

Local Plan Monitoring Framework

Teignbridge Local Plan 2020 – 2040 (Regulation 19)

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Background and context

1. Local authorities have a duty to monitor the effectiveness of planning policies.
 - 1.1. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authority Monitoring Report (AMR). The Regulations prescribe what must be monitored, which are summarised in **Table 1** below.

Table 1: Mandatory monitoring requirements

Regulation 34 (1)	<p>A local planning authority's monitoring report must contain the following information—</p> <p>(a) the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme;</p> <p>(b) in relation to each of those documents—</p> <ol style="list-style-type: none"> (i) the timetable specified in the local planning authority's local development scheme for the document's preparation; (ii) the stage the document has reached in its preparation; and (iii) if the document's preparation is behind the timetable mentioned in paragraph (i) the reasons for this; and <p>(c) where any local plan or supplementary planning document specified in the local planning authority's local development scheme has been adopted or approved within the period in respect of which the report is made, a statement of that fact and of the date of adoption or approval.</p>
Regulation 34 (2)	<p>Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must—</p> <p>(a) identify that policy; and</p> <p>(b) include a statement of—</p> <ol style="list-style-type: none"> (i) the reasons why the local planning authority are not implementing the policy; and (ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.
Regulation 34 (3)	<p>Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the local planning authority's monitoring report must specify the relevant number for the part of the local planning authority's area concerned—</p> <p>(a) in the period in respect of which the report is made, and</p> <p>(b) since the policy was first published, adopted or approved.</p>
Regulation 34 (4)	<p>Where a local planning authority have made a neighbourhood development order or a neighbourhood development plan, the local planning authority's monitoring report must contain details of these documents.</p>
Regulation 34 (5)	<p>Where a local planning authority have prepared a report pursuant to regulation 121A(1)(b) of the Community Infrastructure Levy</p>

	Regulations 2010, the local planning authority's monitoring report must contain the information specified in paragraph 1 of Schedule 2 to those Regulations.
Regulation 34 (6)	Where a local planning authority have co-operated with another local planning authority, county council, or a body or person prescribed under section 33A of the Act, the local planning authority's monitoring report must give details of what action they have taken during the period covered by the report.
Regulation 34 (7)	A local planning authority must make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 as soon as possible after the information becomes available.

1.2. In addition to these mandatory requirements, the 2012 Regulations introduced greater flexibility for local authorities to decide what should be monitored. The need to produce one large document published on an annual basis was removed. The Council publishes a series of documents on various topics, when data are available, which together make up the AMR.

1.3. It is essential that planning policies are monitored and assessed, as this, along with the Sustainability Appraisal (SA) process in particular, provides data which allows us to consider whether policies are working properly and can identify those policies which could be reviewed.

Development of the Monitoring Framework

2. This Monitoring Framework (MF) has been produced to outline how policies in the Local Plan 2020-2040 will be monitored. As Local Plan policies are updated and changes are made to national guidance and legislation, the MF must also be responsive to change.

2.1. As part of the review and update of indicators and targets, the new proposed policies in the Local Plan 2020-2040 were considered, with appropriate performance measures against which to assess their successful implementation, and the latest AMR where appropriate. This has meant that some existing indicators have been deleted and some renamed to make it clearer as to what they are monitoring. It is considered that this will lead to a more robust MF. This process also lead to the identification of new indicators and targets, where appropriate. The indicators used in the Sustainability Appraisal Report 2023 will be used to monitor the significant effects of the Local Plan.

Indicator targets and trends

3. For policies where clear outputs are required, such as those relating to housing delivery, specific targets have been included in the MF. Performance against such targets can inform whether Local Plan policies should be reviewed.

3.1. For policies where it is not possible to attach a clear target, a general trend has been included in the MF to identify whether a broad direction of travel is being met. This can include either an increase or a decrease in a recorded indicator.

- 3.2. For other indicators that provide helpful background data, neither a target nor a trend is appropriate.
- 3.3. Targets and trends are only monitored where there specific measurables and available data sources.

Indicator sources

4. For each indicator a source of information is identified, which is considered in the main, to be easily obtainable on a yearly basis or more frequently. If information is available less regularly, then the date to which the information applies and the date on which the information was published will be clearly shown. Sources include national statistics and information collected/held by the Council. If the information source changes or the information is no longer available, then this will be noted in the AMR and addressed in a review of the MF.

Other monitoring

5. The MF does not specifically include development management statistics on performance which are published separately. The government has introduced a number of changes to permitted development rights in recent years which have had a significant impact on the District. Prior approvals are also monitored separately.
 - 5.1. A large body of data is also extracted from the Council's decisions analysis system which are used to produce annual AMRs.
 - 5.2. The indicators set out in **Table 2: Key Performance Indicators** include the regular monitoring of certain aspects of policy including an annual Town Centre Land Use Survey, regular Town Centre Health Checks and footfall monitoring. The robust and extensive evidence base relating to the Local Plan includes a wide range of research documents on a number of subjects and can be viewed on the Council's website.

Structure of Monitoring Report

6. There is a suite of indicators that monitor the progress of relevant Local Plan policies. These are indicated as Key Performance Indicators (KPI).

Indicator targets and trends

7. For policies where clear outputs are required, such as those relating to housing delivery, specific targets have been included in the MF. Performance against such targets can inform whether Local Plan policies should be reviewed.
8. For policies where it is not possible to attach a clear target, a general trend has been included in the MF to identify whether a broad direction of travel is being met. This can include either an increase or a decrease in a recorded indicator.
9. For other indicators that provide helpful background data, neither a target nor a trend is appropriate.

Meeting targets

10. Where it would appear through monitoring that targets are not being met, as set out in Local Plan (A.9) it may be necessary, should relevant circumstances arise, the Council

will undertake an earlier review and, if necessary, update relevant Local Plan policies accordingly.

Table 2: Key Performance Indicators

Key Performance Indicator (KPI)	Indicator
1.	New homes (location)
2.	New homes (number)
3.	Properties on the brownfield register
4.	Housing Delivery Test
5.	Affordable homes
6.	Specialist accommodation need
7.	Accessible and adaptable dwellings delivered – M4(2) and (3)
8.	Dwelling type delivered (detached, semi-detached, etc.)
9.	Custom and self-build dwellings delivered
10.	Custom and self-build register demand
11.	Rent and mortgage spend
12.	New Gypsy and Traveller pitches
13.	Percentage of population covered by a neighbourhood plan
14.	Parishes with Neighbourhood Plans
15.	Open space satisfaction
16.	Play space satisfaction
17.	Railway station use
18.	Kilometres of cycleways delivered
19.	Transportation type (cycle, private vehicle, public transport, etc.)
20.	Work from home
21.	Vehicular traffic levels (arterial routes only)
22.	Tree canopy cover
23.	Carbon emissions
24.	EV charging points delivered
25.	District energy supply mix
26.	Per capita carbon emissions
27.	Building for a Healthy Life commendation score
28.	New open space satisfaction (%)
29.	New play facilities satisfaction (%)
30.	Condition and quality of natural infrastructure/green infrastructure
31.	European Wildlife Sites condition
32.	New Suitable Alternative Natural Green Space (SANGS)
33.	Number of new allotments
34.	Allotment waiting list

Key Performance Indicator (KPI)	Indicator
35.	Job density
36.	Employment land (square metres and hectares delivered)
37.	Number of jobs created
38.	Superfast broadband access (gigabit)
39.	Town centre uses (GOAD mapping)
40.	Pedestrian count
41.	New commercial/employment town centre buildings
42.	Environment Agency, flooding and water quality advice
43.	Number and location of Air Quality Management Areas (AQMAs)
44.	Biodiversity Net Gain (BNG)
45.	SSSI & CWS

Local Plan monitoring table¹

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
1. Distribution of new homes delivered through the Local Plan (by settlement or rural)	General Policies – GP2	Annually	Para 1.9 of Local Plan	Inhouse monitoring (Spatial Planning – Delivery)	1
2. Percentage of the Teignbridge residents residing within a designated neighbourhood plan area	General Policies – GP5	Annually	No target	Inhouse monitoring (Spatial Planning – Local Plans)	13
3. Number of Parishes with an adopted Neighbourhood Plan	General Policies – GP5	Annually	No target	Inhouse monitoring (Spatial Planning – Local Plans)	13
4. Percentage satisfaction with open space on new residential developments	General Policies – GP6A	Annually	100% average/good or above	Inhouse monitoring (Spatial Planning – Delivery), <i>Post Occupancy Survey</i>	15
5. Percentage satisfaction with play facilities on new residential developments	General Policies – GP6B	Annually	100% average/good or above	Inhouse monitoring (Spatial Planning – Delivery), <i>Post Occupancy Survey</i>	16
6. Commutes by train	General Policies – GP7	Annually	Annual increase	Office of Rail Regulation and Office for National Statistics (ONS),	19

¹ Including Sustainability Appraisal Monitoring Indicators

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
				<i>Method of Travel to Work</i>	
7. Railway station use. <ul style="list-style-type: none"> • Starcross • Dawlish Warren • Dawlish • Teignmouth • Newton Abbot 	General Policies – GP7	Annually	Annual increase	Office of Rail Regulation	17
8. Km of new cycle routes	General Policies – GP7	Annually	At least 2km new/improved active travel route each year and/or notable progression of strategic and locally important active travel schemes.	DCC and Inhouse monitoring (Spatial Planning – Delivery), AMR	18
9. Cycle use trends on prominent routes	General Policies – GP7	Annually	Year on year increase	Inhouse monitoring (Spatial Planning – Delivery)	19
10. Proportion of commutes by non-car modes from the survey of new dwellings	General Policies – GP7/CC4	Annually	At least 50%	Inhouse monitoring (Spatial Planning – Delivery, Post Occupancy Survey)	19
11. Percentage of residents of new dwellings who usually travel to work, school or college by active travel - work from home	General Policies – GP7	Annually	Year on year increase	Inhouse monitoring (Spatial Planning – Delivery), Post Occupancy Survey	19

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
12. Vehicular traffic levels on main roads (2018 index)	General Policies – GP7	Annually	Ongoing reduction	Devon County Council	21
13. Increased tree canopy coverage in the district	Climate Change – CC1	5 years	25% by 2040	Inhouse monitoring (Spatial Planning – Delivery), <i>Bluesky</i>	22
14. Reduction in carbon emissions (District wide)	Climate Change – CC2	Annually	50% reduction in production sectors greenhouse gas (GHG) emissions by 2030 below 2010 levels. Net-zero emissions as soon as possible by 2050 at the latest.	Department for Energy Security and Net Zero (DESNZ) and Inhouse monitoring (Spatial Planning – Delivery) and (Environmental Health)	23
15. Electric Vehicle charging points	Climate Change – CC3	Annually	No target (assisting in meeting the 300,000 public EV charge points 2030 target set by Government)	Inhouse monitoring (Spatial Planning – Delivery) and (Development Management), <i>planning applications</i>	24
16. Percentage of electricity supplied by renewable energy (compared to district demand) Breakdown by supply if data available (e.g., solar, wind)	Climate Change – CC5	Annually	80% of energy supply from renewables by 2030.	Inhouse monitoring (Spatial Planning – Delivery) and Department for Energy Security and Net Zero (DESNZ)	25

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
17. Per capita carbon emissions	Climate Change – CC1 – CC7	Annually	Aligned with carbon budgets for Devon and Teignbridge areas.	Department for Energy Security and Net Zero (DESNZ)	26
18. Building for a Healthy Life (BHL) Commendation score of at least nine green lights (no red lights) out of the twelve considerations	Design and Wellbeing – DW3	Annually	100%	Inhouse monitoring (Spatial Planning – Delivery)	27
19. Condition and quality of natural infrastructure/green space/playing pitches	Design and Wellbeing – DW3	5 years	Maintain or exceed current status	Open Space Study & Playing Pitch Strategy	30
20. Status of European Wildlife Sites	Design and Wellbeing – DW3	Annually	100% of sites	Inhouse monitoring (Spatial Planning – Delivery)	31
21. Provision of Sustainable Alternative Natural Green Space (SANG)	Design and Wellbeing – DW3	Annually	184sqm per dwelling within Recreational Zone	Inhouse monitoring (Spatial Planning – Delivery)	3232
22. Provision of allotments	Design and Wellbeing – DW3	Annually	See Local Plan Policy DW3 (5)	Inhouse monitoring (Development Management), <i>Approved Planning permissions</i>	33
23. Allotment waiting lists (Parish, Town Council and Allotment Associations).	Design and Wellbeing – DW3	Annually	Reduction in waiting list	Inhouse monitoring (Spatial Planning – Delivery), <i>Parish, Town Council, Allotment</i>	34

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
				<i>Associations and planning permissions data.</i>	
24. Job density (Jobs density is defined as the total number of filled jobs in an area divided by the resident population aged 16-64 in that area.)	Design and Wellbeing – DW3	Annually	Increase from 2021 baseline (0.80 Teignbridge)	ONS - NOMIS	35
25. Completions, commitments and approvals - employment land.	Economy – EC1	Annually	12,000m ² per year	Inhouse monitoring (Spatial Planning – Delivery)	36
26. Cumulative employment space completed, and number of jobs created.	Economy – EC1	Annually	1 job per 35m ²	Inhouse monitoring (Spatial Planning – Delivery)	36 and 37
27. Hectares of employment spaces completed	Economy – EC1 – EC12	Quarterly	65ha	Inhouse monitoring (Spatial Planning – Delivery)	36
28. Percentage of empty shops in town centres	Economy – EC1 – EC12	Biannually	6% maximum	Inhouse monitoring (Spatial Planning – Delivery)	39
29. Town centre footfall	Economy – EC1 – EC12	Annually	1% year on year improvement	Inhouse monitoring (Spatial Planning – Delivery), <i>Annual Pedestrian Count - Springboard</i>	40
30. Percentage of permitted uses within the town centre Core and Secondary Activity Areas	Economy – EC1 – EC12	Biannually	100%	Inhouse monitoring (Spatial Planning – Delivery),	39

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
				<i>GOAD maps</i>	
31. Percentage of residential and commercial premises with gigabit per second speeds	Economy – EC8	Annually	80%	Devon County Council (DCC)	38
32. Retail floorspace completed (and broken down into town centres)	Economy – EC9/EC10	Annually	No target	Inhouse monitoring (Spatial Planning – Delivery)	41
33. Net additional homes provided	Homes – H1	Quarterly	Annual target - 720	Inhouse monitoring (Spatial Planning – Delivery)	2
34. Proportion of new dwellings on Previously Development Land/Brownfield	Homes – H1	Annually	8.5% by 2040	Inhouse monitoring (Spatial Planning – Delivery)	3
35. Housing Delivery Test results	Homes – H1	Annually	100%	Inhouse monitoring (Spatial Planning – Delivery)	4
36. Number of affordable homes delivered	Homes – H2	Quarterly	See Local Plan Policy H2 (1)	Inhouse monitoring (Housing)	55
37. Number of households in specialist accommodation need (e.g., adapted dwellings/supported living)	Homes – H5	5 yearly	Decrease	Inhouse monitoring (Spatial Planning – Delivery and Local Plans), <i>Local Housing Needs Assessment</i>	6
38. Number of dwellings provided at M4(2) (Accessible and	Homes – H5	Annually	30% of all new residential	Inhouse monitoring (Development	76

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
adaptable dwellings) or the latest Building Regulations requirements.			developments (10 dwellings or more)	Management) and external (Devon Building Control)	
39. Number of dwellings provided at M4(3) (Wheelchair user dwellings) standard.	Homes – H5	Annually	5% of all new residential developments (20 dwellings or more)	Inhouse monitoring (Development Management) and external (Devon Building Control)	76
40. Number of custom and self-build homes provided	Homes – H6	Annually	Total plan provision up to 2040 5% of large sites plus specific sites	Inhouse monitoring (Spatial Planning – Delivery)	98
41. Ratio of self-build permissions to registered demand	Homes – H6	Annually	Ongoing	Inhouse monitoring (Spatial Planning – Delivery)	9 and 108
42. Provision of Gypsy and Traveller pitches	Homes – H10	Annually	49 permanent pitches by 2041.	Inhouse monitoring (Spatial Planning – Delivery)	1212
43. Proportion of income spent on housing costs	Homes – H1 - H17	Annually	Third of average salaries	National Housing Federation (Home Truths) and Inhouse monitoring (Housing)	1111
44. Development contrary to Environment Agency and Devon County Council advice on	Environment – EN6	Annually	0%	Inhouse monitoring (Spatial Planning – Delivery) and	42

Monitoring indicator	Relevant Local Plan Chapter & Policy	Monitoring Frequency	Target	Source	KPI
flooding and water quality grounds.				Environment Agency (EA)	
45. Percentage residents living within an Air Quality Management Area	Environment – EN7	Annually	0%	Inhouse monitoring (Environmental Health)	42
46. Number of completed developments which demonstrate a 10% Biodiversity Net Gain in biodiversity onsite, unless exempted.	Environment – EN10	Annually	100%	Inhouse monitoring (Spatial Planning – Delivery) and DCC	44
47. Number of completed developments which demonstrate a 10% Biodiversity Net Gain in biodiversity where offsite offsetting/compensation is required, unless exempted.	Environment – EN10	Annually	100%	Inhouse monitoring (Spatial Planning – Delivery) and DCC	44
48. Condition of SSSI & CWS	Environment – EN11	Annually	100%	Natural England (NE)	45

Table 3: The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2023

Indicator	Source
Number of prior approval applications valid and completed in the monitoring year for change of use from retail to residential.	LPA via AMR
Number of prior approval applications valid and completed in the monitoring year for change of use from office to residential.	LPA via AMR

Table 4: Monitoring required by Town and Country Planning (Local Planning) (England) Regulations 2012

Type of monitoring	Relevant regulation
Total CIL receipts for the reporting year.	Regulation 62 (1) of CIL Regulations 2010
Total CIL expenditure for the reporting year: *items of infrastructure to which CIL has been applied *the amount of CIL expenditure on each item *the amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide wholly or in part *the amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation.	CIL monitoring – <ul style="list-style-type: none"> • Regulation 34 (5) of Local Planning Regulations 2012 • Regulation 62 (4) of CIL Regulations 2010
The total amount of CIL receipts retained at the end of the reported year.	CIL monitoring – <ul style="list-style-type: none"> • Regulation 34 (5) of Local Planning Regulations 2012 • Regulation 62 (4) of CIL Regulations 2010
LDS (including SPD) monitoring	Regulation 34 (1) of Local Planning Regulations 2012
Including non-implementation of policies.	Regulation 34 (2) of Local Planning Regulations 2012
Monitoring of Neighbourhood Planning	Regulation 34 (4) of Local Planning Regulations 2012
Duty to Cooperate Monitoring.	Regulation 34 (6) of Local Planning Regulations 2012