for infrastructure provision through developer contributions	No specific target	None	S106 monitoring

Reason for deletion: Following a discussion at the hearing session on the practicality / worth of this indicator, particularly the difficulties of linking it to a pragmatic target and trigger, a consensus was reached between the Council and the Inspector that it is unnecessary to include this indicator in the monitoring framework.

Economy and Enterprise

Strategic Policy: S8 Enterprise and Economy, S9 Employment Sites Provision

LDP Objectives Supported: 7

Other LDP Policies: E1-E3, RE1

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To ensure a sufficient supply of employment land and to protect the County's employment land	Net employment land supply /development** and take-up of employment land	Maintain sufficient employment land to meet the identified take-up rate of 1.9ha per annum.	Further investigation if insufficient employment land available to meet the identified take-up rate of 1.9ha per annum	Employment land monitoring
	Planning permission granted for new development (by type) on allocated employment sites as identified in Policy SAE1	No specific target	Further investigation if there is a lack of development on strategic employment sites identified in policy SAE1 by the end of 2017	Employment land monitoring
	Planning permissions granted for employment use by settlement	No specific target	None	Employment land monitoring
	Planning permissions granted for employment use by sector	No specific target	None	Employment land monitoring
	Amount of employment land lost to non-employment uses (i.e. non B1, B2, B8 uses)	Minimise the loss of employment land to non B1, B2 and B8 uses	Further investigation if loss of any B1, B2 or B8 employment land in any 1 year	Employment land monitoring / planning applications database
	Proportion of resident workforce working within Monmouthshire	Increase the proportion of resident workforce working within Monmouthshire	None	WG Commuting Stats

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
	Number of people in-commuting to Monmouthshire	Reduce the level of in-commuting over the plan period	None	WG Commuting Stats
	Number of people out-commuting from Monmouthshire	Reduce the level of out-commuting over the plan period	None	WG Commuting Stats

**Additional Indicators LDP Manual

Rural Enterprise

Strategic Policy: S10 Rural Enterprise

LDP Objectives Supported: 1, 3, 5, 7 and 14

Other LDP Policies: RE1-RE6

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Encourage diversification of the rural economy	Number of rural diversification schemes approved	No target	None	Planning applications database

Visitor Economy

Strategic Policy: S11 Visitor Economy

LDP Objectives Supported: 1, 3, 5 and 7

Other LDP Policies: T1 – T3, RE6

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Encourage high quality sustainable tourism	Number of tourism schemes approved	No target	None	Planning applications database
	Number of applications contrary to Strategic Policy S11 Number of tourism facilities lost through development, change of use or demolition	Minimise the loss of tourism facilities	1 application approved contrary to Strategic Policy S11 in any 1 year Further investigation if there is a loss of any 1 tourism facility in any 1 year	Planning applications database

Efficient Resource Use and Flood Risk

Strategic Policy: S12 Efficient Resource Use and Flood Risk

LDP Objectives Supported: 1, 8, 9, 10 and 11

Other LDP Policies: SD1 – SD4

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To ensure development accords with the principles of sustainable development	Proportion of development on brownfield land as a percentage of all development permitted**	Increase proportion of development on brownfield land	Further investigation if no increase in proportion of development on brownfield land for 2 consecutive years	Planning applications database
	Amount of development (by TAN 15 category) permitted in C1 and C2 floodplain areas not meeting all TAN 15 tests**	All developments to be compliant with TAN 15 requirements	Further investigation if planning permission is granted contrary to TAN 15 requirements.	Planning applications database
	Number of new dwellings completed that comply with the national Code for Sustainable Homes standard	All new dwellings completed achieve the national standard as a minimum	100% meeting the national standard. Further investigation if not met.	Planning applications database / Design and Access Statement / CSH Report
	Number of new non-residential developments of 1ha or more/ 1,000 sq m or more built to national BREEAM standards	All relevant non-residential new developments completed meet national BREEAM standards	100% meeting the standard. Further investigation if not met.	Planning applications database / Design and Access Statement / BREEAM Report

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
	Number of new developments completed that incorporate on-site renewable energy generation	Increase in the number of new developments permitted / completed incorporating renewable energy generation	Further investigation if no annual increase	Planning applications database / CSH or BREEAM Report

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Landscape, Green Infrastructure and the Natural Environment

Strategic Policy: S13 Landscape, Green Infrastructure and the Natural Environment

LDP Objectives Supported: 8

Other LDP Policies: LC1 – LC7, G11 and NE1

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To protect open space and sites of acknowledged nature conservation and landscape interest	Amount of Greenfield land lost to development which is not allocated in the development plan**	Minimise the loss of non-allocated Greenfield land	Further investigation if any loss of non-allocated greenfield land in any 1 year	Planning applications database
	Amount of public open space / playing fields lost to development which is not allocated in the development plan**	Minimise the loss of open space / playing fields to development that is not allocated in the development plan	Further investigation if any loss of open space, due to development, not allocated in the development plan in any 1 year	Planning applications database
	Change in areas and populations of biodiversity importance due to development – including change in priority habitats and species / change in designated areas	As a minimum development causes no net loss of biodiversity of acknowledged importance	Further investigation if there is a recorded net loss in areas and populations of biodiversity importance due to development.	LBAP
	Developments permitted / completed that are within, or likely to adversely effect, internationally / nationally important nature conservation areas	None adversely affected	Further investigation if there is recorded damage or fragmentation of designated sites / habitats.	Planning applications database / NRW

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
	Developments granted permission that cause harm to the overall nature conservation value of locally designated sites	Minimise developments that would cause harm to the overall nature conservation value of locally designated sites	Further investigation if 1 or 2 developments result in overall harm for 2 consecutive years, or 3 or more developments result in overall harm in any 1 year	Planning applications database / LBAP
	Number of new developments delivering habitat creation and restoration	Increase number of new developments delivering habitat creation / restoration	None	Planning applications database /S106 monitoring
	Sample of planning applications granted with the potential for significant landscape implications	All development to contribute to high quality well designed environment	Further investigation if monitoring results are negative	County Council Design Panel and peer review

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Waste

Strategic Policy: S14 Waste

LDP Objectives Supported: 12

Other LDP Policies: W1 – W6

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Meet the County's contribution to local waste facilities	Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan**	Aim to provide between 2.2 and 5.6 hectares for new in-building waste management facilities located on appropriate B2 employment sites over the plan period	Further investigation if the amount of B2 employment land falls below 5.6 ha	Planning applications database /Annual monitoring survey

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Minerals

Strategic Policy: S15 Minerals

LDP Objectives Supported: 12

Other LDP Policies: M1 – M3

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
Safeguard areas of aggregates resources	Extent of primary land-won aggregates resources as a percentage of total capacity identified in the Regional Technical Statement **	A minimum land bank of 10 years to be maintained	Further investigation if 10 years land bank is not maintained	SWRAWP Monitoring Report.
	Number of permitted permanent non-mineral developments on safeguarded sites	Minimise the number of permanent non-mineral developments on safeguarded sites.	Further investigation if any such developments permitted	Planning applications database

**Additional Indicators LDP Manual

Transport

Strategic Policy: S16 Transport

LDP Objectives Supported: 1-6, 9 and 13

Other LDP Policies: MV1-MV10

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To increase sustainable forms of transport and ensure that all development meets sustainable transport planning principles	Number of improvements to transport secured through S106 agreements	No target	None	S106 monitoring
	Progression of RTP schemes detailed in Policy MV10 in accordance with the RTP delivery timetable	RTP proposals implemented in accordance with the RTP delivery timetable	Further investigation if the RTP proposals detailed in Policy MV10 are not being implemented in accordance with the RTP delivery timetable.	RTP/SEWTA

Place Making and Design

Strategic Policy: S17 Place Making and Design

LDP Objectives Supported: 14 and 15

Other LDP Policies: DES1-4, HE1-4

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
To protect sites and buildings of acknowledged built and historic interest	Number of listed buildings and historic sites	No applications to result in the loss of listed buildings	Further investigation if there is a loss of more than 1 listed building for 3 or more consecutive years	Planning applications database/Listed Buildings Database
	Number of conservation areas with up-to-date character appraisal	100% by 2016	Further investigation if this target is not met	Conservation area monitoring
	Sample of planning applications granted for developments with potential for significant design / environmental implications	All development to contribute to the creation of a high quality well designed environment	Further investigation if monitoring results are negative	County Council Design Panel and peer review
	Sample of planning applications granted for developments with the potential for significant impact on buildings of historic / archaeological interest, scheduled ancient monuments and conservation areas	No adverse impact on the historic environment	Further investigation if any development adversely affects the historic environment	County Council Design Panel and peer review

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation	Source Data / Monitoring Method
	Occasions when development permitted would have an adverse impact on a Listed Building, conservation area, site of archaeological significance, or historic landscape, park or their setting	Development proposals do not adversely impact upon buildings and areas of built or historic interest and their setting	Further investigation if 1 or more planning consents are issued where there is an outstanding objection from the Council's Conservation team, CADW or GGAT	Planning applications database

Environmental Protection

Strategic Policy:

LDP Objectives Supported:

Other LDP Policies: EP1—EP5

Monitoring Aim / Outcome	Indicator	Target	Trigger for Further Investigation and Action	Source Data / Monitoring Method
	FC44c: Water quality in Rivers Usk and Wye	Levels maintained and /or improved	Further investigation if levels deteriorate	NRW Wales / Environment Agency Wales
	FC44b: Nitrogen dioxide levels along Monmouthshire's road network	Levels maintained and /or improved	Further investigation if levels deteriorate	Monmouthshire County Council Environmental Health Air Quality Monitoring

Reason for deletion: Following a discussion at the hearing session on the worth of these indicators, particularly that such environmental quality indicators are included in the SA monitoring framework and are regularly monitored by NRW and MCC Environmental Health, a consensus was reached between the Council and the Inspector that it is unnecessary to include these indicators in the monitoring framework.