

# CHAPTER 15 : MONITORING

## INTRODUCTION 3/4

- 15.1 The Local Plan sets out the Borough Council's policies and proposals for the period up to 2006 and establishes a framework within which this development can occur. However, the assumptions and conditions on which the policies of the Plan are based are in a constant state of change and policies cannot be expected to anticipate every need or opportunity for development which may arise. Planning Policy Guidance Note 1 - General Policies and Principles, and Planning Policy Guidance Note 12 - Development Plans and Regional Guidance - require local authorities to keep Local Plans up to date and relevant in order that they reflect such changed circumstances. In any event, Local Plans should be reviewed at 5 yearly intervals, and monitoring is necessary in order to inform policy review.

## POLICIES 3/4

### MON1 - GENERAL MONITORING

~~THE COUNCIL WILL REGULARLY MONITOR THE EFFECTIVENESS OF THE POLICIES AND PROPOSALS CONTAINED IN THIS LOCAL PLAN AND THE CIRCUMSTANCES WITHIN WHICH THE PLAN OPERATES.~~

### JUSTIFICATION

- ~~15.2 The policies in the Local Plan have to be kept up to date in order to remain effective. To ensure the overall effectiveness of the Plan the Council will monitor a range of local indicators with a view to:~~

- ~~§ examining whether the Plan's policy objectives are being achieved~~
- ~~§ checking that specific targets, for example the Surrey Structure Plan housing allocation, are being met~~
- ~~§ establishing whether policies which seek to enhance or protect the Borough's environment are achieving their aims and assessing the cumulative impact of changes.~~

- ~~15.3 However, the Local Plan operates within a wider context than the immediate local area. It is therefore important that changes that occur on a broader, for example County wide and regional level, are monitored, so that the Local Plan~~

~~reflects the trends and concerns of a constantly changing physical, social and economic environment. The findings of this monitoring will be taken into account in any general Review.~~

- ~~15.4 The monitoring process is important not only to check the progress of the Plan, but also to ensure that policies are achieving the objectives of the Plan. A series of Monitoring Reports are produced annually and these will be summarised as an Annual Monitoring Report. Where appropriate this Report will identify any issues requiring attention. Should this process identify any significant areas of concern, this will indicate the need for an early Review of the Plan. In some instances, this monitoring process may highlight the need for Supplementary Planning Guidance to be issued or reviewed. This will need to be the subject of public consultation.~~

~~MON2 - EMPLOYMENT GENERATING DEVELOPMENT~~

~~THE COUNCIL WILL MONITOR THE RATE OF EMPLOYMENT GENERATING DEVELOPMENT IN THE BOROUGH WITH PARTICULAR REFERENCE TO THE AMOUNT OF ADDITIONAL OFFICE FLOORSPACE PROVIDED.~~

JUSTIFICATION

- ~~15.5 One of the Council's key concerns is to ensure that employment provision in the Borough meets the needs of the Borough's workforce and to this end, it publishes a regularly updated Economic Development Plan, which sets out the Council's objectives, and Review of the Economic Situation which incorporates information on key indicators of the state of the local economy. It is particularly concerned to encourage the diversification of the local economy and reduce dependence on office based employment. The close monitoring of the amount of additional office floorspace created through new build and where possible through change of use is therefore essential in checking whether these objectives are being attained. Information on available industrial and business floorspace will be publicised and made available to potential occupiers. Should the monitoring process reveal that cumulatively, the amount of office floorspace being completed exceeds the amount considered appropriate given the Plan's aims of increasing diversity, the Council may need to review those policies of the Plan.~~

- ~~15.6 Additionally, the following will be monitored:~~

- ~~§ vacant commercial floorspace~~
- ~~§ sites with employment potential but as yet without planning permission~~

~~§ Business, Industrial and Warehousing (B1, B2 and B8) developments which have been completed within the last year or which have been granted planning permission.~~

MON3 - HOUSING SUPPLY

~~THE COUNCIL WILL CLOSELY MONITOR THE HOUSING SUPPLY SITUATION IN THE BOROUGH IN RELATION TO SURREY STRUCTURE PLAN 1994 REQUIREMENTS. SHOULD IT BECOME APPARENT THAT INSUFFICIENT LAND IS LIKELY TO BE AVAILABLE TO MEET STRUCTURE PLAN HOUSING REQUIREMENTS, FURTHER RESERVE LAND WILL BE RELEASED AS NECESSARY THROUGH A REVIEW OF THE LOCAL PLAN.~~

JUSTIFICATION

- 15.7 ~~The Council considers that sufficient land has been identified under Policies HSG2 and HSG3 of the Plan to meet Structure Plan 1994 housing requirements. However, careful monitoring of the amount of additional housing provided is necessary to ensure firstly, that there is no over-supply in terms of Structure Plan requirements – if this is the case then it may be necessary to refuse applications for housing development on windfall sites on the grounds of prematurity – and secondly, that sufficient suitable sites are coming forward for housing development to meet Structure Plan requirements.~~

MON4 - THE ECONOMIC WELL BEING OF WOKING TOWN CENTRE AND THE DISTRICT AND LOCAL CENTRES

~~THE COUNCIL WILL REGULARLY MONITOR A RANGE OF INDICATORS IN ORDER TO ASSESS THE ECONOMIC WELL BEING OF WOKING TOWN CENTRE AND THE DISTRICT AND VILLAGE CENTRES. INDICATORS WILL INCLUDE~~

- ~~(i) THE LEVEL OF VACANCIES IN RETAIL UNITS IN THESE CENTRES;~~
- ~~(ii) THE LENGTH OF TIME THAT UNITS REMAIN VACANT;~~
- ~~(iii) THE RATE OF CHANGES OF USE TO NON A1 USES;~~
- ~~(iv) OTHER DEVELOPMENT TRENDS.~~

JUSTIFICATION

15.8 The health of Woking town centre and the District and Local centres in the Borough can be established largely through keeping a check on what is happening to the retail units in these centres in terms of shop vacancies and changes of use. Should it become apparent for example that units are remaining vacant for an unacceptable length of time, then this may indicate a requirement for a revision of policy. If this does occur, the Council will publicise this and consult on major policy changes as appropriate.



WOKING TOWN CENTRE

15.9 Other important indicators include the level of new retail provision both within the Borough and in nearby centres, rental levels and commercial yield (where this information is available), counts of pedestrian flows and environmental initiatives in these centres such as pedestrianisation, and paving and planting schemes. Also relevant are the diversity of uses within a centre, retailer representation and profile and retailer demand. Close liaison with traders will also be important. Information from the Council's Health of the Economy Surveys will also be used to monitor the performance of these centres.

~~MON5 - ENVIRONMENTAL INDICATORS~~

~~THE COUNCIL WILL DEVELOP SYSTEMS TO REGULARLY MONITOR FEATURES WHICH INDICATE THE QUALITY OF THE LOCAL ENVIRONMENT. FEATURES WILL INCLUDE:~~

- ~~(i) SUSTAINABILITY INDICATORS~~
- ~~(ii) ENVIRONMENTAL INDICATORS~~

JUSTIFICATION

~~15.10 It is a key aim of the Local Plan that the Council will work towards the principle that development should be sustainable (Chapter 2 Strategy and Objectives para 2.21). There are many features which may be measured to indicate the degree to which sustainability objectives are being met, although with respect to the majority of indicators, such as air and water quality and similar indicators of pollution, and energy consumption and efficiency, the Local Plan has only limited influence on trends. However, there are several areas where the Local Plan can make a major contribution, most significantly by protecting valuable open land, including the Green Belt, and maximising the use of land in urban areas for development purposes, to the extent that this is compatible with environmental objectives.~~

~~15.11 It will be an important element of the Plan to develop systems of monitoring which will enable the effectiveness of the Plan in maintaining the health of the local environment to be kept under review, and a list of indicators to be monitored will be drawn up at an early stage. Monitoring will focus on those areas over which planning has a remit, such as protecting urban open space from development. Additionally, the Council may take into account indicators collected by other agencies, such as measurements of air quality, in determining planning applications.~~