



## **Wycombe District Local Plan Examination**

**Matter 11: Monitoring**

**August 2018**

## Introduction

### 1. Does the Plan provide an appropriate framework for monitoring policies and proposals?

- 1.1 The Planning Practice Guidance (PPG) requires that information on how the implementation of policies and proposals in the Local Plan is progressing be monitored and reported as frequently as possible to communities.<sup>1</sup> To meet this requirement, chapter 7 of the Local Plan<sup>2</sup> sets out how the Plan will be delivered and monitored.
- 1.2 The monitoring framework, as set out in paragraph 7.19, focuses on monitoring the delivery of the core policies which are the tools to deliver the Plan's strategy. The reason for focusing on the core policies in our monitoring is set out in paragraph 7.20 and is based on financial responsibility, given the cost and resources required to carry out effective monitoring.
- 1.3 Appendix H of the Plan sets out a comprehensive monitoring framework of the Plan's core policies. Several of these core policies are implemented through development management policies set out in chapter 6 of the Plan. As a result, the monitoring framework contained within appendix H of the Plan is an appropriate mechanism to monitor the Plan's policies.
- 1.4 We currently compile a Wycombe Monitoring Report on a regular basis.<sup>3</sup> The report presents information collected against the requirements set out in Part 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Following the adoption of the Local Plan, the Wycombe Monitoring Report will be the vehicle we use to present information collected using the new Plan's monitoring framework.

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<sup>1</sup> Planning Practice Guidance: Local Plans. Paragraph 027, reference ID: 12-027-20170728. Revision date 28 07 2017.

<sup>2</sup> Chapter 7, WDLP1 Wycombe District Local Plan

<sup>3</sup> See HELS7 Wycombe Monitoring Report Monitoring Period 1 April 2015 to 31 March 2017 for the most recently completed Wycombe Monitoring Report.

- 1.5 We will also publish, on a regular basis, updates to our five-year housing land supply position and figures relating to the housing delivery test. These reports will be used as a further health check of the Plan's proposals and allocations.
- 1.6 Question 13 of WDC's Matter 1 statement sets out the Council approach to the monitoring and implementation of the plan's strategy.

## **2. Does the Plan provide clear and effective guidance on implementation, monitoring targets and triggers for review?**

- 2.1 In developing the Plan, we have recognised that we have a responsibility to monitor the plan to be certain it is delivering what it aims to do – and to bring forward early revisions if necessary.
- 2.2 Appendix H of the Local Plan sets out the Plan's monitoring framework, including measures of implementation and indicators for monitoring purposes. This should be read in conjunction with chapter 7 of the Plan which sets out our approach to the Plan's Monitoring and Delivery and includes a discussion of the circumstances under which a review of the Plan might be undertaken.

### ***Implementation***

- 2.3 The Council's approach to the implementation of the Plan is set out in paragraphs 7.2 – 7.17 of the Plan. This outlines the approaches that we are taking to support the implementation of the plan including not artificially phasing housing development, the documentation we will produce to guide the development of our site allocations including supplementary planning documents (see also Matter 1, question 14) and how we have taken part in early engagement with infrastructure providers to understand their investment plans and inform our Infrastructure Delivery Plan.
- 2.4 More fundamentally the Plan's policies are written with implementation in mind. Site policies set out clear requirements for the delivery of those sites. This, together with the reasoned justification for the policies, provides clear guidance up front on what is required for the successful

delivery of those sites and is intended to provide clarity for the development management process. Similarly the development management policies and their reasoned justification seek to provide clear guidance on a range of issues that should assist with the implementation of development in the District and provide clarity to developers up front to deliver sustainable development.

- 2.5 Progress in the implementation of policies will be reported in the Wycombe Monitoring Report and as set out below there are clear indicators against policies to allow for transparent and meaningful reporting.

### ***Monitoring targets***

- 2.6 Appendix H sets out monitoring targets and indicators for each of the core policies within the Plan, breaking them down where necessary across their component parts.
- 2.7 Each target and its corresponding indicators are primarily based on quantifiable elements of their policy. These were selected on a rationale of what could be readily and meaningfully measured.
- 2.8 In some instances the targets are hard to measure quantitatively. In these cases we have clearly defined the qualitative measures that are to be used. These measures are set out in paragraphs 7.21 and 7.22 of the Plan.
- 2.9 For each target, the frequency of the monitoring and the source of the information are set out.
- 2.10 It is considered that the approach set out in Appendix H provides clear guidance in respect of the plan's monitoring targets through its focus on quantifiable data, identification of the data sources, and clearly-stated frequency of data collection.

### *Triggers for review*

2.11 Paragraph 7.23 of the Local Plan defines the clear circumstances which would trigger an early review of the Local Plan. These are:

- If monitoring identifies that the targets set out in Appendix H are not being met, with particular attention being paid to employment land given the high levels of forecast need;
- If there is a fundamental change in national planning policy; and
- If there is a change in the regional or sub-regional context.

2.12 As explained by the Council at the first set of hearing sessions, there is an emerging significant change in the regional/sub-regional context in the form of the Oxford to Cambridge Growth Corridor. The National Infrastructure Commission report in November 2017 has set the context for the preparation of strategic plans covering the corridor, one of which would be for the Central Growth Area which includes Buckinghamshire. Wycombe District Council is a member of the Central Growth Board and it is likely that this will result in early Plan review, albeit at a strategic level, as part of a wider strategic (but statutory) plan for the Central Growth Area.