

CHAPTER 8: MONITORING AND REVIEW

Aims and Objectives

- 8.1.1 The Aims and Objectives of the Local Plan are defined at the beginning of each chapter and in other key sections within chapters. It is intended that these Aims and objectives be subject to monitoring and review where necessary in order to measure the Plans achievement of them. Subsequently as the Plan period progresses this monitoring will assist in the process of Plan review when that becomes necessary.

Monitoring and Review

- 8.1.2 Monitoring is already carried out by the Borough Council. This will continue and be extended in the future by:-
- The continuation of the annual Housing Monitor 'Land for Homes' which includes house building rates, permission granted, and a full listing of outstanding consents. Analysis is also carried out by type of site.
 - The annual Employment Land Monitor 'Land for Jobs' which examines permission granted, floor space completed by type and outstanding consents.
 - Monitoring of changes in shopping frontages is limited to Stafford at present but will be extended in the future.
 - A survey to identify open space throughout the Borough has been recently completed. This concentrated particularly on playing fields but also covers other open space such as allotments and amenity spaces over 0.4ha. This will form the basis for a contingency audit linked to a broader recreation strategy.
 - Development Control decisions are monitored and analysed quarterly. This is perhaps one of the most important sources of information on the achievement of policy objectives and policy performance;
 - The Borough Council prepares an annually reviewed Housing Strategy and Housing Investment Programme. The linkages of these to the local plan will continue to be strengthened.
 - The Borough Council prepares and consults upon an annual Economic development Statement and longer term strategy issues.
 - Unemployment rates and development enquiries are reviewed quarterly. Longer term trends are also examined.
 - Information on availability of industrial and commercial property and rental levels is maintained. House prices and income levels are

monitored which will assist in the implementation of policies to provide.

- Unemployment trends are monitored as are the number of enquiries from prospective investors. Information on property available is also maintained with periodic assessments of relative floor space available, relative rental levels.

8.1.3 Monitoring would also include the examination of ‘tests’ such as applications where recommendations based on approved policy are set aside and contrary decisions made either by the Borough Council or in appeal decisions. Where policies are not achieving the expected results, or if other changes eg. PPG advice necessitate alteration, consideration may be needed of limited review in advance of a full-scale review.

8.1.4 In addition, some elements of the Plan require qualitative assessment; such as how well the objectives of the Plan are being met in terms of landscape or nature conservation, movement, socio-economic aims, residential or shopping environment and other matters which more generally contribute to the ‘quality of life’. The Borough Council will consider how best to evaluate such issues and choose specific indicators.

8.1.5 Review will allow an assessment to be made of the success of the Plan’s policies and proposals in meeting its aims and objectives. The Borough Council will need to do more than simply collect information and monitor trends but will use performance measures such as permission granted and rates of implementation of Plan proposals. Performance will be related to other areas such as the increase in the open space provision. Much of the baseline information is now available and will be supplemented by further work as required.

8.1.6 The Local Plan cannot be a static document, review will be necessary to take account of:-

- (i) the effectiveness of the Plan in meeting its aims and objectives through the implementation of its policies and proposals as measured through the monitoring process.
- (ii) changes in trends identified through the monitoring process and unforeseen circumstances.
- (iii) Regional Planning Guidance for the West Midlands Regions, while looking beyond the plan period will be very important in reviewing the Plan but has also had an impact on policy and proposals of this Plan for the years up to 2001.