

**SCHEDULE OF ACTIONS MATTER 20: PLAN VIABILITY AND MONITORING  
(Action 20.1)**

**Monitoring Framework**

20.1	<p><b>Monitoring</b></p> <p>Revise the monitoring framework so that it can effectively monitor the delivery and effectiveness of the plan. It should include the minimum requirements for a monitoring report as set out in the local planning regulations including the SPD's which should also be set out in a Local Development Scheme.</p> <p>The framework should allow monitoring of the implementation of all policies and specify measures to be taken if policies are not being implemented. It should set out the information the Council will produce in its monitoring report and should cover:</p> <ul style="list-style-type: none"> <li>• Duty to Cooperate</li> <li>• Neighbourhood Planning</li> <li>• Infrastructure</li> <li>• Supplementary Planning Documents (SPDs)</li> <li>• Relationship with the Housing Action Plan</li> <li>• Trigger points for local plan review</li> </ul>
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## **1 Introduction**

1.1 The process of monitoring, evaluation and review is essential to the delivery of the Local Plan. It provides the main mechanism for reviewing the implementation of the Local Plan and evaluating the effects and outputs of policies. Without this it will be impossible to determine whether policies are having their intended effect, or for the council to have the evidence base it requires to prepare future planning policies and make decisions.

1.2 Monitoring of local planning policies has traditionally been undertaken as part of the Council's Annual Monitoring Report (AMR) process. This is an annual report prepared by the Council to show progress with Local Plan preparation, activity relating to duty to cooperate and show how the implementation of policies within the Local Plan are progressing. Previous reports can be found here:

[https://www.rossendale.gov.uk/downloads/download/10832/authority\\_monitoring\\_reports](https://www.rossendale.gov.uk/downloads/download/10832/authority_monitoring_reports)

1.3 Whilst amendments to national planning regulations and guidance has removed the specific requirement for local authorities to prepare and submit an AMR it retains the overall duty for authorities to monitor conditions within their area and report on these at least annually. The requirements of what such a report must contain are described under regulation 34 of the Town and Country Planning (Local Plan) (England) Regulations 2012.

1.4 This paper describes how the Council, in line with the above regulations, propose to monitor the implementation and delivery of the emerging Local Plan and take action where targets are not being achieved. In future, this will be set out in the AMR with the next full AMR due to report on the period 2020/21, although this is dependent on the adoption date of the Local Plan. An interim monitoring report may be produced if there is likely to be any delay.

1.5 This monitoring framework has also been informed by the monitoring indicators proposed by the Sustainability Appraisal (SA) process and, where appropriate, it has sought to use similar indicators, utilising existing processes and data collection. SA indicators are listed in Appendix 1.

1.6 Indicators have been selected based on their appropriateness for gauging the effectiveness of Local Plan policies. The choice of specific indicators is dependent upon the availability of data and it is possible that this could change over time. The specific indicators used will therefore be reviewed on a regular basis and removed, changed or added to as appropriate. Any change to the indicator set will be shown in the AMR. Proposed indicators for the emerging Local Plan are listed in Table 1.

1.7 As will be the case for other local authorities and in line with Government priorities, the two most significant monitoring topics will be housing delivery and provision of employment and further details on both of these is set out below.

## **2 Housing Monitoring**

2.1 The Council already report on a number of housing delivery indicators directly to the Government on a quarterly and annual basis. These data returns are known as the "P2" and

“Housing Flows Reconciliation” (HFR). The P2 statistics are publicly available and report on the number of starts and completions of new build properties per quarter. This only includes those completions overseen by local authority building control officers and does not include conversions and change of use. The HFR data is collected annually and provides the total number of additional dwellings delivered in each local authority, including dwellings created through conversions, change of use and permitted development rights by all building control providers (minus any demolitions and other losses of residential properties). This shows how many new dwellings have been added to the existing housing stock each year and informs the Housing Delivery Test<sup>1</sup> (HDT) – see also sections 2.7-2.9 below.

2.2 Additionally, this Monitoring Framework identifies a number of other indicators and targets through which the future delivery of housing in the district will be monitored. Trigger points have also been identified. These describe the situations through which monitoring of indicators has reported a continued failure to deliver the identified targets and where delivery of the Local Plan is in jeopardy. Where monitoring reveals that the trigger points have been activated appropriate action will need to be taken by the council to ensure implementation of the plan and avoid unintended consequences. Proposed action measures are identified within the Monitoring Framework.

2.3 The following indicators have been proposed in relation to the future supply of housing:

- Net additional dwellings completed for the reported financial year reporting:
  - Completions on allocated sites
  - Completions on unallocated sites (windfalls), split by brownfield and greenfield
  - Net additional dwellings completed since the plan was adopted
  - 5 year housing land supply position

2.4 The Council already has a well-established and comprehensive system of monitoring housing delivery and supply via the preparation of its annual housing land monitoring report and accompanying housing land supply statement. Future monitoring of supply will continue to be monitored via this process and in line with the requirements of paragraph 48 of the national Planning Practice Guide (PPG). The following trigger points have been identified:

- Shortfall in 5 year supply of greater than 1 year; and
- Alignment to the requirements of the Housing Delivery Test (HDT): 45% below annual requirement from November 2019 (as published in February 2020), 65% below annual requirement from November 2020.

2.5 Together the two trigger points will provide an important measure for monitoring performance of the Plan and the delivery of housing and where triggered will highlight the need for immediate action.

2.6 The monitoring framework notes that such action could include the identification of potential causes for the variant in performance and the identification of measures to address them. Such measures may include working with key providers, developers and landowners

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<sup>1</sup> The Housing Delivery Test is an annual measurement of housing delivery in the area, looking at housing completions over the previous three years:

<https://www.gov.uk/government/collections/housing-delivery-test>

to better manage the delivery of development (this could include reviewing Section 106 Agreements and other contributions where appropriate and where their delivery has put into question the delivery of sites); identification of potential funding opportunities that might be available to facilitate development; implementation of a new call for sites to facilitate the identification of additional supply; a review of capacity assumptions via the Strategic Housing Land Availability Assessment (SHLAA); and where necessary a review of the Local Plan.

### Housing Delivery Test

2.7 The NPPF and supporting PPG make clear that if the housing falls below the housing requirement then certain policies within the NPPF will apply depending on the level of delivery:

- The publication of an action plan if housing delivery falls below 95%
- A 20% buffer on the authorities 5 year supply if delivery falls below 85%; and
- The presumption in favour of sustainable development if housing falls below 75% once the transitional arrangements described in Annex 1 of the NPPF have ended.

2.8 The previous HDT results for the Borough are as follows:

- 2018 (published Feb. 2019) = between 2015/16 and 2017/18, 75% of the housing requirement was delivered
- 2019 (results published Feb. 2020) = between 2016/17 and 2018/19, 77% of the housing requirement was delivered.

2.9 As a consequence of the above results, in line with NPPF, the Council have prepared a Housing Delivery Test Action Plan

[https://www.rossendale.gov.uk/downloads/download/11298/housing\\_action\\_plan](https://www.rossendale.gov.uk/downloads/download/11298/housing_action_plan), setting out ways in which it will boost housing delivery in future. They are also required to provide an additional 20% buffer above the five year housing land requirement. Further details on this will be set out in the annual Five Year Housing Land Supply report:

[https://www.rossendale.gov.uk/downloads/download/10833/5\\_year\\_housing\\_land\\_supply](https://www.rossendale.gov.uk/downloads/download/10833/5_year_housing_land_supply)

## **3 Economic Development Monitoring**

3.1 The Council will continue to monitor the delivery of employment land throughout the district through the preparation of the Annual Monitoring Report

3.2 Should allocations not come forward for employment purposes then the Council will seek to investigate the reasons for why such opportunities are not being taken forward. These reasons may include changes in the market (either locally or nationally) or the presence of site specific constraints which are holding a site back from coming forward for its intended use. This can be investigated through ensuring that the evidence relating to economic growth and employment land delivery is maintained in a robust and sound manner and is regularly refreshed.

3.3 Subject to the reasons behind why a site has not come forward for its intended use (or why it is not likely to come forward in a reasonable timeframe) a range of options will be available to the Council to address this. The Council could consider a direct and positive intervention to assist with its delivery through the purchase of land or through the provision of financial incentives or through permitting alternative uses on a site in the context of the most up-to-date national planning policy. Alternatively, the Council could seek to address the matter as part of the next Local Plan Review and seek to reallocate the site for a more appropriate purpose. Whilst a range of options are available to the Council in this regard, it will be dependent on the scale, nature and context of the site to which option is considered suitable.

## **4 Duty to Cooperate**

4.1 The latest Duty to Co-operate and Statement of Common Ground can be found here (dated March 2019):

[https://www.rossendale.gov.uk/downloads/download/11175/duty\\_to\\_co-operate\\_and\\_draft\\_statement\\_of\\_common\\_ground\\_2019](https://www.rossendale.gov.uk/downloads/download/11175/duty_to_co-operate_and_draft_statement_of_common_ground_2019)

4.2 The AMR will report on any action that has been taken in relation to the Duty to Co-operate over the reporting period.

## **5 Neighbourhood Planning**

5.1 The AMR will also contain details of Neighbourhood Plan activity in the Borough. For information, the following section sets out the current progress with Neighbourhood Plans in the Borough (as of April 2020).

### Edenfield Neighbourhood Plan:

5.2 Following the required consultation procedure, the Council designated Edenfield Community Neighbourhood Forum (ENCF) as the forum for this Neighbourhood Plan, also with their Neighbourhood Plan area in 2018. ENCF have recently undertaken informal consultation, including an open day, on their proposed Neighbourhood Plan. This is continuing to be progressed. Further information can be found here:

[https://www.rossendale.gov.uk/info/210148/local\\_plan/10813/neighbourhood\\_plans/3](https://www.rossendale.gov.uk/info/210148/local_plan/10813/neighbourhood_plans/3)

A draft has been submitted to the Council and comments provided to ECNF.

### Bacup and Stacksteads Neighbourhood Plan:

5.3 Consultation on the proposed Bacup and Stacksteads Neighbourhood Forum and Neighbourhood Area was carried out in January / February 2020. The Council are currently in the process of determining whether the proposed forum and area can be designated. Further details can be found here:

[https://www.rossendale.gov.uk/info/210148/local\\_plan/10813/neighbourhood\\_plans/2](https://www.rossendale.gov.uk/info/210148/local_plan/10813/neighbourhood_plans/2)

## **6 Infrastructure Delivery Plan**

6.1 The latest Infrastructure Delivery Plan (IDP), which was prepared in support of the submission Local Plan, can be found here (dated March 2019):

[https://www.rossendale.gov.uk/downloads/download/11176/infrastructure\\_delivery\\_plan\\_2019\\_update](https://www.rossendale.gov.uk/downloads/download/11176/infrastructure_delivery_plan_2019_update)

6.2 The IDP sets out what infrastructure will be required in order to deliver the objectives and specific schemes contained in the Local Plan, as well as identifying how this can be funded. The Council will continue to update the IDP and a summary of actions and achievements will be set out in the AMR. The response to Examination Action 7.2 will provide further information on the Rawtenstall Gyrotory Improvement Scheme.

## **7 Supplementary Planning Documents (SPDs)**

7.1 The current range of adopted SPDs can be found here:

[https://www.rossendale.gov.uk/info/210148/local\\_plan/10630/supplementary\\_planning\\_documents\\_spds\\_and\\_other\\_guidance](https://www.rossendale.gov.uk/info/210148/local_plan/10630/supplementary_planning_documents_spds_and_other_guidance)

7.2 In line with the Local Planning Regulations, the AMR will list all current SPDs and set out the timetable for the production of additional SPDs, including progress and the intended date of adoption. The latest SPD timetable can be found on pages 10-11 of the Local Development Scheme:

[https://www.rossendale.gov.uk/downloads/file/14598/local\\_development\\_scheme](https://www.rossendale.gov.uk/downloads/file/14598/local_development_scheme)

## **8 Monitoring Framework for the Rossendale Local Plan**

8.1 The Framework in Table 1 below sets out in detail the specific indicators which will be used to monitor the implementation and effectiveness of the Local Plan, for both strategic and local policies. It is acknowledged that it may not always be possible to meaningfully monitor every policy but, as far as possible, they will be regularly reviewed. A number of specific trigger points have also been identified – these will prompt the need for targeted action in order to address any issues with the implementation of the policy or its intended outcome. Unless otherwise indicated, the monitoring period will be the financial year (1<sup>st</sup> of April to 31<sup>st</sup> March the following year).

8.2 The results of this monitoring and review will be published in the annual Authority Monitoring Report.

Table 1: Monitoring Framework for Rossendale Local Plan Policies

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Spatial Strategy					
Strategic Policy SS: Spatial Strategy	To focus growth and investment in Key Service Centres, on major sites and on well located brownfield sites, whilst protecting landscape, character and rural areas; Encourage appropriate scale of growth and investment in Local Service Centres	No./Proportion of permissions and completions for residential development in: Key Service Centres; Major Sites; Urban Local Service Centres; Rural Local Service Centres; Other areas (Smaller villages and substantially built-up frontages); Other areas (isolated countryside, Green Belt).	Majority of growth to occur in Key Service Centres, with proportionate growth in the other Centres	More development occurring outside Key Service Centres than inside  Disproportionate amount of growth in smallest centres or outside centres	Review implementation of Spatial Strategy policy  Revise data on distribution / location of housing need and demand  Review Spatial Strategy
Strategic Policy SD1: Presumption in Favour of Sustainable Development	To reflect national policy set out in NPPF	n/a	n/a	n/a	n/a

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Strategic Policy SD2: Urban Boundary and Green Belt	To direct majority of growth to land within the urban boundary; to ensure countryside development is only allowed where a countryside location is essential	No./percentage of dwellings approved/completed on sites within the Urban Boundary; Countryside; Green Belt  No./percentage of commercial development (retail, office etc.); approved/completed on sites within the Urban Boundary, Countryside, Green Belt  Hectares of Green Belt developed – on brownfield / greenfield land;  No. of 1/2/3/4/5+ bed dwellings approved/completed  No. of flats; terraced; semi-detached; detached; bungalows; other types of dwellings approved/completed?	No. applications granted permission which are contrary to national policy in relation to the Green Belt	1 or more applications granted contrary to national policy in relation to the Green Belt.	Where there is continued erosion of the Green Belt, consider the need for a further review of the Green Belt  Review Local Plan to identify additional opportunities to meet district needs.
Policy SD3: Planning Obligations	To ensure new development contributes to infrastructure provision, where the development increases need	No. of permissions that have secured developer contributions, amount of contribution and what is the contribution for  Amount of money received from planning obligations and what has the money paid for	Dependent on type of contribution	Not meeting policy requirements for financial contributions e.g. for affordable housing, open space  Limited/no annual payments received	Review policy  Review mechanism for securing and/or receiving monies
Chapter 1: Housing					
Strategic Policy HS1: Meeting	To address housing need	No. of dwellings (net) completed in the last financial year	212 dwellings delivered per annum	Shortfall in 5 year supply greater than	Depending on HDT result:



Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Rossendale's Housing Requirement	and meet delivery targets  To provide an appropriate range of sizes and types of dwellings across the Borough	No. of dwellings (net) completed since Local Plan adopted 5 year housing land supply position  No. of dwellings (net) in the last financial year approved/completed on previously developed land  No. of dwellings approved/completed specifically for: Older people People with disabilities Private rented sector Self-build and custom build Student housing  No. of dwellings delivered in the Edenfield Neighbourhood Plan area  Percentage of empty homes	1,272 dwellings in land supply 2019-24 (inc. 20% buffer); 3,180 dwellings to be delivered over Plan period 2019-34  30% of dwellings to be delivered on previously developed land  456 dwellings to be delivered in Edenfield Neighbourhood Plan Area  Reduction in no. of homes that have been empty for more than 2 years	1 year  HDT results and consequences	Housing Action Plan 20% housing land supply buffer Presumption in Favour of Sustainable Development  Review Local Plan including call for sites and potential review of capacity via the SHLAA Consider a review Local Plan  Identify problems and causes of vacancy  Work with key partners to assist in bringing dwellings back into use targeting persistent long-term vacancies  Assess the need for additional resources within the Council to address this issue

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy HS2: Housing Site Allocations	<p>To direct housing development to appropriate locations</p> <p>To maximise the re-development of brownfield land for housing</p>	<p>No. of completions on allocated sites, split by PDL and greenfield</p> <p>No. of Completions on unallocated (windfall) sites, split by PDL and greenfield</p> <p>No. of: Semi/detached/terraced/flat/bungalow/other approved / completed</p> <p>No. of: 1/2/3/4/5/5+bed dwellings approved/completed</p> <p>How many planning applications on sites of 50 dwellings or more been accompanied by an appropriate masterplan, in line with the policy?</p>	<p>75% of development to take place on allocated sites</p> <p>70% of sites on the brownfield register brought back into use</p>		Identify problems and potential causes of variants and identify measures to address them
Policy HS3: Edenfield	To ensure delivery of high-quality development to meet housing needs	<p>No. of dwellings approved / completed on allocation</p> <p>Production of appropriate masterplan</p>	<p>Delivery of dwellings in line with housing trajectory for the allocation</p> <p>Masterplan addresses policy requirements</p>		
Policy HS4: Loveclough	To ensure delivery of high-quality development to meet housing needs	<p>No. of dwellings approved / completed on allocation</p> <p>Production of appropriate masterplan</p>	<p>Delivery of dwellings in line with housing trajectory for the allocation</p> <p>Masterplan</p>		

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
			addresses policy requirements		
Policy HS5: Swinshaw Hall	To ensure delivery of high-quality development to meet housing needs	No. of dwellings approved / completed on allocation  Production of appropriate masterplan	Delivery of dwellings in line with housing trajectory for the allocation  Masterplan addresses policy requirements		

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy HS6: Affordable Housing	To ensure provision of appropriate level of affordable housing to meet identified needs	<p>Total No. of affordable completions and as a percentage of overall housing delivery</p> <p>No. of major residential applications granted and no. that included affordable housing provision? Total and average no./percentage of affordable dwellings provided on these sites</p> <p>Amount of commuted sum payments towards affordable housing</p> <p>Reasons used to justify non-provision of affordable housing</p> <p>No. of affordable dwellings delivered in rural areas</p> <p>No. of affordable/market dwellings completed that meet specific needs i.e. purpose-built accommodation for the elderly, housing suitable for disabled people</p>	Affordable housing completions matching policy requirements on all new residential development	25% of new housing completions on major sites not meeting adopted policy on affordable housing	<p>Identify problems and potential causes of variants and identify measures to address them</p> <p>Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability</p> <p>Liaise with developers to understand why targets are not being met - identify barriers and potential ways of addressing situation.</p> <p>Review Local Plan</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy HS7: Housing Density	To ensure the most efficient use of land and contribute to sustainable development	Average density of housing proposed/ completed split by within/outside urban boundary, town centres, within 300m of bus stops on key corridors  No. of in town centre developments providing housing of 40dph or more?	Majority of development to achieve 30dph  Town centre locations to achieve at least 40dph	25% of new housing completions being less than 30dph  10% of town centre completions being less than 40dph	Identify problems and potential causes of variants and identify measures to address them
Policy HS8: Housing Standards	To ensure high quality design and meet needs of specific groups	No. / %age of dwellings approved/completed built to M4(2) standard  No. / %age of dwellings approved/completed to Nationally Described Space Standards (NDSS)  Quality of new housing approved/completed in according to the Building for Life Assessments?  No. / %age dwellings approved/completed specifically for older people.	All new dwelling completions to meet NDSS	25% of new housing completions not meeting NDSS	Consider update of Local Plan Viability Assessment in order to identify whether position has changed on viability  Liaise with developers to understand why targets are not being met to identify barriers and understand potential ways of addressing situation
Policy HS9: Private Residential Garden Development	To allow for appropriate development whilst protecting local character	No. of dwellings approved / completed within private residential gardens			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
<p>Policy HS10: Open Space Requirements in New Housing Developments</p>	<p>To ensure provision of / contribution towards an appropriate level of open space in new development</p> <p>To contribute to amenity, health and wellbeing</p>	<p>Percentage of major housing development providing a contribution towards open space;</p> <p>Hectares of new open space approved/created through development</p> <p>Amount of financial contribution secured for enhancement of open space through development</p> <p>Reasons cited for not providing open space provision</p>	<p>All major housing developments approved in areas of deficiency to provide appropriate contribution towards open space</p> <p>75% of major housing development approved in all areas to provide appropriate contribution towards open space</p>	<p>Any major housing development in area of open space deficiency not providing appropriate contribution</p> <p>25% of all major development not providing appropriate open space provision</p>	<p>Update relevant SPD following Open Space Assessment to establish:</p> <ul style="list-style-type: none"> <li>i. The minimum local standards and how they will be applied.</li> <li>ii. Quantity, Accessibility and Quality assessments, to determine the amount of new open space provision required as part of a residential development or</li> <li>iii. Appropriate financial contributions required from new residential developments.</li> </ul> <p>Review viability assessment procedure</p> <p>Work with Lancashire County Council and other partners to address</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>problems.</p> <p>Work with developers to seek opportunities to improve quality of open space, recreation and sport</p> <p>Where necessary review Local Plan</p>
Policy HS11: Playing Pitch Requirements in New Housing Developments	<p>To ensure provision of / contribution to playing pitches</p> <p>To contribute to health and wellbeing</p>	Percentage of major housing developments providing a contribution towards playing pitches (broken down by amount of actual provision or financial contribution)?	<p>All major housing developments approved in areas of deficiency to provide appropriate contribution</p> <p>75% of major housing development approved in all areas to provide appropriate contribution</p>	<p>Any major housing development in area of deficiency not providing appropriate contribution</p> <p>25% of all major development not providing appropriate provision</p>	<p>Produce SPD to establish that, where there is a local need for playing pitches based on the latest Playing Pitch Strategy, appropriate financial contributions will be sought from new residential developments</p>
Policy HS12: Private Outdoor amenity space	To ensure high quality development	n/a	n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS13: House Extensions	To allow for appropriate development	n/a	n/a	n/a	Consider policy review if any evidence/issues arise

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	while protecting amenity				
Policy HS14: Replacement Dwellings	To allow for appropriate development while protecting amenity and character	n/a	n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS15: Rural Affordable Housing – Rural Exception Sites	To contribute to need for affordable housing in rural areas	No. permissions relating specifically to "rural exception" sites; percentage of affordable housing provided on these sites	n/a	n/a	
Policy HS16: Conversion and Re-Use of Rural Buildings in the Countryside	To allow for appropriate development while protecting amenity and character		n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS17: Rural Workers Dwellings	To support agriculture while protecting countryside		n/a	n/a	Consider policy review if any evidence/issues arise
Policy HS18: Gypsies, Travellers and Travelling	To meet identified needs	No. and location of Gypsy and/or Traveller sites/ pitches or extensions and/or alterations to existing sites approved	To meet the level of identified need (particularly for a transit site of up to 4	A reduction in available supply of pitches below 50% of need	Bring forward Gypsy and Traveller Site Allocation in line with identified need



Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Showpeople		<p>No. of new permanent/transit pitches available in the district</p> <p>No. of unauthorised and illegal encampments or developments, and enforcement actions carried out within the district per annum.</p>	<p>pitches and new pitches within existing sites)</p> <p>To minimise the number of illegal encampments and the need for enforcement action carried out</p>	<p>Significant increase in illegal encampments or need for enforcement action</p>	<p>Continue to work with gypsy and traveller community to ensure needs are being met wherever possible</p> <p>Keep evidence base on gypsy and traveller needs up to date</p>
Policy HS19: Specialist Housing	To provide for specialist housing need and increase range of housing types	No. of specialist dwellings approved/completed	To meet need for specialist accommodation identified in the SHMA / other housing need evidence	No new specialist accommodation provided / proposed in the Borough despite identified need	<p>Review policy</p> <p>Work with specialist providers to identify barriers and solutions</p>
Policy HS20: Self Build and Custom Built Houses	To provide for self-build/custom build housing need and increase range of housing types	<p>No. of serviced plots for self-build approved</p> <p>No. of self-build/ custom-build dwellings completed</p> <p>No. of individuals/groups on the self-build register</p>	<p>To meet the requirements identified by the Self Build Register.</p> <p>Providing self build/custom build opportunities on major housing sites</p>	<p>Not meeting the number of approvals over the rolling year period.</p> <p>25% of relevant applications for housing not providing custom or self build opportunities</p>	<p>Consider availability of land, identify any potential land, eg On housing allocations, in Council ownership, Housing Action Plan</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Chapter 2: Employment Growth and Employment					
Strategic Policy EMP1: Provision for Employment	To ensure enough land is provided to meet economic growth	No. of applications / sq.m of new employment floorspace (B1, B2 and B8) approved/completed – broken down by brownfield/greenfield land  Total Employee Jobs (Full Time) Total Employee Jobs (Part Time)	27ha of new employment land provision over Plan period  Approx. 1.8ha of new employment floorspace provision per annum	Not meeting annual requirement 3 year period  Net loss in employment floorspace	
Policy EMP2: Employment Site Allocations	To provide sufficient new employment land in appropriate locations and protect existing employment land	No. of applications / sq.m of new employment floorspace approved/completed on allocated Employment sites  No. of masterplans/development briefs approved for permissions on sites requiring one	Net reduction in vacancy rates on identified employment sites.  All applications on sites requiring one to include a masterplan or development brief	Land remains vacant for over 3 years	Continue to monitor the economic value of employment site in relation to occupation and vacancy levels. Where sites are not performing well, consideration could be given to alternative uses in accordance with national planning

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					policy.
Policy EMP3: Employment Site and Premises	To protect existing employment land but allow for suitable redevelopment where appropriate	Sq.m of employment floorspace lost to other uses (per type of use approved/completed) – total and on allocated sites	No net loss of employment floorspace	Net loss of employment floorspace over more than one year running	Produce SPD setting out details of the policy criteria, including marketing and an assessment of the viability of employment use.  Review policy
Policy EMP4: Development Criteria for Employment Generating Development	To support wider economic growth and increase jobs	No. / sq.m. of non-B1, B2, B8 employment uses approved/completed (per type of use)	n/a	n/a	
Policy EMP5: Employment Development in non-allocated employment areas	To support wider economic growth and provide a range of employment opportunities	No. of applications / sq.m of new employment floorspace approved/completed outside allocated Employment sites	n/a	n/a	
Policy EMP6: Futures Park	To support economic growth and ensure well-	No. of applications / sq.m. floorspace approved / completed per type of use  Production of a masterplan	Site completed with appropriate mix of uses by 2034	Lack of progress with development of site  Absence of	Review policy and site allocation

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	designed, co-ordinated development		Masterplan addresses issues outlined in policy	masterplan or masterplan does not address identified issues	
Policy EMP7: New Hall Hey	To support economic growth and ensure well-designed, co-ordinated development	No. of applications / sq.m. floorspace approved / completed per type of use  Production of a masterplan	Site completed with appropriate mix of uses by 2034  Masterplan addresses issues outlined in policy	Lack of progress with development of site at 3, 5, 10 year periods  Absence of masterplan or masterplan does not address identified issues	Review policy and site allocation
Chapter 3: Retail					
Strategic Policy R1: Retail and Other Town Centre Uses	To support the role and function of town and other centres	No. of applications / sq.m. floorspace of town centres uses (inc. A1, A2, A3, A4, B1a, D2) approved/completed within identified centres, PSAs and non-centres  Sq. m. retail floorspace lost to other uses in centres, PSAs and in other areas (broken down by type of use approved/completed)  No. of vacant retail frontages / sq.m. vacant floorspace in centres  Town Centre Health checks including Vacancy Rates	Net reduction in vacancy rates  Majority of town centres uses to be located in the identified centres	Sites/buildings continue to remain vacant for over 3 years  Net loss of town centre uses in identified centres  Disproportionate amount of town centre uses approved / completed outside identified centres	Monitoring the health of defined centres within the hierarchy to ensure vitality and viability. Where there are challenges to this, consider where interventions are appropriate to boost vitality and viability.  Periodic health checks will be undertaken by the

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>Council to monitor the viability and vitality of centres and further guidance will be provided, if required, in an SPD</p> <p>Review policy</p>
Policy R2: Rawtenstall Town Centre Extension	To support the redevelopment of this key town centre site	<p>Sq.m. of floorspace approved by type of use in identified area</p> <p>Production of a masterplan</p>	Site completed with appropriate mix of uses by 2034	Lack of progress with development of site at 3, 5, 10 year periods	Site completed with appropriate mix of uses by 2034
Policy R3: Development and Change of Use in District and Local Centres	To support the role and function of centres	No. of applications / sq.m. (A1, A2, A3, A4, A5) approved/completed within identified centres			
Policy R4: Existing Local shops	To protect local shops where they provide a valuable community resource	Sq.m. approved/completed involving loss of A1 retail to other uses outside identified centres			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy R5: Hot Food Takeaways	To improve health and protect amenity	<p>No. of approvals/completions for of A5 use within 400m of a secondary school that is outside a designated town and district shopping centres</p> <p>Of these permissions, how many have conditions restricting the opening hours to outside lunchtime/school closing times</p> <p>No. of approvals/completions for A5 use in wards where more than 15% of year 6 pupils or 10% of reception pupils are classed as obese by Public Health England?</p>	Reduction in childhood obesity levels	<p>Increase in approvals for A5 use in wards identified in policy</p> <p>No reduction in childhood obesity wards in identified wards</p>	<p>Produce SPD to provide additional guidance on A5 uses and planning for health</p> <p>Update SPD on Shopfront Design</p>
Policy R6: Shopfronts	To enhance amenity and ensure good design	<p>No. of applications submitted in Conservation Areas that involved alteration to shopfronts (and in other areas?)</p> <p>Of these, how many involved consideration of design / quality of shopfront?</p>			Update SPD on Shopfront Design
Chapter 4: Environment					
Strategic Policy ENV1: High Quality Development in the Borough	Design	<p>No. of applications for major development accompanied by an appropriate Development Brief, Design Code or used the Building by Design methodology to ensure good quality design</p> <p>Development receiving design awards (Civic trust awards, BURA awards, RTPi awards or CABE awards)</p>	<p>Approval of at least one design awards or referrals achieved</p> <p>100% of appeal decisions won on design grounds</p> <p>All large scale developments (100+</p>	<p>Failure to deliver design award targets over five year intervals</p> <p>25% of appeals lost on design grounds</p> <p>50% of large scale development not</p>	<p>Identify problems and potential causes of variants and identify measures to address them</p> <p>Where appeals are being lost on design investigate the need for additional design</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>No. of appeal decisions determined on design grounds</p> <p>No. of applications accompanied by a Health Impact Assessment (HIA)</p>	<p>dwelling(s) to be accompanied by appropriate Design Brief/code and HIA</p>	<p>being accompanied by appropriate briefs/assessments</p>	<p>guidance and training for officers</p> <p>Work with developers to seek opportunities to improve quality of design</p>
ENV1	Flood Risk – see ENV9				
ENV1	Climate change/energy efficiency	No. of dwellings completed above required building standards for energy efficiency	Approval of at least one exemplar energy schemes	Failure to deliver the energy and design award targets over five year intervals	<p>Identify the problems and causes of variants and identify measures to address them</p> <p>Where necessary look to provide additional guidance to support relevant policies</p>
Strategic Policy ENV2: Heritage Assets	To conserve and enhance the historic environment	<p>No. of heritage assets on national Heritage at Risk (HAR) Register</p> <p>No. of listed buildings on the local Buildings at Risk Register</p> <p>No. of heritage-led regeneration projects managed by the council (operating or applied</p>	<p>Removal of assets from HAR Register, or progress made in addressing issues with them</p> <p>Removal of listed buildings from local</p>	No change in numbers of heritage assets on the HAR Register or local BAR Register	<p>Further engagement with BAR/HAR building owners and Historic England</p> <p>Engage with Enforcement on use of proactive</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		for)	Buildings at Risk Register		enforcement powers available (i.e. S215, Urgent Works and Repairs Notices)  Further engagement Economic Development and funding bodies
Policy ENV3: Landscape Character and Quality	To protect the distinctive landscape character of the Borough; conserve and enhance the natural and built environment	Area of land protected from development for their intrinsic landscape character or visual amenity value.  Loss of areas designated for their intrinsic landscape character or visual amenity value.	No net loss of landscape character or visual amenity	Any loss of landscape character or visual amenity	Identify the problems and causes of variants and identify measures to address them  Look to provide additional guidance to support relevant policies
Policy ENV4: Biodiversity, Geodiversity and Ecological Networks	To protect biodiversity, geodiversity and ecological networks; to achieve net gain in biodiversity	No of SSSIs within or partly within the Borough  % of SSSIs units assessed as being in favourable or unfavourable condition  Location and extent of existing ecological corridors/networks  No. of development proposals which result in the loss (and extent/% of loss) of areas recognised as being part of the ecological corridors/networks and natural features which	No net loss  Net gains in biodiversity  Maintain number of SSSIs within the district  Improve % of SSSIs recorded as being in favourable condition	Any loss of land of biodiversity importance  Year on year reduction in the condition and number of SSSIs  Year on year reduction in condition and extent	Produce SPD be produced to set out elements within and the role of Ecological Networks  Identify the problems and causes of variants and identify measures to address them



Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		<p>provide local distinctiveness</p> <p>Creation of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>Loss of areas designated for their intrinsic environmental value including sites of international, national, regional or local significance (hectares or other appropriate measure)</p> <p>Hectares of land (or other appropriate measure) of other environmental / biodiversity value enhanced or lost</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>Progress towards Visitor Management Plan for South Pennines SPA</p> <p>Hectares of new greenspace habitats created as part of new development proposals</p>		<p>of ecological corridors/networks</p> <p>Year on year reduction in mature trees, ancient woodland, hedgerows and ponds</p>	<p>Activate compensation, enforcement or mitigation measures</p> <p>Work with Natural England, Lancashire Wildlife Trust and other partners to address problems. Work with developers to seek opportunities where ecological corridors/networks could be extended</p> <p>Review Local Plan</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
Policy ENV5: Green Infrastructure networks	To protect green infrastructure networks; to achieve net gain in biodiversity	<p>Addition (hectares) of green infrastructure networks (per approvals/completions)</p> <p>Loss (hectares) of green infrastructure networks (per approvals/completions)</p> <p>Amount of net gain/loss of biodiversity in the Borough (using appropriate measure)</p> <p>Mitigation measures adopted</p>	<p>No net loss</p> <p>Net gains in biodiversity</p>	Net loss of land of green infrastructure importance within the district.	<p>Identify the problems and causes of variants and identify measures to address them</p> <p>Look to provide additional guidance to support relevant policies</p> <p>Activate compensation, enforcement or mitigation measures</p> <p>Where necessary review Local Plan</p>
Policy ENV6: Environmental Protection	To prevent, reduce or mitigate against pollution or land instability	<p>Current air quality levels</p> <p>No. of Air Quality Management Areas (AQMA's)</p> <p>See TR4 for electric charging points</p>	<p>Improvement in air quality levels</p> <p>Removal of Air Quality Management Areas (AQMA's)</p>	Year on year worsening of air quality levels	<p>Identify problems and causes of variants and identify measures to address them</p> <p>Where necessary look to provide additional guidance to support relevant policies</p> <p>Work with relevant</p>

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					agencies and other partners to address potential problems  Where necessary review Local Plan
Policy ENV7: Wind Turbines	To support renewable energy while protecting valuable assets	Amount of wind energy capability approved / generated			
Policy ENV8: Other forms of Energy generation	To support renewable energy provision	Amount of other renewable energy capability approved / generated			
Policy ENV9: Surface Water Run-Off, Flood Risk, Sustainable Drainage and Water Quality	To avoid flooding, surface water or drainage issues	No. of dwellings approved in areas at risk of flooding  No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds  No. of Sustainable Drainage Systems provided	Reduction in homes built in Flood Zone 2	Increased incidences of major flood events  Reduction in SuDS provision	Identify the problems and causes of variants and identify measures to address them  Where necessary look to provide additional guidance to support relevant policies  Work with Natural England, the Environment Agency and other partners

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
					<p>to address potential problems.</p> <p>Work with partners to manage flood risk inc. Environment Agency, Lead Local Flood Authority (Lancashire County Council), United Utilities and non-statutory organisations</p> <p>Maintain up to date evidence base including Strategic Flood Risk Assessment</p> <p>Where necessary review Local Plan</p>
Policy ENV10: Trees and Hedgerows	To protect trees and woodland and ensure provision of new planting	<p>No. of Arboricultural Implications Assessments (AIA) submitted for development involving the loss of trees or woodland</p> <p>No. of trees subject to a Tree Preservation Order lost</p>			
Chapter 5: Leisure and Tourism		Levels of Visitor Numbers attracted to the District			

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
		No. of approvals for cultural and leisure facilities (per type of proposal)			
Strategic Policy LT1: Protection of Playing Pitches, Existing Open Space, Sport and Recreation Facilities	To protect existing playing pitches, open space, sport and recreation to support the role they play in health and well-being and amenity	Hectares of existing open space, recreation and sports facilities lost per approval/completion  See also HS10 and HS11	Increase in provision of open space, recreation and sports facilities where a deficit or need has been identified	Year on year reduction in open space, recreation, leisure and sports facilities	Identify the problems and causes of variants and identify measures to address them  Look to provide additional guidance to support relevant policies  Where necessary review Local Plan
Policy LT2: Community Facilities	To protect valued facilities and ensure continued sustainability of communities	No. of approvals/completions involving development of new community facilities  No. of approvals/completions involving loss of existing community facilities	No loss in community facilities	Year on year reduction in reported community facilities	Should community facilities, which are demonstrably valuable to the communities they serve, be lost consideration should be given as to whether further protection is necessary in the Local Plan process.

<b>Policy</b>	<b>Main objectives</b>	<b>Indicator/Data Source</b>	<b>Target</b>	<b>Trigger</b>	<b>Action required</b>
Policy LT3: Tourism	To support the economic benefits gained from tourism	No. of approvals/completions involving new tourism related facilities  No. of approvals/completions involving loss of tourist facilities	Increase in tourism related facilities, in line with Tourism Strategy	No or net loss of tourist facilities	Work with Economic Development / tourism industry to address issues
Policy LT4: Overnight Visitor Accommodation	To improve tourism offer	No. of approvals/completions involving overnight visitor accommodation  Location of approvals/completions involving overnight visitor accommodation	Increase in high quality visitor accommodation in appropriate areas	No increase or loss of visitor accommodation	Work with Economic Development / other bodies to address issues
Policy LT5: Equestrian Development	To support appropriate recreation and rural diversification	n/a	n/a	n/a	n/a
Policy LT6: Farm Diversification	To support appropriate opportunities to improve rural economy	n/a	n/a	n/a	n/a
Chapter 6: Transport					
Strategic Policy TR1: Strategic Transport	To enhance connectivity, support economic growth while improving air quality and	Implementation of necessary transport infrastructure as identified in the Infrastructure Delivery Plan (IDP)  See also ENV1 for air quality	Delivery of infrastructure as described in IDP  Year on year failure to meet timescales identified within IDP	Year on year failure to meet timescales identified within IDP	Continue to liaise with infrastructure providers to ensure that provision is made, where this cannot be achieved consider how

Policy	Main objectives	Indicator/Data Source	Target	Trigger	Action required
	tackling climate change				barriers can be removed. Where they cannot be addressed and it has significant implications on the plan, there may be a requirement to review the content of the plan (particularly where the infrastructure would be strategic in nature)  Where necessary review Local Plan
Policy TR2: Footpaths, Cycleways and Bridleways	To support recreation, health and well-being	Km.s of existing walking/cycle routes  Km.s of new routes constructed or enhanced  Amount of investment in routes			
Policy TR3: Road Schemes and Development Access	To ensure appropriate access for new development	n/a	n/a	n/a	n/a
Policy TR4: Parking	To provide for appropriate levels of car parking and	No. of charging points for electric vehicles approved / completed per development type  Proportion of new dwellings subject to	75% of new dwellings granted approval by 2034 to be fitted with	Failure to condition 75% of new dwelling permissions within reported year.	Work with the Council's air quality officers to identify potential barriers to

<b>Policy</b>	<b>Main objectives</b>	<b>Indicator/Data Source</b>	<b>Target</b>	<b>Trigger</b>	<b>Action required</b>
	encourage use of electric vehicles	planning permissions granted each year requiring electric car recharging points.	electric car recharging points		provision of charging points



## 9 Contextual Indicators

9.1 As well as the indicators listed above, the Council will continue to report on a number of contextual indicators, which provide key information including demographic changes, unemployment statistics, house prices etc. The contextual indicators set out in Table 2 will help to provide an overall picture of whether the Vision and Objectives of the Local Plan are being realised.

Table 2: Contextual Indicators

<b>Indicator</b>	<b>Sub-indicators</b>
Mid Year estimates	Population size
Household size	Average household size
Unemployment and unemployment rates	Male unemployment
	Female unemployment
	Total unemployment
Deprivation	Indices of multiple deprivation - rank of average score
	Indices of multiple deprivation - rank of income scale
	Indices of multiple deprivation - Rank of employment scale
House Prices	Overall average
	Detached
	Semi-detached
	Terraced
	Flat/Maisonette
Income	Full-time gross weekly pay
Flood Risk	Properties at risk of flooding
Housing stock and stock conditions	Dwelling stock
	Total households on the housing register
	% of dwellings built prior to 1919
Condition indicators	% of dwellings built prior to 1945
	% of dwellings classed as unfit
	Overall no. of listed buildings
Historic Environmental Indicators	Listed buildings at risk - national register
	Scheduled monuments at risk - national register
	Registered Parks and Gardens at risk - national register
	Listed buildings at risk - local register
	Overall no. of conservation areas
	Number with appraisal
	Number with enhancement schemes/policy documents
Environmental indicators	Areas of land designated for their environmental value including sites of international, national, regional or local importance.

## **10 Conclusion**

10.1 This paper has sought to describe the monitoring framework that will be used to monitor implementation and delivery of the Local Plan. This information will be reported annually as part of the Authority's Monitoring Report (AMR) process. The effectiveness of the framework will be kept under review as part of this process. This may include the review of indicators and other evidence sources.

## Appendix 1 – Sustainability Appraisal Indicators taken from Table 15.1 of the 2018 SA of the Pre-submission Local Plan (Regulation 19)

Proposals for monitoring adverse sustainability impacts of the Local Plan

<b>Adverse effect</b>	<b>Indicator</b>	<b>Scale and frequency</b>	<b>Trigger</b>
Heavy reliance on personal car use	Traffic flows on A roads and motorways	Annually, along key routes	Traffic flow increases year on year e.g. DfT AADT counts <sup>2</sup>
	Rates of public transport uptake	Annually, Plan-area wide	Rates of uptake declining or showing no signs of improvement
Increase in GHG emissions and energy consumption	Proportion of energy from renewable sources and carbon footprint of the borough	Annually, Plan-area wide	Year on year increases in the use of coal and oil sourced energy e.g. DBEIS statistics on local authority energy consumption <sup>3</sup>
Degradation of sensitive landscapes	Loss of key landscape features due to development	Annually, Plan-area wide	Year on year increases in quantity of development approved in sensitive LCTs
Degradation and loss of biodiversity and habitats	Quality, connectivity and species richness of habitats	Important biodiversity sites of the borough	Year on year loss of important habitats or species e.g. Condition of SSSIs <sup>4</sup> and IWSs

<sup>2</sup> <https://roadtraffic.dft.gov.uk/#6/55.254/-6.053/basemap-regions-countpoints>

<sup>3</sup> <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level>

<sup>4</sup> <https://designatedsites.naturalengland.org.uk/>