

# **Coventry Development Plan 2016**

## **Appendix 8**

### **Monitoring Framework**

## **Monitoring**

The Council will produce and publish an Annual Monitoring Report containing information on the implementation of the Local Development Scheme and on the extent to which policies set out in the Local Plan are performing.

The table below shows a set of indicators and targets related to the policies of the Local Plan. Further development plan documents will contain their own indicators and targets and the results will be brought together in the Annual Monitoring Report.

The Monitoring Framework has been appended to the Local Plan to reflect the fact that it is a 'living document'. Many of the Local Plan policies will require assessment over time to understand appropriate trends and impacts on development. This reflects the changing face of planning policy in recent years and the increasing need to consider the impacts of climate change and sustainable development. Where trends become apparent through monitoring this Framework will be updated through the Annual Monitoring Report process.

## Indicators and Targets

In addition to the list of main targets and indicators identified below, Policy DS1 has been amended to incorporate a clear review mechanism for the Local Plan. Part 3 of Policy DS1 states:

The Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on that review will commence immediately.

Furthermore, the Plan will be reviewed (either wholly or partially) prior to the end of the Plan Period in the event of one or more of the following circumstances arising: -

- a) Through the Duty to Cooperate, the unmet housing and employment needs of the city are proven to be undeliverable within the Local Plans of Warwickshire authorities;
- b) Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed;
- c) The monitoring of the Local Plan (in line with the Plan's Monitoring Framework having particular regard to the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements;
- d) Any other reasons that render the Plan, or part of it, significantly out of date.

Each Annual Monitoring Report that assesses the performance of this Plan will include a specific section that reviews the context of this policy to help determine the need to review the Plan either as a whole or in part.

Policy	Indicator	Target
DS1	To monitor and record the completion of new homes, new employment land and new retail based floor space within the city's administrative boundary.	<p>At least 1,300 homes (net) completed annually from 2017 as part of the stepped trajectory.</p> <p>At least 10ha of employment land completed annually from 2017. To be recorded by use class and net of losses.</p> <p>Completion of at least 35,000sqm of retail based floor space by 2021 and up to 72,000sq.m by 2031. To be assessed against the figures set out in Table 5.2 of the Local Plan. This</p>

Policy	Indicator	Target
	Support neighbouring authorities through the Duty to Cooperate to monitor the annual delivery and supply of new homes across the Housing Market Area as a whole.	<p>should be recorded as gross floor space but net of losses.</p> <p>To support the monitoring of the C&amp;W Housing Requirements MOU.</p>
DS2	No indicator identified.	
DS3	No indicator identified.	
DS4 (A-D)	<p>To monitor the site specific triggers associated with Parts B-D of this policy. This includes:</p> <p>The operational completion of the new link road prior to the full completion of the Keresley SUE.</p> <p>The operational completion of the new A45 junction prior to the occupation of the employment land or Major District Centre at the Eastern Green SUE, whilst no more than 250 homes should be occupied prior to new junction being fully operational.</p>	Development progress to be monitored on a rolling basis with the continuation of development and occupation linked to the relevant triggers.
HWB1	Number of applications supported by completed HIA's each year.	Will depend upon number of qualifying applications.
JE1	<p>Monitor and record the supply and delivery of employment land broken down by use class (in accordance with DS1). To be recorded as Ha of land and sq.m of floor space.</p> <p>Monitor and record the level of vacant employment premises within the city's administrative boundary. This should be recorded by sq.m of floor space and by use class.</p>	Maintain a minimum supply of new employment land on a 5 year rolling cycle of 58ha.
JE2	Monitor and record the supply and delivery of employment land allocations. Sites to be assessed against delivery of land (in Ha) and floor space (in sq.m).	Annual reporting to identify the delivery progress of respective allocations.
JE3	Monitor and record the loss of employment land (by use class) to alternative uses. To be recorded as Ha of land and sq.m of floor space.	To be monitored on a rolling basis against development opportunities in the SHLAA and in the context of the expected churn of

Policy	Indicator	Target
	As part of this monitor the loss of office premises to residential as part of permitted development rights.	employment land identified in the Local Plan.
JE4	<p>Disaggregate the information collected for Policy JE1 and monitor and record the supply and delivery of office development (class B1a). Identify the proportion which is delivered within a defined centre and that which is outside.</p> <p>Monitor and record the proportion of new office development (class B1a) classed as Grade A.</p>	Target to reflect the annual review of delivery of new offices at Friargate (in line with JE2). All new offices to be delivered within a defined centre.
JE5	Monitor and record the supply and delivery of R&D, Industrial and Storage/Distribution.	To be monitored as part of DS1, JE1 and JE2.
JE6	Monitor the supply and delivery of Tourism/Visitor Related Development.	To be monitored as part of DS1, JE1 and JE2.
JE7	No indicator identified.	
H1	Monitor and record the number of net housing completions per annum (in accordance with the Plans stepped trajectory).	<p>2011-2016 (first 5 years): 1,020 homes per annum.</p> <p>2017-2031 (following 15 years): 1,300 homes per annum.</p>
	<p>Monitor and maintain a continuous 5 year land supply (including a 5% buffer and tested against the 'Sedgefield' approach).</p> <p>Sensitivity test the 5 year land supply against a 20% buffer utilising both 'Liverpool' and 'Sedgefield' approaches.</p> <p>Monitor and record the proportion of net annual completions which are categorised as either 'brownfield' or 'greenfield'.</p>	<p>2011-2016 (first 5 years): 1,020 homes per annum.</p> <p>2017-2031 (following 15 years): 1,300 homes per annum.</p> <p>In accordance with the supporting text of H1, aim for at least 50% completions on brownfield land annually. Identify any reasoning for any figures below this and record within the AMR.</p>

Policy	Indicator	Target
	Monitor and record the level of short and long (more than 6 months) term vacant properties across the city.	To establish a declining trend in vacant properties.
H2	Monitor the supply and delivery of allocated sites as illustrated in table 4.2 of the Local Plan.	Annual reporting to identify the delivery progress of respective allocations.
H3	Monitor the supply and delivery of new homes that are within the identified sustainability criteria.	100% of homes.
	Monitor and record the completed number of starter homes and self-build homes.	To be monitored through annual trends.
H4	Monitor and record the supply, delivery, size (number of bedrooms), type and tenure of new homes. Monitor and review the information within the SHMA (jointly with Warwickshire authorities) to ensure the evidence document remains up to date.	
H5	No indicator identified.	
H6	Monitor and record the supply, delivery and type of new affordable homes.	348 per annum.
	Monitor the number of relevant applications each year that contribute the full 25% affordable housing contribution.	100% of relevant schemes.
H7	Monitor and record the supply, delivery and type of Gypsy and Traveller Pitches (both temporary and permanent).	<p>The completion of 16 new permanent pitches by 2021 and a further 6 by 2031.</p> <p>Monitor and review on-going trends of demand for temporary stopping places and establish a revised 5 year trend.</p>
H8	Monitor and record the supply and completion of new Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation, including reference to its type and size (number of bed spaces).	Maintain an appropriate supply of sites (as identified within the overall supply position as part of Policy H1 and H2) suitable to accommodate and deliver extra care and/or supported accommodation in accordance with Policy H8 and the most up to date SHMA.

Policy	Indicator	Target
H9	Monitor and record the density of new development.	<p>Outside the Ring Road a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.</p> <p>Inside the Ring Road should aim to achieve a minimum of 200 dwellings per hectare (net).</p> <p>Greenfield sites should achieve a minimum of 30 dwellings per hectare (net).</p>
H10	Monitor and record both the supply and completion of new student accommodation (by conversion and new build), including reference to its type and size (number of bed spaces).	Maintain an appropriate supply of sites suitable to accommodate and deliver new student accommodation in accordance with Policy H10, the most up to date SHMA and shared information from the Universities.
H11	Monitor and record the supply, delivery, concentration and type of HiMO's (both small and large) across the city. This should also include the size of new HiMO's based on the number of bed spaces.	<p>Concentration of HiMO's (small and large) to be fully reviewed in 2020/21 to allow for the completion of current purpose built student accommodation pipeline.</p> <p>Rolling review of planning applications for change of use to HiMO's and review of Council tax records should show a decline in HiMO provision.</p>
R1	<p>Monitor and record the supply and completion of new retail premises by use class in all parts of the city.</p> <p>Monitor the supply and completion of allocated sites as illustrated in Policy R1 of the Local Plan.</p> <p>Monitor the loss of retail provision by use class and by in centre and out of centre location.</p>	<p>To be recorded against Policy DS1.</p> <p>Annual reporting to identify the delivery progress of respective allocations.</p>

Policy	Indicator	Target
R2	To bring forward for adoption an Area Action Plan for the City Centre.	Adoption by the end of 2017.
R3	For each identified centre, monitor and record the supply and delivery of new retail premises, the mix of retail premises (by use class) and levels of vacancy.	To be monitored through annual trends but to show a reduction in vacancy rates and an appropriate mix of uses in accordance with Policy R3.
R4	<p>To disaggregate the information for Policy R1 and record the supply and delivery of new retail premises (by use class) which is categorised as:</p> <ul style="list-style-type: none"> <li>• outside of defined centres;</li> <li>• as edge of centre;</li> <li>• within a defined centre.</li> </ul>	<p>To target 0% of new retail space to be delivered within out of centre locations.</p> <p>Where this target is not met – add explanation and justification to support performance understanding.</p>
R5	Monitor and record the proportion of retail frontages in non A class use.	To not exceed 51% in any centre.
R6	Monitor the supply and delivery of new A3-A5 premises.	To form part of the target for Policies R1 and DS1.
CO1	Monitor and record the net supply and completion of new social, leisure and community uses both within and outside designated centres. To be recorded by use class and by Ha of land and sq.m of floor space (as appropriate).	To be monitored through annual trends.
CO2	Monitor and record the net loss of social, leisure and community premises to alternative uses. To be recorded by use class and by Ha of land and sq.m of floor space (as appropriate).	To be monitored through annual trends.
CO3	No indicator identified.	
GB1	To monitor the amount of land which had previously been designated as Green Belt that has been developed and completed on an annual basis. This will in effect assess the take up of developable land that had previously been classed as Green Belt and will cover sites H2:1, 2, 3, 6, 7, 8, 9, 17, 19, 21, 23, 24 and 25 as well JE2:4, 5 and 8.	To be monitored through annual trends and recorded as a proportion of total development completions. To be recorded as number of units (homes) and amount of floor space (commercial).



Policy	Indicator	Target
GE1	Monitor the delivery of new appropriate green infrastructure against the relevant requirements in the most up to date Green Space Strategy.	To be monitored through the Green Space Strategy.
GE2	In line with the monitoring of development completions identify the proportion that is completed on greenfield sites.	To be monitored through annual trends.
GE3	Monitor the number of sites in positive conservation management.	To be monitored through annual trends.
GE4	Monitor the number of new TPO's issued.	To be monitored through annual trends.
	Monitor the net loss of protected trees.	To target no net loss.
DE1	<p>To adopt supplementary design guidance for the SUE's.</p> <p>To adopt supplementary design guidance for the City Centre.</p> <p>To adopt supplementary design guidance for the rest of the city.</p>	<p>By December 2017.</p> <p>By December 2018.</p> <p>By December 2018.</p>
HE1	No indicator identified.	
HE2	Monitor and record the number of listed and locally listed buildings that appear on the 'at risk' register nationally and locally and identify any additional change in status. Also to maintain an up to date accessible HER to inform planning decisions.	To establish a declining trend of sites at risk and show an improvement in status of those remaining on the list.
HE3	To adopt a masterplan for the Heritage Park concept and monitor its development and completion.	Approved Masterplan by December 2017 and then rolling annual monitoring to assess the progress of the proposals.
AC1-AC3	Monitor and record the impacts and mitigation measures of approved transport assessments on an annual basis. This should allow updates of the IDP and inform investment priorities through Section 106 and CIL. It should also feed information into regular updates of the strategic highway model (CASM).	<p>To update the IDP annually to reflect approved highway mitigation measures and record funding and delivery proposals.</p> <p>To run a review of the strategic highway model at least every 5 years (so at 2021, 2026 and 2031) to review highway operation</p>

Policy	Indicator	Target
		and reflect the most recent developments and mitigation measures.
AC1	To monitor the completion and adoption of the Coventry Connected SPD.	To be adopted by May 2018.
AC2	<p>Monitor the delivery of highway initiatives identified within the IDP including: new highway, junction improvements, Rapid Transit Corridors and Cycle Network.</p> <p>Monitor the proportion of trips undertaken by single occupancy car use.</p>	<p>To be monitored on an annual basis against the delivery of the IDP and schemes associated with site allocations.</p> <p>To decrease from 44.6% to a maximum of 40% of all trips by 2021 and 34.6% of all trips by 2031.</p>
AC3	<p>Monitor the number of applications approved that:</p> <p>1/ meet the parking standards identified within Appendix 5 of the Local Plan.</p> <p>2/ are supported by approved travel plans (where appropriate).</p>	100% of applications as appropriate.
AC4	<p>Monitor the length of completed new cycle lane.</p> <p>To monitor cycle patronage and its % of modal share.</p> <p>To monitor the number of journeys undertaken on foot and its % of modal share.</p>	<p>To be monitored on a trend basis year on year.</p> <p>To increase from 1.8% to at least 2% of all trips by 2021 and 3% of all trips by 2031.</p> <p>To increase from 26.6% to at least 28% of all trips by 2021 and 29.5% of all trips by 2031.</p>
AC5	<p>To monitor bus patronage and its % of modal share.</p> <p>Delivery of new Rapid Transit infrastructure to be monitored through Policy AC2.</p>	To increase from 8.9% to at least 10% of all trips by 2021 and 11.2% of all trips by 2031.
AC6	To monitor rail patronage and footfall through Coventry stations.	To increase from 0.8% to at least 1% of all trips by 2021 and 1.5% of all trips by 2031. With a continued increase in footfall.

Policy	Indicator	Target
AC7	No indicator identified.	
EM1	<p>To reduce carbon dioxide emissions in accordance with the Council's Climate Change Strategy.</p> <p>Ensure baseline readings are established for areas of significant new development with annual monitoring to record changes over time.</p>	<p>By 27.5% by 2020 from the 2005 baseline figure.</p> <p>To be recorded annually.</p>
EM2	<p>Number of new homes built each year above required building standards.</p> <p>Adoption of the revised delivering a More Sustainable City's SPD.</p>	<p>To be monitored on a trend basis year on year.</p> <p>To be adopted by May 2018.</p>
EM3	Monitor the proportion of the city's energy needs that are generated from renewable sources.	To be monitored on a trend basis year on year but to show an annual increase in delivery.
EM4	Monitor the number of homes and amount of employment land completed within Flood Zones 2 and 3.	0.
EM5	<p>Monitor the number of completed SUD schemes brought forwards either as part of new development or introduced retrospectively to support existing areas.</p> <p>Monitor the number of approved planning applications where SUDS are deemed inappropriate for delivery.</p>	To be monitored on a trend basis year on year.
EM6	No indicator identified.	
EM7	To monitor background and peak levels of air quality on a biannual basis.	To achieve an improving trend with a view to removing parts of the city from the AQMA status (where appropriate <sup>1</sup> ).
EM8	Monitor the amount of waste recycled.	50% by 2020.
EM9	No indicator identified.	

<sup>1</sup> The removal of parts of the city from the AQMA designation will be considered in the context of the city as a whole and making sure potentially removed areas are not negatively impacted going forward as a result of wider investment risk issues being 'moved elsewhere'.

Policy	Indicator	Target
EM10	Monitor the amount of non-mineral based development that takes place within the defined MSA's. This should be presented as a proportion of completed homes, employment land and other floor space.	To be monitored for record - no target set.
C1	<p>To monitor the number of homes with superfast and ultrafast broadband access.</p> <p>4G mobile internet coverage.</p>	<p>95% coverage by 2021 and 100% by 2031.</p> <p>98% coverage city wide by 2017.</p>
C2	No indicator identified.	
IM1	<p>Monitor the number applications each year that secure planning obligations.</p> <p>To monitor the amount of secured financial contribution to infrastructure year on year.</p> <p>To monitor the amount of money spent on new infrastructure schemes year on year.</p> <p>To monitor the receipt of developer contributions against the delivery of infrastructure provisions within the IDP.</p>	To be monitored on a trend basis year on year and show the successful delivery of infrastructure schemes related to site allocations etc.