Monitoring Framework for the Richmond Local Plan

London Borough of Richmond

18 January 2024

Richmond Local Plan Monitoring Framework

Contents

Introduction to the Monitoring Framework

This document outlines how the Council will monitor the Local Plan's success in meeting the challenges and opportunities set out in the Vision and Strategic Objectives (Section 3 of the Local Plan), the policies themselves and the ten themes informing the vision and growth in the borough of Richmond upon Thames:

- Theme 1: Responding to the climate emergency and taking action
- Theme 2: Delivering new homes and an affordable borough for all
- Theme 3: Shaping and supporting our town and local centres as they adapt to changes in the way we shop and respond to the pandemic
- Theme 4: Increasing jobs and helping business to grow and bounce back following the pandemic
- Theme 5: Protecting what is special and improving our areas (heritage and culture)
- Theme 6: Increasing biodiversity and the quality of our green and blue spaces, and greening the borough
- Theme 7: Improving design, delivering beautiful buildings and high-quality places
- Theme 8: Reducing the need to travel and improving the choices for more sustainable travel
- Theme 9: Securing new social and community infrastructure to support a growing population
- Theme 10: Creating safe, healthy and inclusive communities

This will be done through the monitoring of the indicators set out in the tables below, which will be published through the Authority's Monitoring Reports (AMRs). The AMRs will be used to report the performance of the Local Plan as well as recommending any actions required to ensure the Local Plan's delivery. Some of the indicators listed do not have targets, including those not directly linked to performance. These indicators are nevertheless included to enable qualitative or trend-based monitoring and to ensure a detailed understanding of development over time.

The requirement to produce an annual monitoring report was removed by Government in 2011 and since then local authorities have had greater flexibility as to when to produce and publish data and information. A series of topic-based AMRs are published on the Council's website[1]. The frequency with which indicators are monitored is determined by the nature of the topic in terms of its strategic importance and sensitivity to changing circumstances. Further information about how the Monitoring Framework developed and how it conforms with regulations, can be found in the Appendix. There is also a wealth of relevant information published elsewhere, particularly including:

- The Council's Key Performance Indicators (KPIs) www.richmond.gov.uk/richmond_performance_tool
- The Council's Air Quality monitoring https://www.richmond.gov.uk/services/environment/pollution/air_pollution/air_quality_monitoring_and_data

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[1] www.richmond.gov.uk/local_plan_monitoring

- The London Plan Annual Monitoring Reports
  www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/monitoring-london-plan
- The Planning London Datahub
  www.london.gov.uk/programmes-strategies/planning/digital-planning/planning-london-datahub

This Monitoring Framework will be revised as local policies are developed and adopted and will be responsive to changes in local circumstances and to regional and national policy changes and monitoring requirements.

Please see the latest Sustainability Appraisal Scoping document[2] for a list of sustainability monitoring indicators (Appendix 4) which are envisaged to be monitored primarily through Annual Monitoring Reports.

Note: LBRuT refers to the London Borough of Richmond upon Thames.

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[2] https://www.richmond.gov.uk/media/18680/sa_scoping-_report.pdf

Table 1: Local Plan Monitoring Indicators and Targets

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
Theme 1: Responding to the climate emergency and taking action					
3	Tackling the Climate Emergency	Covered in policies below	-	-	Sustainable Construction AMR
4	Minimising Greenhouse Gas Emissions and Promoting Energy Efficiency	Percentage of planning approvals that result in creation of one or more dwellings to achieve net-zero carbon with a minimum of 35% on-site carbon reduction beyond Building Regulations (2021) (or any future updating successor to these standards)	100%	LBRuT[3] monitoring	Sustainable Construction AMR
		Percentage of all new-build and major conversion and refurbishment planning approvals to achieve net-zero carbon with a minimum of 60% on-site carbon reduction	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of all new-build and major conversion and refurbishment planning approvals to use low carbon heat and hot water supply	100%	LBRuT monitoring	Sustainable Construction AMR
		Total contributions (in £) made to the Council's Carbon Offset Fund	£0	LBRuT monitoring	Richmond Infrastructure Funding Statement (IFS). GLA Carbon Offset Funds: Monitoring Report
5	Energy Infrastructure	Number of planning approvals connecting to an existing decentralised energy network	-	LBRuT monitoring	Sustainable Construction AMR
		Number of planning approvals creating a new decentralised energy network	-	LBRuT monitoring	
		Installed capacity of renewable energy generating development, by type	-	LBRuT monitoring	
6	Sustainable Construction Standards	Percentage of all new residential planning approvals to complete the Sustainable Construction Checklist SPD	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of new-build residential planning approvals which to achieve a four-star rating (as a minimum) under the BRE Home Quality Mark scheme.	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of conversions or change of use to residential planning approvals meeting BREEAM Domestic Refurbishment 'Outstanding' standard or equivalent	-	LBRuT monitoring	Sustainable Construction AMR

[3] LBRuT – London Borough of Richmond upon Thames

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Percentage of all residential, new builds, conversions and change of use planning approvals to incorporate water conservation measures to achieve maximum water consumption of 110 litres per person per day for homes (including an allowance of 5 litres or less per person per day for external water consumption)	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of all non-residential planning approvals of 100sqm and above to complete the Sustainable Construction Checklist SPD	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of new non-residential buildings planning approvals over 500sqm meeting BREEAM Nondomestic New Construction 'Outstanding' standard or equivalent. Percentage achieving 'Excellent' because 'Outstanding' is not technically feasible	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of all major non-residential refurbishment of existing buildings and conversions planning approvals over 500sqm achieving a final (post-construction) certified rating of 'Outstanding' under BREEAM Non-domestic Refurbishment and Fit-out 'Outstanding' standard or equivalent	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of new-build residential planning approvals of 1 or more dwellings, and major residential development of 10 or more dwellings (including changes of use, conversions and major refurbishments), and non-residential development of 100sqm or more (including changes of use, conversions and refurbishments) that demonstrate compliance with the relevant fabric efficiency targets specified in Table 16.2	100%	LBRuT monitoring	Internal Records
7	Waste and the Circular Economy	Quantity of household waste collected by type (tonnes)	-	WasteDataFlow – local Authority waste management.	Council KPI Published on LG Inform
		Quantity of local authority collected waste for Richmond upon Thames sent for recycling (tonnes).	-	WasteDataFlow – local Authority waste management.	Council KPI
		Percentage of household waste sent for reuse, recycling and composting	42.1% for 2022/23	Defra statistics	Council KPI

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
8	Flood Risk and Sustainable Drainage	Number of planning approvals granted contrary to advice received from the Environment Agency on flood risk or drainage matters	-	LBRuT monitoring	The Environment Agency Consultations AMR (2016-2022)
9	Water Resources and Infrastructure	Number of planning approvals which incorporate water saving or harvesting and water recycling measures, by type	-	LBRuT monitoring	Sustainable Construction AMR

Theme 2: Delivering new homes and an affordable borough for all

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
10	New Housing	Net additional dwellings (both planning approvals and completions)	4,110 over next 10 years	LBRuT monitoring	The Housing Delivery Test and Housing Flow Reconciliation. Housing AMR
11	Affordable Housing	Percentage of all new housing completions (gross) which is affordable housing	50%	LBRuT monitoring	Housing AMR

The Council KPI - "Number of affordable housing completions |
		The tenure split of all new affordable housing completions	70% affordable rented and 30% intermediate housing		
		Loss of affordable housing through planning approvals	0	LBRuT monitoring	Housing AMR
12	Housing Needs of Different Groups	Net completions of the following specialist housing types: • Supported housing • Specialist older persons housing • Local institutions e.g. student accommodation, hostels • Shared living • Houses of multiple occupancy (HMOs)	-	LBRuT monitoring	Housing AMR spreadsheet

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Net change to the supply of gypsy and traveller pitches	-	LBRuT monitoring	5 year supply against locally set target in Gypsy Traveller Research 2023[4] Housing AMR
13	Housing Mix and Standards	Percentage of new build housing completions meeting Building Regulations Requirement M4 (3) "wheelchair user dwellings"	10%	LBRuT monitoring	Housing AMR spreadsheet
14	Loss of Housing	Net loss of housing by type	0	LBRuT monitoring	Housing AMR spreadsheet
		Number of planning approvals and completions for redevelopment of existing housing and resultant net change of beds	-	LBRuT monitoring	Housing AMR spreadsheet
15	Infill and Backland Development	Percentage of new housing development on back garden land as a proportion of all housing completions	<5%	LBRuT monitoring	Housing AMR spreadsheet
16	Small Sites	Number of new dwelling completions which were on small sites (<0.25 ha)	234/annum	LBRuT monitoring	Housing AMR spreadsheet

Theme 3: Shaping and supporting our town and local centres as they adapt to changes in the way we shop and respond to the pandemic

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
2	Managing change in the borough	Number of planning approvals and completions on previously developed land and/or conversion of existing buildings (and percentage of total planning approvals)	-	LBRuT monitoring	Housing AMR spreadsheet / brownfield register
17	Supporting our Centres and Promoting Culture	Vacancy rates within town and local centre boundaries for centres included in the Borough's centre hierarchy (% of units)	- (2022 vacancy rate 7.8%)	LBRuT monitoring	Town centre monitoring report[5]
18	Development in centres	Net loss of retail floorspace in Primary Shopping Areas (m^2)	0	LBRuT monitoring	Town centre monitoring report
		Net change to floorspace for Local Community Uses (m^2)	-	LBRuT monitoring	Social Infrastructure AMR

[4] Research on Gypsies and Travellers in the London Borough of Richmond upon Thames (February 2023)
[5] https://www.richmond.gov.uk/media/ygbphjqx/town_centre_monitoring_report_2022.pdf

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Net change of culture venues and facilities	–	GLA KPI 12 Provision of cultural infrastructure	London Plan Annual Monitoring Report
20	Shops and Services Serving Essential Needs	Net loss of essential shops/services, as defined in the Local Plan, where a change of use to a non-essential shop/service has occurred.	-	LBRuT monitoring Town Centre Land Use Survey (TCLUS)	Town centre monitoring report
		Net loss of floorspace in use for public houses, wine bars and drinking establishments (m^2).	0	LBRuT monitoring	Social Infrastructure AMR

Theme 4: Increasing jobs and helping business to grow and bounce back following the pandemic

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
21	Protecting the Local Economy	Net loss of employment floorspace, by type (E(g), B2, B8 Sui generis) (m^2)	0	LBRuT monitoring	Employment floorspace AMR[6]
		Percentage of completed employment floorspace in designated Key Business Areas and Locally Important Industrial Land and Business Parks and in the town centres	100%	LBRuT monitoring	Employment floorspace AMR
22	Promoting Jobs and our Local Economy	Net change to employment space suitable for small and micro businesses (E(g) and B use classes) under 100m^2 and 101 to 250m^2 (m^2)	-	LBRuT monitoring	Employment floorspace AMR
23	Offices	Net gain of new major office development (>1000m2) by each of the 5 town centres: Richmond, Twickenham, Teddington, East Sheen and Whitton	Gain	LBRuT monitoring	Employment floorspace AMR
		Net gain in smaller scale (<1000m2) office development by Key Business Area and other locations	Gain	LBRuT monitoring	Employment floorspace AMR
24	Industrial Land	Net gain of industrial floorspace in the Locally Important Industrial Land and Business Parks	-	LBRuT monitoring	Employment floorspace AMR
25	Affordable, Flexible and Managed Workspace	Completion of Affordable Workspace by type and size	-	S106	Economic Development Office
26	Visitor Economy	Net change to bedroom spaces in visitor accommodation	-	LBRuT monitoring	Internal Records
50	Education and Training	Number of major applications with a Local Employment and Agreements made	-	LBRuT monitoring	Internal Records

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[6] https://www.richmond.gov.uk/media/26154/employment_floorspace_monitoring_2020_2022.pdf

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Through Local Employment and Agreements: the number of education and community links created by type - work Experience placement; Curriculum support activity; Event	-	Economic Development Office	Internal Records
		Through Local Employment and Agreements: the number of jobs created by type - Graduate start job; Apprentice starts; Job starts	-	Economic Development Office	Internal Records

Theme 5: Protecting what is special and improving our areas (heritage and culture)

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
29	Designated Heritage Assets	Number of heritage assets included on Historic England's Heritage at Risk Register	No net increase	Historic England	Historic England

Theme 6: Increasing biodiversity and the quality of our green and blue spaces, and greening the borough

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
34	Green and Blue Infrastructure	Number of planning approvals, subject to the Sustainable Construction Checklist, which improve on-site biodiversity by incorporating new features and/or habitats, by type of features (as in SCC)	-	LBRuT monitoring	Sustainable Construction AMR
		Number of planning approvals subject to the Sustainable Construction Checklist resulting in the loss of ecological features, habitats including loss of garden space as a result of new development	-	LBRuT monitoring	Sustainable Construction AMR
35	Green Belt, Metropolitan Open Land and Local Green Space	Loss of designated open spaces (Metropolitan Open Land including River Thames, Green Belt, Local Green Space and Other Open Land of Townscape Importance)	No loss or inappropriate development	LBRuT monitoring	Open land indicators AMR[7]
36	Other Open Land of Townscape Importance	Loss or inappropriate development on Other Open Land of Townscape Importance)	No loss or inappropriate development	LBRuT monitoring	Open land indicators AMR
37	Public Open Space, Play, Sport and Recreation	New space and improvements to Public Open Space, Play, Sport and Recreation permitted through new development, by type	-	LBRuT monitoring	Annual S106 reporting - Infrastructure Funding Statement (IFS)
		New open space permitted and delivered through new major development in areas of Public Open Space deficiency	-	LBRuT monitoring	Annual S106 reporting - Infrastructure Funding Statement (IFS)
		Number of approvals resulting in loss of Public Open Space	0	LBRuT monitoring	Open land indicators AMR

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[7] Open land indicators AMR

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Loss of Play, Sport and Recreation	0	LBRuT monitoring	Social Infrastructure Monitoring Report
38	Urban Greening	Number of planning approvals to install a green roof and/or green walls	-	LBRuT monitoring	Sustainable Construction AMR
39	Biodiversity and geodiversity	Percentage of small-scale householder applications which increase the footprint and/or floorspace of the existing dwelling that deliver a 20% biodiversity net gain in line with the latest available version of the DEFRA metric.	100%	LBRuT monitoring	Sustainable Construction AMR
		Percentage of all development proposals, including conversions or changes of use, that result in 1 dwelling unit or more that deliver a 20% biodiversity net gain in line with the latest available version of the DEFRA metric.	100%	LBRuT monitoring	Sustainable Construction AMR A biodiversity gain site register, maintained by Natural England, will record allocations of off-site biodiversity gains to developments and make this information publicly available.
		Percentage of non-residential development proposals which increase the footprint and/or floorspace that deliver a 20% biodiversity net gain in line with the latest available version of the DEFRA metric.	100%	LBRuT monitoring	Sustainable Construction AMR A biodiversity gain site register, maintained by Natural England, will record allocations of off-site biodiversity gains to developments and make this information publicly available.

Theme 7: Improving design, delivering beautiful buildings and high-quality places

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
42	Trees, Woodland and Landscape	Number of planning approvals, subject to the Sustainable Construction Checklist, where the number of trees on site increased, as a result of development	-	LBRuT monitoring	Sustainable Construction AMR
44	Design Process	Number of planning applications which consult the Richmond Design Review Panel (RDRP)	-	LBRuT monitoring	Internal Records
45	Tall and Mid-Rise Building Zones	Number of planning approvals with new 'mid-rise' (5 to 6 storeys or 15 to up to 21 metres from the ground level) and/or 'tall buildings' (7 storeys or over, or 21 metres or more from the ground level) outside Tall and mid-rise Building Zones identified on the Policies Map and in Appendix 3	0	LBRuT monitoring	Internal Records

Theme 8: Reducing the need to travel and improving the choices for more sustainable travel

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
47	Sustainable Travel Choices	Percentage of trips made by sustainable modes (walking, cycling and public transport)	75% by 2041	London Travel Demand Survey	Local Implementation Plan (LIP) monitoring

Theme 9: Securing new social and community infrastructure to support a growing population

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
49	Social and Community Infrastructure	Net loss/gain in amount of social or community infrastructure floorspace (m2), by type of social infrastructure.	No loss	LBRuT monitoring	Social Infrastructure AMR

Theme 10: Creating safe, healthy and inclusive communities

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
51	Health and Wellbeing	Net change in completed floorspace of Hot Food Takeaways (m2), Sui Generis use class, within 400m of the boundary of a primary or secondary school	-	LBRuT monitoring	Social Infrastructure AMR
52	Allotments and Food Growing Spaces	Net change in allotment and community food growing spaces	0 loss	LBRuT monitoring	Richmond upon Thames Open Space report (April 2023) and subsequent updates
53	Local Environmental Impacts	Number of planning approvals (subject to Sustainable Construction Checklist) that incorporate measures to reduce noise	-	LBRuT monitoring	Sustainable Construction AMR
		Number of planning approvals (subject to Sustainable Construction Checklist) that have taken measures to reduce light pollution	-	LBRuT monitoring	Sustainable Construction AMR

Policy	Policy title	Indicator	Target if applicable	Source	Where reported
		Number of developments subject to an EIA which achieve 'Air quality Positive' and all other major developments which achieve 'Air quality neutral'.	100%	LBRuT monitoring. Environmental Health	London Borough of Richmond upon Thames Air Quality Annual Status Report
		See also		KPI 10 Air quality Positive trend in approved referable development applications demonstrating that they meet at least air quality neutral standard for emissions (based on a rolling average).	
		See also		*See also the Council's regular Air Quality Monitoring, including the Annual Status Reports which include Planning Updates and reporting on applications by the Regulatory Services Partnership.*	

Table 2: Monitoring required by Town and Country Planning (Local Planning) (England) Regulations 2012

CIL income and expenditure is reported in the Infrastructure Funding Statement. It is published on the website under the Borough CIL and planning obligations.

Total CIL receipts for the reporting year	n/a
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 Regulation 34 (5) of Local Planning Regulations 2012 & Regulation 62 (4) of CIL Regulations
The total amount of CIL receipts retained at the end of the reported year	Regulation 34 (1)
LDS (including SPD) monitoring Including non-implementation of policies	Regulation 34 (2)
Duty to Cooperate Monitoring	Regulation 34 (6)

Appendix: About the Monitoring Framework

Background and Context

1. Local authorities have a duty to monitor the effectiveness of planning policies, according to the following:

    1.1 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authority Monitoring Reports (AMRs). The Regulations prescribe what must be monitored, which are summarised in the table below.

    Mandatory monitoring requirements:

Regulation 34 (1)	Progress with the Local Development Scheme (LDS). Specifically: • the title of local plans or Supplementary Planning Documents (SPD) in the LDS, for each: the timetable for preparation should be specified, the stage the document has reached in its preparation, and whether the documents are behind schedule, identifying why it is the case if relevant • identifying LPs or SPDs adopted, specifying the date of adoption/approval.
Regulation 34 (2)	State when a policy is not being implemented, setting out the reasons why this is the case & identifying steps (if any) to implement.
Regulation 34 (3)	Housing delivery Include data on the number of net additional dwellings and net additional affordable dwellings. (a) in the period in respect of which the report is made, and (b) since the policy was first published, adopted or approved.
Regulation 34 (4)	Neighbourhood planning Details to be provided where an authority has made a neighbourhood development order or neighbourhood development plan.
Regulation 34 (5)	Community Infrastructure Levy (CIL) Include information specified in regulation 62 (4) of the CIL Regulations 2010. The report should include details of CIL receipts and CIL expenditure for the reported year and provide summary details of CIL expenditure.
Regulation 34 (6)	Duty to Co-operate Details to be provided of what action was taken during the period of the report in relation to the Duty to Cooperate, such as joint working, meetings, consultations.
Regulation 34 (7)	Make up-to-date data available as soon as possible.

    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 Authority's Monitoring Report.

    1.3 It is essential that planning policies are monitored and assessed, as this, along with the Sustainability Appraisal 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 London Borough of Richmond-upon-Thames Monitoring Framework (RMF)

2. The Council has a well-established monitoring framework and has been monitoring approvals and completions data since the 1980s. Indicators, and where appropriate targets, relating to policies in the Local. It is also the means of monitoring the implementation of the Ham & Petersham Neighbourhood Plan[8]. The West London Waste Plan[9] includes its own set of indicators. [10]The monitoring framework includes significant effects indicators which form part of the Sustainability Appraisal process.

    2.1 As development plan policies are updated and changes are made to national guidance and legislation, the monitoring framework must also be responsive to change. The set of indicators and targets included in the adopted development plan has been reviewed and updated with those presented in Table 2, which comprise the bulk of this document. In doing so, the Council is mindful that there is value in retaining existing relevant indicators to provide time series information showing change over time. Although the Council has tried to anticipate future monitoring requirements it is recognised that there will inevitably be new aspects to monitor. Therefore, the monitoring framework should be considered as having a degree of flexibility, to adapt to change. It will be regularly reviewed. The Publication Local Plan includes a commitment to monitor key aspects of the monitoring framework annually.

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 Richmond Monitoring Framework. 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 RMF 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.

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 RMF.

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[8] https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

[9] https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/west_london_waste_development_plan

[10] http://www.richmond.gov.uk/final_development_management_plan_adopted_nov_2011.pdf

Other monitoring

5. The monitoring framework does not specifically include development management statistics on performance which are published separately. The government has introduced several changes to permitted development rights in recent years which have had had a significant impact on the borough. Prior approvals are also monitored as part of the housing AMRs.

    5.1 A large body of data is also extracted from the Council's decisions analysis system to meet the data requirements of the Planning London Datahub, which in turn are used in the GLA's London wide monitoring reports.

    5.2 In addition to the indicators set out in Table 2, the Council undertakes regular monitoring of certain aspects of policy including an annual Centre Land Use Survey, regular Town Centre Health Checks and footfall monitoring. The Council also subscribes to the GLA's High Streets Data Service. The robust and extensive evidence base relating to the Local Plan includes a wide range of research documents on several subjects and can be viewed on the Council's website.

Structure of the RMF

6. There is a suite of indicators that monitor the progress of relevant Local Plan policies, as well as a range of indicators that provide a local context and monitor significant effects.

    6.1 The three types of indicator used are:
    - Core indicators – these measure the achievement of policy actions in the Local Plan
    - Contextual indicators – these provide background data that may not be directly affected by the Local Plan itself
    - Significant Effects indictors – these monitor the significant effects of the Local Plan and are used in the Sustainability Appraisal baseline. These can be core or contextual as well as stand alone.

Meeting targets

7. Where it would appear through monitoring that targets are not being met, as set out in Local Plan Policy 55 Delivery and Monitoring it may be necessary, should relevant circumstances arise, the Council will undertake an earlier review and, if necessary, update relevant Local Plan policies accordingly.