

Monitoring and Review

INTRODUCTION

Having set out the policies and proposals which the Council wish to pursue through the UDP, and indicated how it is intended that they will be implemented, the Council also recognises the importance of the need to ensure that the policies and proposals of the Plan continue to be relevant and effective throughout the Plan period.

It is recognised that plan-making does not end with the adoption of the Plan, but is an on-going process involving the collection of information and data to enable the performance of the Plan to be monitored effectively, and the use of that information in the evaluation and review of the Plan's policies and proposals.

In this way it will be possible to assess whether there is a need to update or amend the policies and proposals contained in the Plan and, consequently, it will be possible for the Council to ensure that the Plan remains effective as a land use planning document for the Borough.

MONITORING

Section 11 of the Town and Country Planning Act 1990 already places a duty on the Council to keep under review those matters which may be expected to affect the development or planning of development in the Borough, and to undertake surveys to examine those matters where considered appropriate. In particular, the Act identifies a number of specific matters which must be kept under review including:

- the physical and economic characteristics of the area;
- the size, composition and distribution of the population;
- the communications, transport system and traffic of the area.

In addition, the Secretary of State for the Environment recommends in his "Strategic Guidance for Greater Manchester", that in monitoring UDP's in Greater Manchester, Councils should pay particular attention to the following matters:

- a) the scale and pace of urban regeneration;
- b) trends in the factors affecting housing provision in the County;
- c) the success of the Green Belt in restricting the outward growth of the built up areas and re-directing development to inner city areas;
- d) the effectiveness of policies for the countryside, river valleys and other open land;
- e) provision for mineral extraction and waste disposal;
- f) the effects of shopping development outside existing centres on the shopping and other functions of those centres and on the shopping public;
- g) the performance and development of the strategic transport network.

In monitoring the UDP, attention will be given to the above mentioned considerations. In assessing the effectiveness of the Plan's policies and proposals, attention will also be given to the Strategy for the Plan which has set out in broad terms what the Plan is aiming to achieve and, at a more detailed level, the objectives and targets which have been identified for each policy area.

The monitoring of all these matters will require the collection and evaluation of a wide variety of information. In a number of areas the collection and evaluation of information will need to be carried out on a co-ordinated basis with the other districts of Greater Manchester in order to gain a County-wide view.

It is envisaged that the main areas where information and data will be collected will include:

- data on planning permissions and completions for new housing, retail, industrial, commercial and other types of development;
- the analysis of appeal decisions;
- the monitoring and interpretation of published statistics on demographic, social, economic and other trends;
- amendments to existing, or the publication of new, Government guidance or legislation.

It may also be necessary to carry out in-house surveys on specific issues where relevant data is not readily available. Examples in the past have included surveys of retail floorspace, house conditions and recreational provision.

REVIEW

Review involves re-examining the Plan's policies and proposals in the light of information gained from the monitoring process and deciding whether or not it will be necessary to make alterations or amendments to the Plan. The principle of reviewing the Plan, therefore, is to ensure that the Plan remains a viable, up-to-date and relevant land use planning document.

Alterations to the Plan could range from relatively minor amendments where only a small part of the Plan is considered to be affected, to a full scale revision of the Plan, where the whole basis of the Plan is considered to have undergone significant change.

Any amendment of the Plan would require a further period of consultation similar to that required for the Deposited Plan; a process which could take up a considerable amount of time and resources. It is hoped, however, that the policies of the UDP will prove to be sufficiently robust and flexible so as to require little or no alteration during the Plan period.

MONITORING REPORT

An important element of the monitoring and review of the Plan will be the preparation of a Monitoring Report. This will be presented to Council on a regular basis, probably annually, though it may be necessary to make ad hoc reports in response to certain circumstances, for example, in response to new legislation or advice.

The Monitoring Report will consider how effectively the policies and proposals of the Plan are performing and whether or not they are meeting the objectives and targets which have been set. This report will also assess any changes which have taken place, the effect this is having or is likely to have on the implementation of the Plan's policies and proposals, and will indicate the areas where amendments to the Plan are considered to be either necessary or likely to become necessary in the future.