

Local Plan Monitoring Framework

May 2017

The Monitoring Framework

- 1.1 Local authorities have a duty to monitor the effectiveness of planning policies. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Planning Authorities to produce an Authority's 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>Progress with the Local Development Scheme (LDS). Specifically,</p> <ul style="list-style-type: none"> 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)	<p>State when a policy is not being implemented, setting out the reasons why this is the case & identifying steps (if any) to implement.</p>
Regulation 34 (3)	<p>Housing delivery Include data on the number of net additional dwellings and net additional affordable dwellings.</p> <p>(a) in the period in respect of which the report is made, and (b) since the policy was first published, adopted or approved.</p>
Regulation 34 (4)	<p>Neighbourhood planning Details to be provided where an authority has made a neighbourhood development order or neighbourhood development plan.</p>
Regulation 34 (5)	<p>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.</p>
Regulation 34 (6)	<p>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.</p>
Regulation 34 (7)	<p>Make up-to-date data available as soon as possible.</p>

- 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. This is part of the plan-making process.
- 1.4 The Council has a well-established monitoring framework and has been monitoring permissions and completions data since the 1980s. Indicators, and where appropriate targets, relating to each policy are set out throughout the Core Strategy (2009)¹ and Development Management Plan (2011)². They

¹ http://www.richmond.gov.uk/core_strategy-3.pdf

can be found in the Implementation Schedule of the Twickenham Area Action Plan (2013)³. The monitoring framework includes significant effects indicators which form part of the Sustainability Appraisal process.

- 1.5 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 at the end of this document, 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.
- 1.6 The indicators and targets relating to the Twickenham Area Action Plan have not been reviewed and remain unchanged.

Other monitoring

- 1.7 The monitoring framework 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 borough. Prior approvals are also monitored separately.
- 1.8 A large body of data is also extracted from the Council's decisions analysis system to meet the data requirements of the London Development Database, which in turn are used in the GLA's London-wide monitoring reports.

Local Plan Research

- 1.9 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 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 website⁴.

² http://www.richmond.gov.uk/final_development_management_plan_adopted_nov_2011.pdf

³ http://www.richmond.gov.uk/adopted_twickenham_area_action_plan_july_2013.pdf

⁴ http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan/local_development_framework_research.htm

Table 2: Local Plan Monitoring Framework – Indicators and targets

Table 2A: Monitoring of Local Plan Policies

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
Implementation				
		Percentage of Site Allocations developed each year development plan is operational	n/a	In-house Decisions Analysis System
	*	Number of Planning Obligations monies received in monitoring year	n/a	In-house Section 106 monitoring
Local Plan Policies				
LP2		Number of completed developments with new ‘tall buildings’, defined as 18 metres or 6-storeys and above.	No ‘tall buildings’ in areas identified as ‘inappropriate’ as set out in policy LP 2.	In-house Urban Design/ Decisions Analysis System
LP 3, LP 4	*	Number of Listed Buildings and Buildings of Townscape Merit demolished where consent from the Local Planning Authority is required.	No net loss through demolition of Listed Buildings or Buildings of Townscape Merit	In-house Urban Design/ Decisions Analysis System
LP 3, LP 4	*updated	Number of heritage assets included on Historic England’s Heritage at Risk Register.	No net increase in numbers of conservation areas or buildings included on Historic England’s Heritage at Risk Register	In-house Urban Design/ Decisions Analysis System
LP 10 (C)	*	Number of new developments (subject to Sustainable Construction Checklist) that incorporate measures to reduce noise.	n/a	In house Decisions Analysis System
LP 10 (D)		Number of new developments (subject to Sustainable Construction Checklist) that have taken measures to reduce light pollution.	n/a	In house Decisions Analysis System
LP 11		Number of completions (& amount of floorspace in m2) for development of more than one storey below the existing ground level.	Target to be included when times series data are available.	In house Decisions Analysis System
LP12		Loss/inappropriate development on designated public open space (m2)	No net loss/inappropriate development on designated public open space	In house Decisions Analysis System
LP31		Amount of new play space completed as part of new developments (m2)	Target to be included when times series data are available.	
LP13, LP14, LP18	*updated	Loss/inappropriate development on designated open spaces (Metropolitan Open Land including River Thames, Green Belt, Local Green Space and Other Open Land of Townscape Importance) (m2).	No loss/inappropriate development on designated open spaces (Metropolitan Open Land, Green Belt, Local Green Space and Other Open Land of Townscape Importance).	In house Decisions Analysis System

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
LP15	*	Number of completed developments 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).	n/a	In house Decisions Analysis System
LP15		Number of completed new developments 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 (loss to be specified m2).	n/a	In house Decisions Analysis System
LP15	*	Loss of or inappropriate development on designated NNRs, SSSIs, and Other Sites of Nature Importance (m2).	No loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	In house Decisions Analysis System
LP15, LP16		Percentage of completed developments subject to the Sustainable Construction Checklist where the number of trees on site increased as a result of development.	n/a	In house Decisions Analysis System
LP17		Number of new developments subject to the Sustainable Construction Checklist, incorporating green roofs, by type of green roofs	n/a	In house Decisions Analysis System
LP20		Numbers of completed developments subject to the Sustainable Construction Checklist incorporating cooling measures in schemes, by type of measure (as in SCC).	n/a	In house Decisions Analysis System
LP20		Numbers of completed developments subject to the Sustainable Construction Checklist incorporating heating measures in schemes, by type of measure (as in SCC).	n/a	In house Decisions Analysis System
LP21		Number of completed developments subject to the Sustainable Construction Checklist incorporating sustainable drainage by type of sustainable drainage	n/a	In house Decisions Analysis System
LP22		Proportion of residential conversions that can be assessed under BREEAM Domestic Refurbishment meeting the relevant BREEAM "excellent" standard.	100% of residential conversions assessed to meet "excellent" standard.	In house Decisions Analysis System
LP22	*	Proportion of new non-residential buildings over 100sqm meeting the relevant BREEAM "excellent" standard (or any subsequent applicable standard).	100% of new non-residential development to meet BREEAM "excellent" standard.	In house Decisions Analysis System

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
LP22	*updated	Percentage of all new (non-major) residential developments achieving a 35% reduction in regulated CO ₂ emissions over Part L of the 2013 Building Regulations.	100% of new (non-major) residential development to meet the 35% reduction	
LP22	*updated	Percentage of all new major developments (10 or more units) achieving 'zero carbon' standards. <i>Note: A zero carbon home is one where at least 35% of regulated CO₂ emissions reductions are achieved on-site, with the remaining emissions (up to 100%) to be offset through a contribution into the Council's Carbon Offset Fund.</i>	100% of new major developments to meet 'zero carbon' standards	In house Decisions Analysis System
LP22	*updated	Percentage of all new major non-residential developments achieving a 35% reduction in regulated CO ₂ emissions over Part L of the 2013 Building Regulations From 1 October 2019: Percentage of all new major non-residential developments achieving 'zero carbon' standards (<i>see Note above</i>)	100% of new major non-residential development to meet the 35% reduction 100% of new major developments to meet 'zero carbon' standards	
LP21	*	Net loss or gain (m ²) in area of permeable surfacing as a result of completed new developments subject to the Sustainable Construction Checklist.		In house Decisions Analysis System
LP22	*updated	Proportion of completed residential developments subject to policy LP22 (2) which exceed the maximum water consumption target of 110 litres/person/day (including allowance for external water consumption).		In house Decisions Analysis System
LP22		Number of completed developments subject to the Sustainable Construction Checklist which incorporate water conservation measures, by type of measure (as in SCC).		In house Decisions Analysis System
LP21	*	Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	No planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Environment Agency

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
LP24	* WLWP indicator	Quantity of household waste collected in borough (tonnes).		WasteDataFlow – local Authority waste management. Waste Data Interrogator- EA waste statistics.
LP24	* WLWP indicator	Quantity of local authority collected waste for Richmond upon Thames sent for recycling (tonnes).		WasteDataFlow – local Authority waste management. Waste Data Interrogator- EA waste statistics.
LP25, LP26	*	Percentage of new retail development/ extensions (500m2 gross and above) to be located within or well-related to designated frontages in Richmond, the district centres and the local centres in the Borough's centre hierarchy or a Site Allocation.	90% of all larger scale (500m2 gross and above) new retail development /extensions located within or well-related to designated frontages in Richmond, and the local centres in the Borough's centre hierarchy the district centres or a Site Allocations.	In house Decisions Analysis System
LP25, LP26	*	Overall vacancy rates for centres included in the centre hierarchy (set out in the Local Plan).	Maintain average vacancy levels below the national average for the following tiers in the centre hierarchy: main, local and neighbourhood centres.	In-house Annual Centre Land Use Survey
LP25, LP26		Shop (A1 Use Class) vacancy rates for centres included in the centre hierarchy (set out in the Local Plan).	Maintain average shop vacancy levels below the relevant national average* for the following tiers in the centre hierarchy: main, local and neighbourhood centres.	In-house Annual Centre Land Use Survey
LP25, LP26		Overall vacancy rates within designated shopping frontages for centres included in the centre hierarchy (set out in the Local Plan).	Average vacancy rates to be within +/- 3% of the overall vacancy rate for that year. For the following tiers in the centre hierarchy: main, local and neighbourhood centres.	In-house Annual Centre Land Use Survey
LP25, LP26		Shop vacancy rates (A1 Use Class) within designated shopping frontages for centres in the Local Plan centre included in the centre hierarchy (set out in the Local Plan).	Average shop vacancy rates to be within +/- 3% of the overall vacancy rate for that year for the following tiers in the centre hierarchy: main centres, local centres and neighbourhood centres.	In-house Annual Centre Land Use Survey
LP26	*	Proportion of retail (A1) uses in (a) key shopping frontages, (b) secondary shopping frontages, (c) non-designated frontages.	Less than 5% reduction per annum in proportion of retail uses in key shopping frontages as a result of change of use. (identifying those resulting from prior approval)	LBRuT Annual Centre Land Use Survey

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
LP27		Number of completions resulting in the net loss of A1-A5 floorspace where policy LP27 is applied (m2). Analysis to identify net loss/gain of public houses separately.	Target to be included when times series data are available.	In house Decisions Analysis System
LP28, LP29	*	Net loss/gain in amount of social or community infrastructure floorspace (m2), by type of social infrastructure.	Target to be included when times series data are available.	In house Decisions Analysis System
LP30		Net loss/gain in amount of floorspace in Use Class A5 (takeaways) (m2), & percentage of which within 400ms of the boundary of a primary or secondary school.	Target to be included when times series data are available.	In house Decisions Analysis System
LP34		Net additional dwellings over previous years and net additional dwellings - in future years (and by ward).	At least 315 net additional residential units per year	In house Decisions Analysis System
LP34	*	Net additional dwellings completed for the reporting year (and by ward).	At least 315 net additional residential units per year	In house Decisions Analysis System
LP35	*	Completions by dwelling size	n/a	In house Decisions Analysis System
LP35	*updated	Percentage of new build housing meeting Building Regulation Requirement M4 (2) – ‘accessible and adaptable dwellings’	90% of new build housing to meet Building Regulation Requirement M4 (2) – ‘accessible and adaptable dwellings’	In house Decisions Analysis System
LP35	*updated	Percentage of new build housing meeting Building Regulations Requirement M4 (3) “wheelchair user dwellings”.	10% of new build housing to meet Building Regulations Requirement M4 (3) “wheelchair user dwellings”.	In house Decisions Analysis System
LP36	*	Percentage of all new housing completions (gross) which is affordable housing and the tenure split. Identify housing trajectory for affordable housing for the plan period.	At least 50% of all new housing units (gross) will be permanent affordable housing	In house Decisions Analysis System
LP37		Net additional gypsy and traveller pitches per annum. Identify a supply of specific deliverable sites (5 year supply) against locally set targets.	There is no target for the indicator (reflecting the Council’s research). The purpose of this indicator is to show the number of gypsy and traveller pitches delivered.	In house Decisions Analysis System
LP39		Percentage of new housing development on back garden land as a proportion of all housing completions.	Less than 5% of completions are development on garden sites.	In house Decisions Analysis System
LP40, LP41	*	Amount and type of completed employment floorspace developed by employment type (m2)	n/a	In house Decisions Analysis System

LP policy	Significant effects indicator (Sustainability Appraisal)	Indicator	Target (if appropriate)	Source
LP40, LP41*	*	Amount and type (by use class) of employment floorspace lost to completed non-employment uses (identifying use classes) (m2). [Loss through prior approvals presented separately.]	Loss of employment floor space not to exceed 500m2 per annum [target not to include loss through prior approvals].	In house Decisions Analysis System
LP41		Net loss/gain of office floorspace (m2) in Key Office Areas (data provided on site by site basis)	No loss of office floorspace in Key Office Area.	In house Decisions Analysis System
LP42		Net loss/gain of industrial land in Locally Important Industrial Land and Business Parks (data provided on site by site basis) (m2).	No loss of industrial land in Locally Important Industrial Land and Business Parks. In house monitoring	In house Decisions Analysis System
LP40, LP41, LP42	*	Employment land for which planning permission has been granted for B use classes and relevant sui generis uses in monitoring year (m2)	n/a	
LP40, LP41, LP42	*	Completed small business units (B use classes) under 250 m ²	75% of all employment floorspace completions to be below 250 m ²	In house Decisions Analysis System
LP45	*	Percentage of completed non-residential development of 100m2 or more complying with parking standards (vehicles and cycle parking) set out in Local Plan.	All completed non-residential development to comply with parking standards set out in Local Plan, unless otherwise agreed during the planning application process	In house Decisions Analysis System
LP45	*	Percentage of completed residential development complying with parking standards (vehicles and cycle parking) set out in Local Plan.	All completed non-residential development to comply with parking standards set out in Local Plan, unless otherwise agreed during the planning application process	In house Decisions Analysis System

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

Type of monitoring	Relevant Regulation
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	LBRuT 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	
LDS (including SPD) monitoring	Regulation 34 (1)
Including non-implementation of policies	Regulation 34 (2)
Monitoring of Neighbourhood Planning	Regulation 34 (4)
Duty to Cooperate Monitoring	Regulation 34 (6)

Table 2C: Twickenham Area Action Plan Indicators

TAAP policy	LDF (Local Plan) Indicator	Indicator	Target (if appropriate)	Source
TWP 1	As per LP 26	Percentage of new retail development/ extensions (500m2 gross and above) to be located within or well-related to designated frontages in Twickenham or a Site Allocation.	90% of all larger scale (500m2 gross and above) new retail development /extensions located within or well-related to designated frontages in Richmond, and the local centres in the Borough's centre hierarchy the district centres or a Site Allocations.	In house Decisions Analysis System
TWP 1		The percentage of new retail completions less than 100m2		In house Decisions Analysis System
TWP 1		Completions for appropriate expansion to existing retail units in m2.		In house Decisions Analysis System
TWP 2	As per LP40, LP41, LP42	Employment land for which planning permission has been granted for B use classes and relevant sui generis uses in monitoring year (m2)		In house Decisions Analysis System
TWP 2		Percentage of new B1a employment floorspace (gross) located within district centre boundary		In house Decisions Analysis System
TWP 2		Conversion of office space to residential on upper floors (amount in m2) where planning permission is needed.		In house Decisions Analysis System
TWP 3		Investigation of potential for BID completed by 2013 (BID in place).		Economic Development
TWP 3		Number of new businesses in Twickenham town centre compared to previous year. Report on retailers separately. (Net figures)		Annual Town Centre Land Use Survey.
TWP 3		Overall number of businesses in (town) main centre.		Annual Town Centre Land Use Survey. (Or other reliable annual source.)
<i>Actions contained in TAAP</i>		Progress on promotion of markets and events in appropriate civic spaces in Twickenham to be reported through AMR.		Economic Development
<i>Actions contained in TAAP</i>		Progress on promotion of visitor destinations in Twickenham (St Mary's Church, Twickenham Museum, Twickenham Library and the Mary Wallace Theatre) to be reported through AMR.		Economic Development

Source: Twickenham Area Action Plan Implementation Schedule.

Table 3: Prior Approval Monitoring

Indicator	source
Number of prior approval applications received and completed in the monitoring year for change of use from retail to residential. Report on amount of floorspace lost (m2) and location.	In house Decisions Analysis System
Number of prior approval applications received and completed in the monitoring year for change of use from retail to a deposit-taker. Report on amount of floorspace lost (m2) and location.	In house Decisions Analysis System
Number of prior approval applications received and completed in the monitoring year for change of use to a temporary use (2 year period). Report on amount of floorspace lost (m2) and location & also whether application received for a permanent change of use and whether permission was granted.	In house Decisions Analysis System
Number of prior approval applications received and completed in the monitoring year for change of use from office to residential. Report on floorspace lost (m2).	In house Decisions Analysis System
Number of residential units through prior approval applications (by ward) and as a proportion of overall five year housing land supply.	In house Decisions Analysis System

Table 4: All Significant effects indicators

Monitoring indicator	Monitored by	Timeframe
Capacity of new waste management facilities by type	www.capitalwastefacts.com and any Reporting by (LBRuT) Street Scene performance	3 year programme Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
Quantity of household waste arising, and managed, by management type	Reporting by (LBRuT) Street Scene performance	3 year programme Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
Quantity of household waste reused, recycled and composted	Reporting by (LBRuT) Street Scene performance	Annually
Quantity of Local Authority collected waste which is land filled	Reporting by (LBRuT) Street Scene performance	3 year programme Data will be reported elsewhere (WLWP) and therefore need to be reported only every 3 years.
Number of days p.a. when air pollution is moderate or high for PM10* *Daily mean particles (PM10) not to exceed 50 micrograms per cubic metre, more than 35 times a year, at any measuring site	(LBRuT) Special Projects team LBRuT	3 year programme
Number of new developments (subject to SCC) that incorporate measures to reduce noise.	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	Environment Agency and LBRuT	Annually
River water bodies classified under the Water Framework Directive to achieve good ecological status	Environment Agency monitoring	3 year programme
Percentage of completed non-residential development complying with maximum parking standards set out in the LDF.	LBRuT monitoring	Annually
No of households registered with a car club	LBRuT monitoring	3 year programme
Percentage of trips by main mode: walking and cycling	LBRuT monitoring	3 year programme
Level of parking occupancy in town and local centre car parks.	LBRuT monitoring	Annually
Percentage of regulated CO2 emissions saved below Building Regulations 2010 target level through all low carbon measures (for developments subject to Sustainable Construction Checklist – SCC).	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Energy trends data at LA level	DECC data	Annually
Proportion of new residential developments that meet Code for Sustainable Homes Level 3.*indicator deleted by above,	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Proportion of new non-residential buildings over 100sqm to meet the relevant BREEAM “excellent” standard.	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Proportion of residential conversions that can be assessed under Eco Homes (or any subsequent new applicable standard) that meet the “excellent” rating.	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Number of developments approved against the recommendation of the statutory water / sewerage undertaker on low pressure / flooding	LBRuT monitoring	3 year programme

Monitoring indicator	Monitored by	Timeframe
grounds.		
Proportion of residential developments subject to the Sustainable Construction Checklist with a maximum water consumption target of 105 litres/person/day.	LBRuT monitoring of Sustainable Construction Checklist SPD	Reported on 3-yearly basis through monitoring of SCC SPD
Number of new developments subject to the Sustainable Construction Checklist that have incorporated sustainable drainage in their development; by type of sustainable drainage technique	LBRuT monitoring of Sustainable Construction Checklist SPD	Reported on 3-yearly basis through monitoring of SCC SPD
Change in area of permeable surfacing (net gains and net losses in m2) as a result of new developments subject to the Sustainable Construction Checklist.	LBRuT monitoring of Sustainable Construction Checklist SPD	Reported on 3-yearly basis through monitoring of SCC SPD
Number of new developments subject to the Sustainable Construction Checklist that have incorporated energy efficient design with a specific heat demand of less than equal to 15kWh/m2	LBRuT monitoring of Sustainable Construction Checklist SPD	Reported on 3-yearly basis through monitoring of SCC SPD
Loss of or inappropriate development on designated SSSIs, and Other Sites of Nature Importance.	LBRuT monitoring	Annually
River water bodies classified under the Water Framework Directive to achieve good ecological status	Environment Agency monitoring	3 year programme
No of developments subject to the SCC which improve on-site biodiversity by incorporating new features and/or habitats, by type of features.	LBRuT monitoring of Sustainable Construction Checklist SPD	Reported on 3-yearly basis through monitoring of SCC SPD
No of developments subject to the SCC incorporating green roofs, by type	LBRuT monitoring of Sustainable Construction Checklist SPD	Annually through monitoring of SCC SPD
Area of borough deficient in access to Sites of Nature Importance (hectares) (includes SSSIs and Other Sites of Nature Importance)	LBRuT monitoring	3 year program
Number of Listed Buildings or Buildings of Townscape Merit demolished	LBRuT monitoring	Annually
Number of heritage assets on/added/removed from the English Heritage "Heritage At Risk" Register p.a.	LBRuT monitoring	3 year programme
The level of satisfaction with the design and layout of new housing schemes	LBRuT monitoring	3 year programme
Loss/inappropriate development on designated open spaces e.g. MOL, River Thames, Green Belt, OOLTI and public open space	LBRuT monitoring	Annually
Number of contaminated land sites, remediated or investigated with no further requirement for remediation	(LBRuT) Special Projects team	3 year programme
Net additional dwellings for reporting year, over previous, years and in future	LBRuT monitoring	Annually
Percentage of all new housing completions which is affordable housing	LBRuT monitoring	Annually
Completions by dwelling size	LBRuT monitoring	3 year programme
Percentage of new homes built to wheelchair standards on developments	LBRuT monitoring	3 year programme

Monitoring indicator	Monitored by	Timeframe
Percentage of new homes built to Lifetimes Homes standards	LBRuT monitoring	3 year programme
Number of recorded crimes pa. Retain position in top 3 for lowest crime figures in Met Police area.	Metropolitan Police Service figures	Annually
Progress on Public Transport improvements in 5 areas of relative disadvantage	LBRuT monitoring	3 year programme
Amount of completed floorspace in clinic/health centre use	LBRuT monitoring	3 year programme
Number of planning obligations achieved and money raised for community uses by type (health, sport, education, etc.).	LBRuT monitoring	Annually
Improving public health profile. Ranking in the top 3 within the SHA for the range of indicators used in the Local Health Profiles.	Department of Health	Annually
Percentage of completed floorspace (new development & net additional floorspace) for town centre uses (A2, B1a and D2) within town centre boundaries/mixed use areas. For A1, % of completed floorspace within, adjacent to or well-related to designated frontages.	LBRuT monitoring	Annually
Vacancy rates within designated shopping frontages for Richmond, the district and smaller centres.	LBRuT monitoring	Annually
Proportion of retail A1 uses in key shopping frontages	LBRuT monitoring	3 year programme
Amount and type of completed employment floorspace developed by employment type.	LBRuT monitoring	Annually
Employment land for which planning permission has been granted by UCO for the monitoring year (ha)	LBRuT monitoring	Annually
Amount of employment floorspace lost to completed non-employment uses (identifying use classes)	LBRuT monitoring	Annually
Completed small business units under 250sqm	LBRuT monitoring	3 year programme
No of workers in the borough (employees in employment)	LBRuT monitoring	3 year programme
Number of unemployed (claimant count) and estimated rate (GLA estimates)	LBRuT monitoring	3 year programme

Please note: Some indicators revised, updated versions as they appear in Table 2 above.

Source: Draft Sustainability Appraisal Monitoring Framework (as published in Scoping Report of May 2016)