

Monitoring and Review

Introduction

- 18.1 Government guidance requires planning authorities to monitor those issues which may affect the development of the Plan area. Three aspects, in particular, are important to keep under review:
- the principal physical and economic characteristics of the area;
 - the size, composition and distribution of the population of the area;
 - the communication, traffic and transport system of the area.
- 18.2 A monitoring system can also assess whether the Local Plan has achieved what the policies set out to achieve and identifies which policies need to be strengthened, maintained or altered. To check progress on how the objectives of the Local Plan are being achieved and to evaluate the effectiveness of policies, a number of key targets have been set. These all relate to the aim of the Local Plan which is to improve and enhance the environment of North Lincolnshire by enabling development to be undertaken in the most economically and environmentally sustainable way. These targets will form the core element of the Local Plan monitoring system. Details are in Table 18.
- 18.3 Development is a continuous process and the Council intends to monitor changes and assess the effectiveness of policies by using many research resources including a Geographical Information System (GIS). The Council will also make use of data

collated by other agencies such as central Government and regional bodies. Table 19 identifies some of the monitoring criteria to be used in assessing the effectiveness of Local Plan policies.

MR1 - Monitoring

The Council will monitor and keep under review key policy indicators and other demographic, physical and environmental data for North Lincolnshire to ensure a plan, monitor and manage approach and the efficacy of local plan policies.

- 18.4 *North Lincolnshire Council is committed to providing a plan, monitor and manage approach to the future planning of the area. The Council provides annual monitoring reports in order to review and evaluate the effectiveness of local plan policies. The Council will seek to develop monitoring systems in the future to review indicators identified in the DETR's document Monitoring Provision of Housing through the Planning System and will publish an annual local plan report in order to contribute towards the Yorkshire and Humber Regional Planning Monitoring Report."*
- 18.5 *In order to assess the effectiveness of the Plan the Council will monitor the policies and proposals in two main ways:*
- a) *by preparing a separate monitoring report; and*
 - b) *a separate environmental appraisal document.*
- 18.6 *The monitoring report will present an analysis of relevant indicators (see Tables 18, 19 and 20) of trends affecting the effectiveness of the Plan, while the appraisal gives a more detailed indication of the objective of*

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every policy and impact each is likely to have on the environment.

- 18.7 *The Council is in the process of implementing the Eco-Management and Audit Scheme (EMAS), which is an environmental management system specifically adapted for local authorities. The EMAS process ties in with the information being monitored through the planning system.*
- 18.8 *Where necessary, the Plan policies will be revised to ensure that the plan is relevant to broader economic, social and political changes. Any review or updating of the Plan's policies will be subject to full public consultation.*

Table 18 - Local Plan Objectives and Targets

Objective	Target	Measured by
Promote economic prosperity	Widen the range of employment opportunities	Number of new types of employment
	Alternative uses for buildings and land in employment uses	Number and range of uses
	House completions, c500 per annum	House building rates
	Create 1000 jobs by end of plan period	New business formation
	Develop 60 hectares of industrial land by end of plan period	Planning consents
Conserve/enhance the environment	Create 2 new conservation areas	
Urban/Rural regeneration	50% of new development to be on brownfield sites	Planning consents
	Reclamation of 100 hectares of derelict land	Individual project details
Use of resources and materials	Increase use of recycled aggregates	Minerals consents
	Reduce CO ₂ emissions	Environmental data
Reduce pollution and manage waste	Reduce amount of waste disposed by landfill	Planning consents
	Reduce CO ₂ emissions	Environmental data
Reduce need to travel	60% population in urban area and principal settlements by end of plan period	Population estimates
	Reduction in the growth of car use Targets being formulated	Transport data
Housing needs	200 affordable housing units in Scunthorpe and Bottesford Urban Area by end of plan period	House building rates
	50 affordable units elsewhere by end of plan period	House building rates
Town and village service role	No new major out of centre retail development	Planning consents

Table 19 - DETR Monitoring Indicators

Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
POPULATION	Estimates of 'current' population totals and by age bands and gender.	Office For National Statistics (ONS) mid-year estimates.	Widely available from ONS at local authority level.	The official mid-year estimates.	Basic data source.
	Estimates of 'current' population totals and by age bands and gender.	LA own estimates (if produced).	Dependent on own procedures.	Reliable but must always recognise these will be estimates.	Basic data source
	Estimates of 'current' population totals and by age bands and gender.	Voluntary survey via electoral registration	Optional LA initiative: additional survey form enclosed with electoral registration form, but completion must be on a voluntary basis.	Limitations as for all postal surveys. Can only collect minimal information. Must be confident that collection of additional information will not affect task of electoral registration.	Useful as a check on population estimates but with proviso about reliability of data collected - excludes people not eligible to vote. Can be used to collect (limited) other information e.g. on migration trends.
	Population projections	ONS sub-national population projections	Published in ONS publication series PP2	The official population projections	Basic data source in terms of numbers and structure of population.
	Household mid-year estimates	DETR	Regularly published, for example at local authority level in ONS Regional Trends	Reliable but must always recognise these are estimates	Basic data source
	Household projections	DETR	At local authority level, available from the Household Projection Service	Must always recognise projections are based on past trends and should be aware of underlying assumptions	Basic data source both in terms of total numbers and household type
	Population of 70+ years and 16/17 year olds	Electoral registration	Information collected for compilation of electoral register. Requires in-house analysis within data protection rules	Assumes all households complete and return their forms accurately	A check on population estimates. Shows households with at least one elderly person (i.e. 70+) and scale of potential newly-forming households

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
POPULATION (continued)	Full range of demographic data	1991 Census	Widely available within LAs or from ONS	1991 information which is increasingly out of date. Under-enumeration could be a problem for some areas such as parts of London	Limitations because of age of data but provides base against which to measure trends. May be only comprehensive source of information on commuting patterns
HOUSING NEEDS	Households registering with LA for social housing	LA housing department; - shown in HIP returns to DETR	Information collected by LA; readily available	Robust information but with three provisos: (i) those in priority need provides better picture of current demand; (ii) some housing associations maintain their own housing lists independent of LA; (iii) Housing Register can become out of date and include households who no longer require affordable housing	Measure of need for affordable housing. Care needed in interpreting information. Trends over time provide pointers to increasing/reducing affordability and/or issues of low/high demand. Information on current supply of social housing (i.e. relets and vacancies)
	Homeless households	LA housing department; shown in annual HIP and quarterly PIE returns to DETR	Information collected by LA; readily available	Robust information but important to identify trends in homeless acceptances and household types accepted	Measure of expressed need for affordable housing. Care needed in interpretation
	Local housing need assessments	Local authority own survey	Readily available	Limitations as for any survey based findings, but good practice guidance on need assessments available from DETR	Provides more comprehensive review of local area needs than other partial indicators but needs to be kept under review. Other indicators can help in keeping up to date information on scale and type of need for affordable housing

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING NEEDS (continued)	Take up of housing association properties	CORE (Continuous Recording of RSL lettings and sales)	Quarterly bulletins on general needs lettings. Six monthly bulletins on low cost home ownership sales and 'supported' house lettings. Data available at local authority level. Joint DETR/Housing Corporation sponsored survey - available form Joint Centre for Scottish Housing Research	Relies on data from housing associations	Provides information on characteristics (household type, previous tenure, employment status etc) of those taking up affordable housing and can be used to compare patterns between areas
	Social rented relets and shared ownership 'resales'	HIP return and local authority own data	Information collected by LA; readily available	Reliable	Provides information on supply of affordable housing from existing stock. Important to compare with patterns of demand in assessing future need for additional supply
	Housing benefit recipients in private rented sector	LA own data. Figures for individual rent officer areas published quarterly in Rent Officer Statistics	Housing benefit records show overall picture but subject to data collection limitations	Reliable	Useful in assessing role of private rented sector in meeting affordable housing needs in area
	Affordability. House price: income ratio	Local Needs Assessment	Readily available to local authorities which undertake a Local Needs Assessment	Limitations as for any survey-based findings	Provides more comprehensive review of local area needs than other partial indicators but needs to be kept under review. Other indicators can help in keeping up to date information on scale and type of need for affordable housing

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING NEEDS (continued)	Affordability. House price: income ratio	Combining information on house prices with income data e.g. from New Earnings Survey (NES)	See below for sources on property prices	Data sources have own limitations and must interpret results with care. Important to avoid simple averages - must look at 'spread' of both incomes and house prices. See also DETR good practice guide on needs assessments	Provides up to date information on affordability and can use to identify important trends. But data limitations highlight need for careful interpretation. Must relate to situation of those on margins of 'affordability'
	Property prices	HM Land Registry (HMLR)	HMLR provides quarterly information on house prices at UA, county and regional level - can also provide information on request. HMLR publications can also be found at the Land Registry website at www.landreg.gov.uk	HMLR uses simple average prices which reduces reliability for estimating trends - because a shift in the mix of dwellings sold within a particular type (e.g detached house) will have an effect on the average price quoted. For smaller areas, this can be particularly important so HMLR data should be interpreted with care. But HMLR has benefit that it is not reliant on any one funder and offers complete coverage of the entire market in England - including 25% or so of transactions that are cash purchases	Unique source of information on house prices at local level. However, price change information from one period to the next must be interpreted with care because the averages are not mix-adjusted

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DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING NEEDS (continued)	Property Prices	DETR 5% Survey of Mortgage Lenders	From DETR and Stationery Office (Housing and Construction Statistics). Provides quarterly data at national and regional level	Based on a 5% sample of most mortgage lenders. Excludes cash purchases. The mix-adjusted prices provide a more robust indicator of price trends than the HMLR simple average data	Not directly useful at district, UA or county level but provides useful comparisons with national and regional trends and pointers to consumer behaviour. Gives basic data on property prices but also other information, e.g. price comparisons between new and second hand properties and between purchase price for first time and other buyers
	Property Prices	Halifax plc and Nationwide Building Society	Directly from provider or from Internet (www.halifax.co.uk) Monthly figures available at national level for new and existing houses and for first time buyers and former owner occupiers. Quarterly data for regions and for post-towns (i.e. towns that provide the first letter(s) of post code)	Based on all mortgage applications approved by the lender, so both represent company-specific information. Also some mortgage applications may not go through to completion and the purchase price at completion may differ from that quoted on the mortgage application. Nevertheless prices taken from the mortgage approval stage provide a valuable early indication of house price movement	Both the Halifax and Nationwide indices are very timely and provide the earliest indication of house price trends and useful comparative information

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING NEEDS (continued)	Housing Transactions	HM Land Registry	HM Land Registry provides quarterly information on house prices at Unitary Authority, county and regional level and can also provide information for smaller areas on request. Basic HMLR information is available free and can be found at www.landreg.gov.uk	The smaller the area covered, the less reliable the results for individual quarters. But HMLR data not reliant on any one funder and offers complete coverage of the entire market in England - including 25% or so of transactions that are cash purchases	Levels of transactions can be a useful guide to the market and can sometimes provide better pointers to local market trends than price movements. Transaction information also given by property types (flats, semi-detached houses etc). information on trends over time and comparisons with neighbouring areas can show up a housing 'hotspot' or areas where market activity is weak.
	New property prices and transaction levels	Local house builders	Local house builders may provide views on local demand, supply and prices. The House Builders Federation may be able to assist with contacts and provide general information	Based on recent performance and will reflect new properties on the market at any one time. Value of information increases as number of house builders will to share their information is increased	Potential source of local information on sale patterns for new housing (price, speed of take up etc) information about purchasers may also be available (dependent on information collected by builders) and could cover, for instance, first time buyers and previous home location
	Land values	Property Market Report, Valuation Office	Property Market Report provides information on land values at national and regional level. Local house builders may provide collective information (see above)	Property Market Report relies on local District Valuers information	Residential land value changes can give 'early warnings' of stresses in local land supply - of low and high demand. Can be a better early indicator that house price trends, but are also subject to a range of influences. Trends should not be used simplistically to inform policy directions

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING STOCK	Number and tenure of dwelling stock	DETR Housing Flows Reconciliation (HFR) Return	To be collected with effect from 2000/01 for some authorities, and from 2001/02 for all	Expected to be reliable; guidance from DETR to improve consistency of data collection	Expected to be very useful
	Number and tenure of dwelling stock - local estimates	1991 Census and LA in house updates including DETR P2A, P3 and P4 returns (or HFR return)	Census widely available - updates derived from annual figures on stock change collected 'in-house' on new build, conversions and demolitions. Size of stock supplemented by data on change of tenure (e.g. large scale voluntary transfers, right to buy)	Depends on availability of reliable in-house sources. As time progresses since Census, more difficult to maintain 100% accurate information. Important to check on 'tenure switches' between market and affordable stock. Estimates of private rented stock can be problematic - must be realistic about robustness of local estimates	Provides important baseline figure of housing in area; must recognise where estimates are less robust and treat accordingly
	Number and tenure of dwelling stock - national and regional estimates	DETR estimates at national and regional levels	Quarterly and annual figures published in Housing and Construction Statistics	As time progresses since Census, figures become less accurate and are not as reliable or comprehensive	Provides essential baseline figures at regional and national level
	Completions, conversions and demolitions by tenure	DETR HFR return	To be collected with effect from 2000/01 for some authorities, and from 2001/02 for all	Expected to be reliable - guidance from DETR to improve consistency of data collection	Expected to be very useful
	Vacants	Empty Homes Strategy; council tax analysis; HIP returns to DETR	Local authority's own data. For use of Council Tax records, compliance with Data Protection Act is responsibility of local authority	Council tax records - check with department responsible to identify potential problems. Necessary to distinguish between 'casual vacancies' and long-term vacant properties.	Demonstrates whether best use is being made of existing stock. Provides early warnings of areas of low demand and indicators of effectiveness of policies for area regeneration

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING STOCK (continued)	Vacants - social housing	HIP returns and Housing Corporation	Annually at local authority level	Both LA and RSL vacancy figures are obtainable from HIP returns. However, RSL vacancy figures from Housing Corporation annual RSR are more reliable	Important source of information of vacancy levels in social stock. Provides early warnings of areas of low/high demand for social housing
	Second homes	Analysis of council tax records	Local authority's own data (compliance with Data Protection Act is responsibility of local authority)	Council tax records - check with department responsible to identify potential reliability problems	Demonstrates extent of second homes market in area and whether there are 'hotspots'. Data should be interpreted with care; best used as trend information
	Dwelling size	1991 Census and 'in house' updates including P2A and HFR return to DETR	Census widely available. Updates derived from annual returns to DETR on housing completions	Local authorities will differ in preferred measure of size of dwelling for new housing but necessary at least to cover number of bedrooms. With increasing time since Census, recognise difficulties in estimating changes within stock; robustness of estimates needs to be made clear	Provides baseline information against which to frame policies about future dwelling size mix sought in area. Need is to compare size of property available against future household requirements
	Dwelling size and type	English House Condition Survey	From DETR: carried out every five years National, regional and local level; latest survey in 1996. Available from Stationery Office and DETR housing website (www.detr.gov.uk)	Survey of over 20,000 dwellings and households. Representative at national and regional levels and groups of local authorities	Useful information to consider regional/national trends

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
HOUSING STOCK (continued)	Condition of stock, without basic amenities	1991 Census	Widely available	Information from last Census is increasingly out of date	Focuses on particular aspects such as availability of facilities
	Condition of stock	English House Condition Survey	From DETR: carried out every five years National, regional and local level; latest survey in 1996. Available from Stationery Office and DETR housing website (www.detr.gov.uk)	Survey of over 20,000 dwellings and households. Representative at national and regional levels and groups of local authorities	Information provided on age and condition of stock. Relates conditions of properties to tenure at national level. Valuable information on trends in conditions for larger areas but also provides information to compare with local picture
	Condition of stock	Stock surveys. Authorities undertake (sample) stock surveys of public and private housing for a variety of reasons	In house, on own stock (where relevant) plus data on other stock (e.g. from EHO on houses in multiple occupation)	Dependent on what the authority collects for other (i.e. non-planning) purposes	Can provide a more up to date picture of the condition of the stock, albeit partially
	Losses through demolition	DETR Housing Flows Reconciliation return	Proposed DETR return - see above. Some housing demolitions require planning permissions - but not all will. Other housing demolitions picked up through 'prior approvals' procedures (see Circular 10/95)	Should be high level of reliability	Where number of demolitions is significant can have an impact on requirement for new housing. Important to recognise where demolitions arise through planned redevelopment/regeneration of area
	Persons per room	1991 Census	Widely available	Detailed information at local level but data from last Census is increasingly out of date	Shows how space is being used and provides indicators of high levels of occupancy, related to housing need

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
Indicator	Source	Availability	Reliability	Usefulness	
HOUSING STOCK (continued)	Survey of English Housing	Stationery Office and reference libraries. Electronic data sets available from Essex Archive. National and regional level data	Continuous dwelling-based survey of 20,000 per annum. Provides more up-to-date and reliable information than Census	Wide range of information about property type, occupancy and movements between tenures	
	LA housing department - shown in quarterly PIB returns to DETR; and from RSLs in area	Should be readily available - may require annual check with RSLs. Annual figures for local authorities and RSLs published in Housing and Construction Statistics	Reliable information of tenure change where changing from social rented/shared ownership to owner occupier or vice versa. More difficult to identify changes between owner occupied and private rented. Latter can be drawn from housing benefit analysis and EHO information on houses in multiple occupation	Important to understand tenure profile of area and movement within stock. Purchase of market housing by housing associations can have important implications for provision of affordable housing - especially where associations purchasing at 'bottom' end of sale market	
UNPOPULAR HOUSING	In-house local surveys or property press	Readily available information - useful to supplement property press survey with discussions with local agents	Property details in press to not necessarily equal agreed sale price and properties advertised not necessarily all properties for sale and actual sale price and asking price may be different BUT information is a reasonable indicator of localised trends and patterns	Only source of information readily available to identify differences within local property market. Vital information to identify areas of low demand; early warning of areas in decline	
	As above	As above	Property details in press not necessarily all properties for sale, but information is a reasonable indicator of localised trends and patterns	Only source of information readily available to identify differences within local property market. Time taken to sell is a very good indicator of areas of low demand	
	As above	As above			

DETR Monitoring Indicators (continued)					
Indicators and Information Sources					
	Indicator	Source	Availability	Reliability	Usefulness
UNPOPULAR HOUSING (continued)	Rate of social rent relets and vacancies - LA stock	Local authority own data; HIP return	Readily available	Reliable, but care needed in dealing with transfers within an area. Can be combined with other information e.g. transfer requests into/out of area to provide robust overview of areas of low demand	Provides factual basis for assessing social rented areas of low/high demand and trend information can give early warning of emerging problems
	Rate of social rent relets - RSLs	CORE (Continuous Recording of RSL lettings and sales	See earlier	Relies on data from housing associations	Provides information on number of RSL lettings and rental levels achieved. Combined with data on total stock, turnover figures and vacancies provides powerful indication of areas of high/low demand for social housing

Table 20 - Topic Monitoring Criteria

Objective	Target	Frequency
Strategy	The scale of development on a settlement basis and in the open countryside	Continuous
	Development and availability of brownfield sites	Annually
Population and Housing	Population levels and projections	Annually
	Housing permissions/completions	Continuous
	Scale of land available for housing	Annually
	Local housing market and prices	Quarterly
Industry and Employment	Size of workforce	Annually
	Unemployment levels	Monthly
	Rate of earnings	Annually
	Scale of land available for industry	Annually
	Land developed, new business (and types of businesses), jobs created	Continuously
Rural Development	Loss of agricultural land	Continuously
	Number of rural diversification planning consents	Continuously
	Impact of existing/proposed intensive livestock developments	Continuously
Shopping and Town Centres	Retail floorspace per settlement	Continuously
	Change of use in town centres	Continuously
	Retail vacancy rates	Annually
	Footfall counts	Annually
	Shopping facilities available in rural areas	Annually
Mixed Use Development	Development of identified sites	Annually
Transportation	Length of new cycleways/footpaths	Annually
	Traffic flows	Continuously
	Road accident rates	Annually
	New Motorway Service Provision	Continuously
	Impact of development on sensitive routes	Continuously
	Public transport provision	Continuously
	On and off street parking and usage patterns	Continuously
	Number of highway schemes completed	Annually
	Leisure and Recreation	Levels of open space/play space/allotments/leisure facilities
	Tourism - visitor numbers	Annually
	Number of new tourism facilities	Annually
	Length of recreational footpaths	Annually

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Objective	Target	Frequency
Community Facilities	New facilities	Continuously
Landscape, Nature Conservation and Countryside Enhancement	Levels of various landscape designations and wildlife habitats	Continuously
Ironstone Gulleys	Impact of new planning consents on Ironstone Gulleys	Continuously
Historic Environment	Number and condition of listed buildings	Annually
	Planning consent in new and existing Conservation Areas	Continuously
	Development proposals on nationally important archaeological sites or monuments or their settings	Continuously
Minerals and Waste	Levels of various mineral extraction and impact of development	Continuous
	Levels and types of waste disposal sites and impact of development	Continuous
	Landfill sites and impact on the environment and utilisation of landfill gas schemes	Continuous
	Impact of new waste water treatment works	Continuous
Development Standards	Number and type of planning applications	Annually
	Telecommunications development	Continuous