

8. Monitoring framework

8.1 Introduction

8.1.1 Once the AAP has been adopted it will be important to ensure that the policies outlined in this document are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid. We will therefore follow the progress of the AAP by monitoring how well it is achieving its objectives.

8.1.2 This section sets out the indicators and targets that will be used to monitor the progress of the AAP. Where possible these are the same as those already used within our Annual Monitoring Report and Corporate Plan. However, there are also some more locally specific indicators and targets. The monitoring framework has also drawn upon the sustainability indicators and targets outlined in the Sustainability Appraisal Scoping Report.

8.1.3 Each year we will use this framework to monitor the AAP and the results will be reported in our Annual Monitoring Report. Where necessary, as a result of this monitoring process, actions will be taken to adjust or amend the AAP to ensure that the objectives outlined at the very start of this document are achieved.

8.1.4 The monitoring framework is organised according to the four place-making objectives, and the delivery objectives, of the AAP.

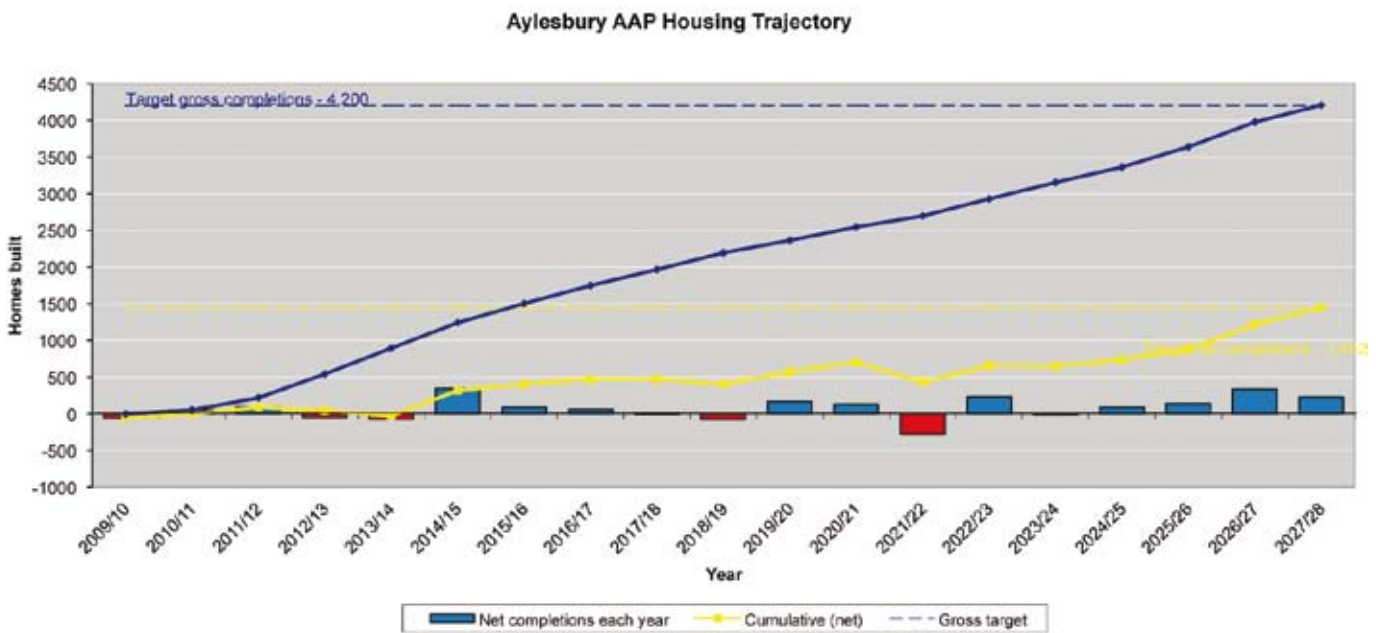


Figure 17: Aylesbury AAP Housing Trajectory

8.2 Better homes: A high quality residential neighbourhood

Policy	Target	Output indicator
BH1	To provide approximately 4,200 new homes (1,422 net) within the masterplan area between 2009 and 2027, including approximately: <ul style="list-style-type: none"> • 1419 units in phase 1 • 645 units in phase 2 • 450 units in phase 3 • 1695 units in phase 4 • and at an average of 221 homes per year 	Housing completions and trajectory. The AAP's housing trajectory will be updated annually (refer to Figure 17). Total dwellings gained over the previous 5 years (gross and net) (AMR 49A) New dwellings completed in reporting year (gross and net) (AMR 49B) Additional dwellings projected to be built a) by 2016 and b) by 2027 (gross and net) (AMR 49C) Average number of dwellings required each year to meet the AAP housing target (gross and net) (AMR 49D)
BH2	To achieve housing densities broadly in accordance with Appendix 5.	Density of new residential development – habitable rooms per hectare (AMR 50)
BH3	50% of all new housing within the proposals sites should be private and 50% affordable, of which 75% should be social rented and 25% intermediate.	Housing units completed broken down by tenure split (AMR 53)
BH4	Studio flats should not exceed 3% of all new housing within the masterplan area, at least 70% of homes should have two or more bedrooms, at least 20% of homes should have three bedrooms, at least 7% should have four bedrooms and at least 3% should have five or more bedrooms.	Housing units completed broken down by size (AMR 51A)
BH5	60% of all new housing within the masterplan area should be flats, 17% maisonettes/houses over houses, and 23% houses	Housing units completed broken down by type (new indicator)
BH6	All homes within the masterplan area must be connected to the CHP system and energy use should be minimised There should be a 20% reduction in CO ₂ emissions through the use of renewable technologies across the masterplan area	Percentage of developments within the masterplan area that connect to CHP (new indicator) Renewable energy infrastructure in new development (AMR 35) Greenhouse gas emissions per capita – tonnes of CO ₂ (AMR 42)
BH7	All new homes within the masterplan area should meet Code for Sustainable Homes Level 4 up to 2016 and Level 6 beyond	Approved residential development achieving Code for Sustainable Homes Level 4 accreditation before 2016 and meeting Level 6 after 2016 (AMR 33A)

Table 2: The monitoring framework for better homes

8.3 Public life: Better and safer streets, squares and parks

Policy	Target	Output indicator
PL1	Street layout should accord with the masterplan. Development proposals that include streets and spaces should contain landscaping schemes as an integral part of their design.	Percentage of approvals that accord with the street layout of the masterplan (new indicator). Percentage of approvals including streets and spaces that include landscaping schemes as an integral part of the design (new indicator)
PL2	Building blocks should broadly follow the layout of the masterplan. Development should conform with the design guidance in Appendix 6.	Percentage of approvals that accord with the block layout of the masterplan (new indicator). Percentage of approvals meeting the design requirements of Appendix 6 (new indicator).
PL3	New blocks should be perimeter blocks, mews blocks or special buildings	Percentage of approvals with perimeter blocks, mews blocks or special buildings (new indicator)
PL4	The majority of new development within the masterplan area should be between 2 and 4 storeys with heights of 7 to 10 storeys in parts of the masterplan area including Thurlow Street and Albany Road One 15-20 storey building will be permitted and four buildings of between 10 and 15 storeys	Percentage of approvals that accord with the building heights target (new indicator)
PL5	Create a high quality network of open space including green fingers in accordance with the masterplan	Green fingers and amount of open space provided in accordance with the masterplan (new indicator)
PL6	10sqm of children's play space / youth space will be provided per child bed space	Percentage of approvals which comply with play space target (new indicator)
PL7	All new dwellings have access to private amenity space	Percentage of dwellings which have access to at least 6sqm of private amenity space (new indicator)
PL8	Burgess Park must maximise its potential as a metropolitan park	Local people's and park users' satisfaction with Burgess Park (new indicator)

Table 3: The monitoring framework for public life

8.4 Connections: Improved transport links

Policy	Target	Output indicator
TP1	A high quality network of streets will be created, appropriately balancing the needs of all users, and creating Home Zones in residential/mews streets	The number of people killed or seriously injured in road traffic collisions (AMR 60). The percentage of pedestrian crossings with facilities for disabled people (BV 165).
TP2	Improvements to bus services	Improvements to 2008 PTALs (new indicator)
TP3	Parking provision should not exceed 0.4 spaces per home	% of new development within the masterplan area that comply with the parking target of 0.4 spaces per home (AMR 56).

Table 4: The monitoring framework for connections

8.5 Community: Enhanced social and economic opportunities

Policy	Target	Output indicator
COM1	Community facilities will be located in five locations across the masterplan area and floorspace for different non-residential uses will be provided in accordance with the policy	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B)
COM2	Provide approximately 2,500sqm of employment floorspace within the masterplan area	Office, retail, institution, leisure completions by location – sqm floorspace (AMR 16B) Completed small business units – less than 235sqm (AMR 17)
COM3	Provide approximately 2,500 sqm for health centre and community facilities in the masterplan area	Completed floorspace for health facilities (new indicator)
COM4	Provide education and learning facilities across the masterplan area including about 1,150 square metres of pre-school facilities	Completed floorspace for education and pre-school facilities (AMR 5)
COM5	Provide about 500 square metres of flexible community space within the masterplan area where there is a clear need and an identified management body	Funding gained from planning (section 106) agreements for community facilities (AMR 7)
COM6	Provide 1,750 square metres of new local retail facilities (convenience retail, cafes and restaurants) within the masterplan area	Retail completions – sq m of floorspace (AMR 16)

Table 5: The monitoring framework for community

8.6 Delivery and implementation

Policy	Target	Output indicator
D2	<p>Collect s106 contributions to fund delivery of public open spaces, improvements to Burgess Park, children’s play facilities, improvements to the street network, social and community facilities and provision of a CHP system in the form of a tariff.</p> <p>Collect s106 planning contributions to fund other items in accordance with Southwark’s s106 Planning Obligations SPD.</p>	<p>Funding gained from planning agreements (AMR 7)</p> <p>Committed spending on infrastructure (new indicator). We produce quarterly reports on s106 expenditure by ward and community council area which we publish on our website: http://www.southwark.gov.uk</p> <p>The tariff charge will be set out in an SPD. We will monitor infrastructure funding requirements over the course of the redevelopment and will also use SPD to publish any revisions to the charge.</p>

Table 6: The monitoring framework for delivery and implementation

