



Self Assessment of Soundness Aylesbury Area Action Plan May 2009

1. Introduction

- 1.1 This document uses the self-assessment toolkit published by Planning Advisory Service (PAS) to assess the soundness of the Aylesbury Area Action Plan (AAP). Whilst not an essential requirement for submission of the AAP it is recommended that this exercise is undertaken to assist the Planning Inspector in the examination.

Soundness tool

Key question	Possible evidence	Evidence provided
Justified		
Participation		
1. Has the consultation process allowed for effective engagement of all interested parties?	The consultation statement	Consultation Report for the Aylesbury Area Action Plan Volumes 1 to 3
Research/ fact finding		
2. Is the content of the development plan document justified by the evidence? 3. What is the source of the evidence? 4. How up to date and convincing is it?	i. Sections of the development plan document which show how the evidence points towards the selected strategy, policies or proposals ii. Sections of the pre-submission proposals documents iii. Sections of the preferred strategy report iv. Sections of the sustainability appraisal report which set out its main conclusions in relation to the policies in the development plan document v. Sections of the consultation statement OR A very brief statement of how the main findings of consultation support the policies, with reference to: <ul style="list-style-type: none"> o reports to the council on the issues raised during participation, covering both the front-loading and formulation phases o any other information on community views and preferences vi. The studies, reports and technical papers that provide the evidence for the policies set out in the development plan document. The date of preparation and who they were produced by should be signposted OR For each policy (or group of policies dealing with the same issue), a very brief statement of the evidence documents relied upon and how they support the	Evidence for policies is set out in sections of the Aylesbury AAP and in a Baseline Report which is backed up by a range of background papers and strategies supporting the policies. The evidence base is recent and has been updated during the course of preparing the AAP. The documents which set out the evidence base are described below: Sections 1.3 – 1.5 of the AAP summarise the consultation process and its role in informing the AAP, list of background papers, process of Sustainability Appraisal and relationship to other policies All the policies in the plan have “reasons” which explain the justification and evidence for the policies.

Key question	Possible evidence	Evidence provided
	policy (where this is not already clear in the reasoned justification in the development plan document)	
<p>5. What assumptions had to be made in preparing the development plan document?</p> <p>6. Are the assumptions reasonable and justified?</p>	<p>i. Sections of the development plan documents setting out the assumptions</p> <p>ii. Sections of the sustainability appraisal report setting out the assumptions</p> <p>iii. A very brief statement for each assumption as to how the evidence led to the assumption</p> <p>iv. Reference to national or regional policy, correspondence from bodies consulted or technical papers that provide the basis for assumptions</p>	<p>Assumptions are made about the growth in population. This led to the quantum of community facility provision including health, open space, education and pre-school requirements set out in the AAP policies. These assumptions are set out in the background paper on Social and community infrastructure.</p> <p>In addition the following background papers set out the assumptions made on different topics and the evidence that led to those assumptions:</p> <ul style="list-style-type: none"> • Tenure mix and size of homes • Housing density • Economic development • Sustainable design and construction • Transport and movement strategy • Open space strategy • Delivery and implementation • Infrastructure tariff and s106 planning obligations <p>Sustainability Appraisal (volume I – section 4.4 sets out limitations of the information, table 6 sets out the criteria used in the appraisal and section 5.1 and 5.3 set out the scoring system.</p>
Alternatives		
<p>7. Can it be shown that the council's chosen approach is the most appropriate given the reasonable alternatives?</p> <p>8. Have realistic alternatives been considered and is there a clear audit trail showing how</p>	<p>i. Sections of the consultation statement showing how the community was involved in considering issues, alternatives and options</p> <p>ii. Documents used in community involvement with stakeholders and communities encouraging them to identify the issues and options they wished to see</p>	<p>The Consultation Report on the Aylesbury Area Action Plan sets out the methods used for consultation at each stage of plan making, report on the consultation undertaken and summary of representations received and the council's response to the representations showing how consultation has influenced the AAP.</p>

Key question	Possible evidence	Evidence provided
<p>and why the preferred strategy/approach was arrived at?</p> <p>9. Where a balance had to be struck in taking decisions between competing alternatives is it clear how and why these decisions were made?</p>	<p>considered</p> <p>iii. Any report produced at the end of the front loading phase of plan preparation setting out the issues and options raised</p> <p>iv. Sections of the preferred strategy report explaining:</p> <ul style="list-style-type: none"> • how alternatives were developed and evaluated, and • why alternatives were rejected in favour of the preferred strategy <p>v. Sections of the sustainability appraisal report showing the options and alternatives and explaining how they were objectively assessed</p> <p>vi. Reports prepared during the plan preparation process (including after the preferred strategy participation) contributing to the decisions made on the inclusion of policies in the development plan document</p> <p>vii. Sections of the consultation statement explaining how the main findings of consultation support the decisions</p> <p>viii. Sections of the representations statement</p> <p>OR</p> <p>A brief statement of the influence upon decisions of: the issues raised during stakeholder and community engagement, and how they have been addressed</p> <p>ix. Any other documentation showing how alternatives were developed and evaluated</p> <p>x. A very brief statement and any other supporting documentation of the way decisions have been taken</p>	<p>Sustainability Appraisal (SA) (volume I – section 4.4 sets out limitations of the information, table 6 sets out the criteria used in the appraisal and section 5.1 and 5.3 set out the scoring system showing a clear objective methodology used in appraising options. The Sustainability Appraisal Volume III (appendix G) shows the appraisal of the options and these are summarised in section 5.3. The evaluation shows how the options scored and the sustainability reasons for rejecting or taking the options forward.</p> <p>The Issues and Options report (October 2007) shows the alternatives that were considered. The Preferred Options report (April 2008) sets out the preferred options followed by reasons for rejecting options where applicable. Sections 1.2 and 1.3 of the Revised Preferred Options report (Nov 2008) set out changes to the preferred options and the reasons for the change.</p> <p>The range of background documents set out below show the evidence for selecting the final alternative for the submission AAP.</p> <ul style="list-style-type: none"> • Tenure mix and size of homes • Housing density • Building heights • Economic development • Sustainable design and construction • Social and community infrastructure • Transport and movement strategy • Open space strategy • Delivery and implementation • Infrastructure tariff

Key question	Possible evidence	Evidence provided
<p>10. Does the sustainability appraisal show how the different options perform and is it clear that sustainability considerations informed the content of the development plan document from the start?</p>	<ul style="list-style-type: none"> i. A structure to the development plan document which reports the sustainability appraisal findings in relation to each policy ii. Sections of the sustainability appraisal report which set out how sustainability appraisal has influenced the development of the preferred strategy and how policies have been revised in the light of sustainability appraisal findings iii. Reports made as part of plan-making which indicate how sustainability appraisal has influenced the choice of strategy and the content of policies 	<p>Every option presented in the Issues and Options report (Oct 2007) sets out the scoring from the Sustainability Appraisal in a table along with scores against place-making and delivery objectives (see section 2.1 of the Issues and Options report)</p> <p>The SA followed the stages of plan-making (see section 0.1.12 non-technical summary) of the Sustainability Appraisal (April 2009). Section 0.3 non-technical summary of the SA sets out a statement of the difference the SA has made in the process. Section 5.3 of the SA sets out an assessment of the options.</p>
<p>11. Does the development plan document adequately expand upon regional guidance rather than simply duplicate it?</p> <p>12. Does the strategy take forward the regional context reflecting the local issues and objectives?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document which explain where and how regional guidance has been elaborated upon and the reasons ii. The regional development agency/regional planning body letter confirming that the development plan document is in general conformity with the regional special strategy iii. Representations received from the regional development agency/regional planning body iv. Representations from the Government Office v. Reports or copies of correspondence as to how the representations have been considered and dealt with 	<p>The AAP is in general conformity with the London Plan and does not simply duplicate its policies. It elaborates on London Plan policies and makes specific reference to the London Plan in paras 3.1.4 (contribution to meeting housing targets), 3.2.1 and 3.2.4 (making efficient use of land), 3.4.4 (broaden housing choice), 3.6.5 (achieving London Plan target of 20% reduction in carbon emissions through the use of renewables) and 4.5.2 (open space standards).</p> <p>In addition Appendix 2 shows compliance of policies with London Plan policies but nowhere are the London Plan policies repeated in the AAP.</p> <p>A letter has been received from the Mayor confirming that the AAP is in general conformity with the London Plan.</p>

Effective		
Deliverable		
<p>13. Has the council clearly identified what the issues are that the development plan document is seeking to address?</p> <p>14. Have priorities been set so that it is clear what the development plan document is seeking to achieve?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document which refer to the vision and objectives of the sustainable community strategy and the issues identified there ii. A statement prepared following stakeholder and community engagement in the front-loading phase of plan-making setting out the identified issues for the development plan document A spatial portrait based on the advice in 'Policies for spatial plans' presented as part of the core strategy iii. A core strategy vision which is framed to set out the outcomes which are sought for the future iv. Sections of the development plan document which identify the main issues addressed v. Sections of the development plan document which indicate the priority outcomes 	<p>Section 1.5 and appendix 2 (para A2.1.7) refers to the sustainable community strategy Southwark 2016. The AAP objectives elaborate on the Sustainable Community Strategy objectives and the vision is embedded in the Core Strategy preferred options for the Aylesbury AAP area. The AAP vision is embedded in the Core Strategy preferred options vision.</p> <p>The vision and plan objectives were developed by the Aylesbury neighbourhood team through the neighbourhood charter (para 1.6.2 and appendix 1 of the AAP and Consultation report for the AAP Vol II, appendix 12).</p> <p>The baseline report accompanying the AAP sets out the issues in detail. A SWOT analysis in appendix 3 of the AAP sets out a brief summary of the issues and opportunities.</p> <p>The priority outcomes are set out in section 7 of the AAP: Delivery and Implementation (the phasing programme), appendix 7 and the background paper on Delivery and Implementation</p>
<p>15. Are there any cross-boundary issues that should be addressed and, if so, have they been adequately addressed?</p>	<ul style="list-style-type: none"> i. Sections of the regional special strategy which identify cross-boundary issues. ii. Sections of the development plan document setting out cross-boundary issues and the response to them iii. Reports on relevant studies which cover wider areas than the local authority and how the development plan document addresses their findings or recommendations 	<p>Due to the relatively small self-contained area of the AAP, it does not raise any cross-boundary issues.</p>

	iv. Records of meetings with adjoining authorities or relevant agencies which confirm that there are no cross-boundary issues of significance	
16. Does the development plan document contain clear objectives?	<ul style="list-style-type: none"> i. A spatial portrait which identifies the key issues facing the area ii. A core strategy vision which is framed to set out the outcomes which are sought for the future iii. The strategic objectives of the development plan document, and the commentary in the development plan document of how they derive from the spatial portrait and vision 	<p>Appendix 3: SWOT analysis sets out the key issues facing the area.</p> <p>Section 1.3 sets out the vision and Appendix 4 sets out the objectives. The vision and plan objectives were developed by the Aylesbury neighbourhood team through the neighbourhood charter (para 1.6.2 and appendix 1 of the AAP and Consultation report for the AAP Vol II, appendix 14).</p>
<p>17. Are the objectives specific to the place; as opposed to being general and applicable to anywhere?</p> <p>18. Is there a direct relationship between the identified issues and the objectives?</p>	<ul style="list-style-type: none"> i. The spatial portrait and the commentary in the development plan document as to how the objectives derive from it ii. Confirmation from the local strategic partnership and partner organisations that they agree the objectives as being specific to the place 	<p>The weaknesses in the SWOT analysis (appendix 1) of the AAP summarises the issues of poor housing, unwelcoming streets and open spaces, mono-tenure, under-use of Burgess Park, access to public transport, poor and unsafe environment for walking and cycling, job skills, unemployment, performance of Walworth Academy, health problems and failure to use natural resources efficiently. The issues are presented in detail in the Baseline Report (May 2009).</p> <p>The initial vision and place-making objectives developed by the neighbourhood team (para 1.6.2 and appendix 1 of the AAP and Consultation report for the AAP Vol II, appendix 14) directly respond to these issues. They build on the strengths and opportunities identified in the SWOT analysis and the delivery objectives respond to some of the threats identified.</p> <p>Work undertaken throughout the plan making process led to a more specific delivery oriented vision for the AAP area (para 1.6.4 of the AAP). This vision is very specific to the AAP area and will not be applicable elsewhere.</p>
19. Is it clear how the policies will	i. Relevant sections of the development plan document	The place-making objectives are grouped under

<p>meet the objectives?</p> <p>20. Are there any obvious gaps in the policies, with regard to the objectives of the development plan document?</p>	<p>which explain how policies derive from the objectives and are designed to meet them</p> <ul style="list-style-type: none"> ii. Relevant sections of the sustainable community strategy which identify its objectives iii. Confirmation from the local strategic partnership and partner organisations that they believe the policies will achieve the agreed objectives iv. Research reports and studies which address the means to address objectives and conclude that the policies are appropriate and should succeed v. Sections of the development plan document, reports or other documents which discuss the matters which should be addressed in the development plan document. 	<p>four broad headings Better Homes: A high quality residential neighbourhood, Public life: Better and safer street, squares and parks, Connections: Improved transport links and Community: Enhanced social and economic opportunities. These correspond with the section headings relating to the main policies in the AAP. All the policies within these sections directly relate to delivering these objectives. The delivery objectives are linked with the place-making objectives but are addressed more directly in section 7: Delivery and implementation of the AAP.</p> <p>The AAP objectives elaborate on the Sustainable Community Strategy objectives.</p> <p>The range of background papers provide the evidence base concluding that the policies are appropriate.</p>
<p>21. Are there realistic timescales related to the objectives?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document which address delivery and the timescales for key developments and initiatives ii. Confirmation from the local strategic partnership and partner organisations that the timescales are realistic in terms of their contribution to delivery 	<p>Section 7 and appendix 7 of the AAP set out the delivery and phasing plan for the AAP. A more detailed report on Delivery and Implementation (May 2009) supports the AAP.</p>
<p>22. Are the policies internally consistent?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document, documents used in community involvement, and technical papers which demonstrate that the objectives are consistent ii. A very brief statement explaining how the council considers its objectives are consistent 	<p>The policies are derived from the initial options considered in the Issues and Options report (Nov 2007). Each option considered in the Issues and Options report was assessed for compatibility against other options (see tables following each option in the Issues and Options Report) and section 2.1 of the Issues and Options report.</p> <p>There are no policies in the AAP that are derived from options that were not compatible.</p>
<p>23. Does the development plan document contain material which:</p> <ul style="list-style-type: none"> • is already in another plan • should be logically be in a 	<ul style="list-style-type: none"> i. Information in the local development scheme, or provided separately, about the scope and content (actual and intended) of each development plan document. This should show how they combine to provide a coherent policy structure 	<p>The AAP is broadly consistent with the Southwark Plan and in general conformity with the Southwark Plan and the London Plan but does not repeat any of the policies in these plans. Southwark began work on its Core</p>

<p>different plan</p> <ul style="list-style-type: none"> • should not be in a plan at all? 	<ul style="list-style-type: none"> ii. Representations from the Government Office iii. Reports or copies of correspondence as to how the representations have been considered and dealt with 	<p>Strategy during the preparation of the AAP. The AAP is consistent with the Core Strategy preferred options. In the representations on the AAP, the Government Office for London have not raised any issues regarding the appropriateness of the AAP policies.</p>
<p>24. Does the development plan document explain how its key policy objectives will be achieved?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document that identify the key objectives and how they will be delivered upon ii. Confirmation from the relevant agencies that they support the objectives and the identified means of delivery iii. Other supporting material – for example, commitments in the local area agreement that will support the delivery of the strategy in the development plan document 	<p>Section 7 and appendix 7 of the AAP set out the delivery and phasing plan for the AAP. Table 1 in section 7 sets out the relationship of funding mechanisms to phasing. Details on delivery are presented in the background paper on Delivery and Implementation (May 2009). The background paper on Infrastructure Tariff (Mar 2009) sets out more detail about how essential infrastructure items will be funded.</p>
<p>25. If there are development management policies, are they supportive of the strategy and objectives?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document that show how the development management policies: <ul style="list-style-type: none"> • will help to deliver the strategy • derive from, and elaborate on, the objectives and policies of the plan 	<p>The AAP has some development management policies. These are all directly related to the plan objectives. All the policies are based on good urban design principles and will contribute towards meeting the place-making, delivery and sustainability objectives.</p> <p>In a number of areas implementation of the AAP will rely on implementation of the Southwark Plan and London Plan policies e.g. flood risk, car parking for non-residential uses. The Council also has a range of SPDs which will support the implementation of policies such as its Sustainable Design and Construction SPD.</p>
<p>26. Have the infrastructure implications of the strategy/policies clearly been identified?</p>	<ul style="list-style-type: none"> i. A section or sections of the development plan document where infrastructure needs are identified and the proposed solutions put forward ii. Representations in respect of infrastructure iii. Reports or copies of correspondence as to how representations in relation to infrastructure have been considered and dealt with 	<p>The infrastructure needs are identified in policies BH6 Energy, PL1 Street layout, PL5 Public open space, PL6 Children’s play space, PL7 Private amenity space, TP1 Designing streets, TP2 Public transport, TP3 Parking standards: residential, COM1: Location of social and community facilities, COM2: Opportunities for new business, COM3: Health and social care, COM4: Education and learning, COM5: Community space and arts and culture and</p>

		<p>COM6: Shopping/Retail.</p> <p>The infrastructure implications of the AAP are set out in table A7.3 in appendix 7. These have all been costed and will be funded through an infrastructure tariff.</p> <p>Details of infrastructure requirements are set out in the following background papers:</p> <ul style="list-style-type: none"> • Economic development • Sustainable design and construction (assesses the need for physical infrastructure) • Social and community infrastructure • Transport and movement strategy • Open space strategy • Delivery and implementation • Infrastructure tariff
<p>27. Are the delivery mechanisms and timescales for implementation of the policies clearly identified?</p>	<ol style="list-style-type: none"> i. Sections of the development plan document setting out delivery mechanisms and timescale ii. Other development plan documents being prepared that develop the policies of the core strategy further and set out how they will be delivered iii. Research or studies that address matters of delivery and the realistic timescales iv. Documents that set out arrangements made or planned for local delivery vehicles, or other delivery mechanisms v. Very brief statements on how other stakeholders intend to support the delivery of the policies, with any supporting correspondence or reports by the authority or the relevant stakeholder vi. Correspondence from stakeholders on delivery mechanisms and timescale vii. Reports or copies of correspondence as to how representations on delivery and implementation have been considered and dealt with 	<p>Section 7 and appendix 7 of the AAP set out the delivery and phasing plan for the AAP. Details on delivery are presented in the background paper on Delivery and Implementation (May 2009) supports the AAP. The background paper on Infrastructure Tariff (Mar 2009) sets out more detail about how essential infrastructure items will be funded.</p> <p>The representation from GLA (and TfL) on the submission AAP welcomes the use of tariff to fund highways and public transport improvements. TfL mention detail design issues in their representation and further discussions on delivering transport infrastructure.</p>

<p>28. Is it clear who is going to deliver the required infrastructure and does the timing of the provision complement the timescale of the strategy/policies?</p>	<ul style="list-style-type: none"> i. Confirmation from infrastructure providers that they support the solutions proposed and the identified means and timescales for their delivery ii. Representations in respect of infrastructure iii. Reports or copies of correspondence on how representations in relation to infrastructure and its timing have been considered and dealt with 	<p>See response to 26 and 27 above.</p>
<p>29. Is it clear who is intended to implement each part of the strategy/ development plan document?</p> <p>30. Where actions required to implement policy are outside the direct control of the council, is there evidence of commitment from the relevant organisation to implement the policies?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document setting out responsibilities for delivery ii. Correspondence showing how other stakeholders intend to support the delivery of the policies iii. Reports by the council or the relevant stakeholder iv. Representations from stakeholders on implementation v. Reports or copies of correspondence as to how representations on delivery and implementation have been considered and dealt with 	<p>Appendix 7 Delivery and Implementation outlines the overall approach as well as which kind of agencies will be involved in each phase of the plan. Further detail is given in the background paper on Delivery and Implementation (May 2009).</p> <p>Appendix 7 shows that for part of phase 1 an RSL has already been appointed to manage the implementation.</p>
<p>31. Does the development plan document reflect the concept of spatial planning?</p> <p>32. Does it go beyond traditional land use planning by bringing together – and integrating – policies for development, and the use of land, with other policies and programmes from a variety of organisations that influence the nature of places and how they function?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document that reflect the plans or strategies of other bodies ii. Expressions of support from bodies responsible for other strategies affecting the area iii. Representations in respect of services provided by other agencies iv. Reports or copies of correspondence as to how the representations have been considered and dealt with. These should either clarify the issues raised in the representation, or include a copy of the substance of the representation 	<p>The AAP has drawn on a whole range of plans, programmes and documents to devise a plan that takes a holistic view of the regeneration of the area. Through out the process we have had close liaison with TfL and discussions with the PCT on their requirements. We have had on-going dialogue with the HCA. We have taken into account the education needs and Building Schools for the Future programme.</p> <p>Para 1.5.1 of the AAP refers to the Sustainable Communities Strategy</p> <p>The Baseline Report (May 2009) analyses the wide ranging issues that the AAP has taken into account and sets out existing programmes and policies that are in place (for a range of areas including health, education and employment)</p> <p>Sustainability Appraisal Table 3 sets out the messages from a range of plans and programmes that have been considered during the planning process</p>

		<p>Sustainability Appraisal Table 5 sets out a summary and source of evidence for a wide range of considerations for the AAP (Including education, health, equality, crime).</p> <p>Consultation reports volumes 1,2 and 3 (Jan 2009) provide details of the representations from community groups and service providers and illustrate how they were taken into account.</p>
<p>33. Does the development plan document take into account matters which may be imposed by circumstance, notwithstanding the council's views about the matter?</p>	<p>i. Explicit recognition within the development plan document that this may happen, and clear information about how the plan strategy can accommodate them</p> <p>ii. Consideration of the options in relation to such matters as part of the evaluation of alternatives in a report on the preferred strategy</p>	<p>Appendix 7 (A7.1.41 – A7.1.46) of the AAP outlines key risks outside of council's control and associated actions to address these. Further detail is given in the Background Paper: Delivery and Implementation May 2009.</p> <p>(also see response to 34 below regarding building flexibility in the AAP. By building flexibility the AAP can take account of changing circumstances)</p>
Flexible		
<p>34. Is the development plan document flexible enough to respond to a variety of, or unexpected changes in, circumstances?</p>	<p>i. Sections of the development plan document setting out the assumptions of the plan and identifying the circumstances when policies might need to be reviewed</p> <p>ii. Sections of the annual monitoring report and sustainability appraisal report describing how the council will monitor:</p> <ul style="list-style-type: none"> • the effectiveness of policies and what evidence is being collected to undertake this • changes affecting the baseline information and any information on trends on which the development plan document is based <p>iii. Statements or correspondence from stakeholders which commit to providing information to be used in monitoring the progress of the policies and changes in the baseline</p> <p>iv. Risk analysis of the strategy and policies to demonstrate robustness and how the plan could</p>	<p>The AAP builds flexibility in its policies to respond to changes beyond the council's control:</p> <p>Policy BH4: Size of Homes builds flexibility by seeking correct mix across each phase rather than development block (para 3.3.8 of the AAP).</p> <p>Para 3.4.6 supporting Policy BH5: Type of Homes requires half of two bed homes to be designed to accommodate four people allowing flexibility to adapt over time.</p> <p>Policy BH6: Energy enables the flexibility to respond to changes in technology (para 3.6.2 of the AAP)</p> <p>Policy PL8: Burgess Park requires flexible outdoor spaces</p> <p>Policies COM2, COM3 and COM5 require flexible/multi-functional community spaces which would allow the best use to be made of these spaces as needed in different times during the</p>

	cope with changing circumstances	<p>plan period</p> <p>Para 7.7.2 stresses flexibility as vital for the project to adapt and adjust to the changing property market.</p> <p>The phasing plan itself is flexible to allow to be adjusted in order to meet project objectives (para 7.7.3 of the AAP)</p> <p>Section 8 of the AAP sets out the framework to monitor every policy. The framework includes clear output indicators for every policy which would trigger a review of the policies (also see para 8.1.3 of the AAP)</p>
35. Is the development plan document sufficiently flexible to deal with any changes to, for example, housing figures from an emerging regional special strategy?	<ul style="list-style-type: none"> i. Sections within the development plan document dealing with possible change areas and how they would be dealt with, including mechanisms for the rate of development to be increased or slowed and how that would impact on other aspects of the strategy and on infrastructure provision ii. Risk analysis of the strategy and policies to demonstrate robustness and how the plan could cope with changing circumstances 	<p>The phasing plan has the flexibility to allow smaller parcels of land to be developed or the phases to be broken down into sub-phases to cater to market demands. Appendix 5 shows the amount of development by each development block.</p> <p>Further details on phasing and its flexibility can be found in section 7 and appendix 7 of the AAP and the background paper on Delivery and implementation (May 2009).</p> <p>Details of the CHP can be found in the Sustainable Design and Construction strategy.</p>
36. Does the development plan document include the remedial actions that will be taken if the strategies/policies are failing?	<ul style="list-style-type: none"> i. A section of the development plan document which expressly addresses flexibility ii. Sections of the development plan document identifying the key indicators of success of the strategy, and the remedial actions which will be taken if they are failing 	<p>See response to 34 above.</p> <p>Section 8: Monitoring framework of the AAP sets out the targets and output indicators to monitor the success of the policies. The AAP has enough flexibility to change and accommodate remedial action if these targets and indicators are not being met.</p> <p>Appendix 7 (A7.1.41 – A7.1.46) of the AAP outlines key risks outside of council's control and associated actions to address these. Further detail is given in the Background Paper: Delivery</p>

		and Implementation May 2009
Monitoring		
37. Does the development plan document contain targets and milestones that relate to the delivery of the policies, including housing trajectories where the plan contains housing allocations?	<ul style="list-style-type: none"> i. Sections of the development plan document setting out indicators, targets and milestones ii. Sections of the current annual monitoring report which report on indicators, targets, milestones and trajectories iii. Reference to any other reports or technical documents which contain information on the delivery of policies 	Section 8 of the AAP sets out the framework to monitor every policy. The framework includes clear targets and output indicators for every policy (also see para 8.1.3 of the AAP). Figure 17 shows the housing trajectory. These directly relate to the delivery of the policies.
38. Is it clear how these are to be measured and are these linked to the production of the annual monitoring report?	<ul style="list-style-type: none"> i. Sections of the development plan document setting out indicators, targets and milestones ii. Sections of the current annual monitoring report and the sustainability appraisal report setting out the framework for monitoring, including monitoring the effects of the development plan document against the sustainability appraisal iii. Reference to any other reports or technical documents which contain information on the collection or measurement of indicators 	Para 8.12 states that where possible the targets and indicators are the same as in the Annual Monitoring Report (AMR). The targets and indicators specifically related to the AAP will be reported in the AMR.
39. Are suitable targets and indicators present (by when, how and by whom)?	<ul style="list-style-type: none"> i. Sections of the development plan document setting out indicators, targets and milestones ii. Sections of the current annual monitoring report that report on indicators, targets, milestones and trajectories 	Section 8 of the AAP sets out the monitoring framework. These include targets and indicators. The targets are linked to the phasing plan and Appendix 5 where relevant which have a clear timescale for implementation. Policies which control develop do not have a target date but will be implemented throughout the plan period.
National policy		
40. Does the development plan document contain any policies or proposals that are not consistent with national planning policy?	<ul style="list-style-type: none"> i. Sections of the development plan document which refer to planning policy statements and justify why any policies are not consistent with national policy ii. Sustainable community strategy, studies forming evidence for the development plan document or 	All the policies in the AAP are consistent with national planning policy.

<p>41. If yes, is there a local justification?</p>	<p>other information which provide the stimulus for departing from national planning policy</p> <ul style="list-style-type: none"> iii. Evidence provided from the sustainability appraisal (including reference to the sustainability report) and/or from the results of community involvement iv. Representations from the Government Office on the preferred strategy or the submitted development plan document v. Reports or copies of correspondence as to how Government Office representations have been considered and dealt with 	
<p>42. Does the development plan document contain policies that do not add anything to existing national guidance?</p> <p>43. If so, why have they been included?</p>	<ul style="list-style-type: none"> i. Sections of the development plan document which explain where and how national policy has been elaborated upon and the reasons ii. Representations from the Government Office iii. Reports or copies of correspondence as to how the representations have been considered and dealt with 	<p>The AAP does not repeat policies in National Guidance or other higher level planning policies.</p>

