

Matter 12: Implementation and monitoring

Does the CS state clearly how and when the strategic allocations are expected to come forward?

12.1 The supporting evidence and trajectory clearly identify when allocations are expected to come forward.

12.2 A statement of common ground is being prepared between the applicant and the Council which demonstrates the anticipated delivery rates for the site. A Planning Performance Agreement will also be signed to agree the application submission and determination period.

Does the Core Strategy make it clear where the responsibility lies for the preparation of master plans / development briefs?

12.3 Policy KS3 requires development briefs to be agreed with the appropriate Council in advance of planning approval being granted for the new neighbourhoods. The policy is not clear who is responsible for this, how it will be agreed or what the development briefs are to include and why, in any event, a brief is necessary, particularly where the land control is with a single party. Comprehensive development can be achieved through the application process.

12.4 Ultimately the master plan and approach to the development of the Cranborne Road New Neighbourhood site will be agreed through the planning application process. An additional development brief is not required and will merely slow down and frustrate delivery.

12.5 The site allocation is accompanied by illustrative master plans, informed by the Masterplan Reports and the design team detailed studies. Throughout the development of the Core Strategy, Bloor Homes and its consultants have worked proactively and positively with the Council officers, the Highways Authority, Natural England and the Education Authority, as well as the Council's Consultants, to develop a master plan for the Cranborne Road New Neighbourhood that guides the creation of a sustainable new garden neighbourhood. This master plan will form the basis of the planning application.

Does the CS includes a robust monitoring framework (consider document SD30)?

12.6 The monitoring document doesn't clearly identify how the monitoring process will be undertaken (reports to be relied upon) and what actions the Council will take if monitoring shows targets are not being met.

12.7 The framework doesn't include monitoring for the infrastructure delivery plan. Even though it will be monitored, because the IDP is a key component of delivery the two should be linked.