

**REPORT TO NORTH EAST STRATEGIC PLANNING COMMITTEE –
23 JUNE 2003
STRUCTURE PLAN MONITORING- PROPOSALS: Appendix 1**

**North East Scotland Together- The Aberdeen
and Aberdeenshire Structure Plan**

Proposals for Monitoring

3rd June 2003

Lead Author: Piers Blaxter, Structure Plan Team
Leader, Aberdeenshire Council

Keeping the Plan Up to Date

1 Overview

1.1 Introduction

- 1.1.1 North East Scotland Together, the Aberdeen and Aberdeenshire Structure Plan (NEST) was approved on the 21st December 2001. This document provides a shared strategic statement and long-term vision for development and land use within the North East. It contains detailed policies and allocations which apply up to 2011 with indicative proposals to the year 2016
- 1.1.2 The Plan is a shared statement of strategy and policies, with contributions from a wide range of partners, private interests and individuals. The plan is a key element of the partnership the two authorities are forging with communities throughout the North East and aims to provide the Scottish Parliament, other tiers of government, and all private and public sector agencies with a clear view of how the North East is likely to evolve over the coming years.
- 1.1.3 Change is, however, inevitable, and to ensure that the Structure Plan remains fit for purpose for its lifetime a process of “continuous plan making” has been applied. This acknowledges the necessity of review and alteration of the plan to both roll forward the time horizon over which the plan operates and to ensure the efficacy of the policies and proposals within it.
- 1.1.4 In this context the plan proposes that a sound monitoring process is applied which covers both progress in implementation of the policies and whether this progress is achieving the plans aims and objectives. Monitoring requires to consider change in legislation and policy guidance, change in social, economic, demographic and environmental trends and change through the implementation of development; At their meeting of 31st August 2001 the North East Strategic Planning Committee considered an integrated monitoring framework that involved setting a series of indicators relating to all the aims, objectives and policies of the plan, in consultation with other partners. Wider consultation on the detail of the monitoring proposals was also proposed, involving both the Structure Plan Issues Forum and groupings such as NESTRANS, Aberdeen and Aberdeenshire Local Economic Forum and the North East Housing and Planning Alliance

1.2 The monitoring framework

- 1.2.1 A suite of 25 indicators have been identified which will provide an insight into the context, performance and implementation of the structure plan. A restricted set of indicators has been chosen on the basis that it is impossible to monitor everything and that the indicators chosen provide the widest possible tests of context, performance and implementation.
- 1.2.2 These have been divided into three thematic areas, Housing and Community, Economy and Transport, and Environment. Monitoring of these three thematic areas will allow consideration of the performance of the strategy to be undertaken in a holistic way.

- 1.2.3 The three thematic areas would be reported on at different frequencies, as rapid change is less likely in some areas (such as Environment) than in others. Resources are unlikely to allow all issues to be analysed and reported each year.
- 1.2.4 Most of the indicators use information that is already collected or is readily available. Others will require the implementation of specific data acquisition strategies, including the implementation of Geographic Information Systems and modification of the development control database functions. It may not be possible to report on some of the indicators until appropriate data collection strategies are in place.
- 1.2.5 Linkages are identified to show how the indicator assists in the assessment of performance of the Development Plan. While no linkages are shown for the Aberdeen City Local Plan strong linkages will inevitably be found when this plan is finalized.
- 1.2.5 The collection of data relating to the indicators would be coordinated by the Joint Structure Plan Team gathering in inputs from a wide range of sources, including the Joint Forecasting Team, NESTRANS, Aberdeen and Aberdeenshire Local Economic Forum and the North East Housing and Planning Alliance. The indicator set has been the subject of an initial consultation with these bodies and has been modified to take into account their views
- 1.2.6 The implications of the results of monitoring will be the responsibility of the Joint Structure Plan Team who may commission additional research required to clarify any perceived issues that arise. It is anticipated that the monitoring indices will assist in the identification of specific issues or failures in policy. Further analysis and research would be required to assess the reasons for that failure and to inform the decision as to whether a structure plan amendment may be required.

1.3 *Proposed Monitoring indicators*

- 1.3.1 For each of the three broad themes of the structure plan it is proposed that two elements of monitoring are given specific consideration.
- Monitoring of the context of the topic; identification and assessment of specific indicators which identify empirically whether the policy issues that the structure plan hopes to tackle remain relevant.
 - Policy performance; measures of the success of the policies; whether expected outcomes are being delivered and whether the policies are being adhered to.

2 The Indicators

2.1 *Environment*

- 2.1.1 Monitoring of the impacts of development on the natural and cultural heritage of the North East is a key objective of the development plan. While monitoring of environmental change is best left to those agencies with a dedicated remit for this it is nevertheless important to monitor the impacts that development

has on the environment to ensure that the safeguards within the plans are working, as they should.

- 2.1.2 Changes in the environment can occur for a wide range of reasons, most of which are outwith the control of statutory land use planning and are thus difficult to ascribe to failures within the development plan system. It is important that the contribution made by development to the protection, enhancement and promotion of the natural, built and cultural heritage of the North East is recognised.
- 2.1.3 It is worthwhile only to try to monitor the aspects of the plans that are affected by statutory land use planning and the development plan. NEST is essentially reactive in relation to the protection of natural habitats. Contextual monitoring of the type, nature and outcome of planning applications submitted in these areas is the most appropriate monitoring instrument. The efficacy of Green belt, flood-zone and coastal zone designations are similarly best monitored with reference to the outcome of applications.
- 2.1.4 Built heritage policies require the protection and enhancement of both archaeology and listed buildings. Monitoring of the protection of such heritage can be undertaken by reference to the gross number of “buildings at risk” and damage to ancient monuments within the North East.

Monitoring of the context of the topic

a) Nature conservation

Indicator	<i>DEVELOPMENT IN AREAS OF NATURE CONSERVATION INTEREST</i>
Target	No unjustified development on sites identified as being of importance for nature conservation
Linkages	NEST Objective 5,11, NEST policy 19, ALP Policy ENV/1, 2, 3,
Justification	Only limited and necessary development should be permitted on land identified of importance to Nature conservation. The nature of the development likely to be exceptionally permitted will vary according to the importance of the designation. This indicator directly tests whether development could have an adverse impact on the sites.
Source	Planning application statistics; GIS
Format	Number of applications
Update	Biannual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	

Policy Performance

b) Flooding

Indicator	<i>NEW DEVELOPMENT IN AREAS OF FLOOD RISK</i>
Target	No new development on functional flood plains and other areas at risk from flooding

Linkages	NEST Objective 7, NEST policy 22, ALP Policy GEN/8,
Justification	Avoidance of flood risk is a major issue for the future as flood event severity is predicted to increase with climate change. Development not be permitted in areas at risk from flooding unless by reason of necessity.
Source	Flood Prevention and Land Drainage Biannual reports, GIS
Format	No of properties constructed in areas at known risk from flooding
Update	Biannual
Data collected / Analysed by...	Collected analysed and assessed by Joint Structure plan team.
Notes	The efficiency of this monitor will depend on the state of information on "areas likely to flood". The NESFAG GIS project will be instrumental in identifying such locations. As with other GIS based monitors there will be an issue regarding data capture in the short term.

c) Green Belt

Indicator	<i>DEVELOPMENT IN THE GREEN BELT</i>
Target	No inappropriate development within the Aberdeen City Greenbelt
Linkages	NEST Objective 9, NEST Policy 28, ALP Policy HOU/3, EMP/2, GEN /13,
Justification	Greenbelt policy maintains the landscape setting of Aberdeen City. Monitoring will identify the extent of any erosion of the greenbelt.
Source	Development control and GIS
Format	Number of inappropriate developments permitted
Update	Annual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	The greenbelt boundary has been digitized and is available for GIS analysis of developments within its boundaries

d) Coastal Zone

Indicator	<i>DEVELOPMENT IN THE COASTAL ZONE</i>
Target	No inappropriate development within coastal zone
Linkages	NEST Objective 10, NEST Policy 29, ALP Policy ENV/6,
Justification	Coastal zone policy maintains the character of the coastline and protects it from development that can be located on other sites. Monitoring will identify the extent of any erosion of this protection.
Source	Development control and GIS
Format	Number of inappropriate developments permitted
Update	Annual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	The coastal zone boundary will have to be digitized

e) Listed Buildings

Indicator	<i>BUILDINGS "AT RISK"</i>
Target	Decrease in the number of buildings on the Scottish Civic Trust's Buildings at risk register
Linkages	NEST Objectives 5, 11, ALP Policies ENV/ 17,18, ACLP Built Environment policies 1,2, 19.
Justification	Buildings at risk are a benchmark for the state of the built environment. Increasing numbers of buildings at risk would indicate a decline in the quality of built heritage and a failure of policies to achieve active use and conservation of such buildings This monitor will indicate whether the overall health of the built environment is being maintained.
Source	Scottish Civic Trust "Buildings at Risk Register".
Format	No of properties on the list in the North East of Scotland
Update	Biannual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	

f) Archaeology

Indicator	<i>CONSERVATION OF ARCHAEOLOGY</i>
Target	No loss of or damage to scheduled monuments
Linkages	NEST Objectives 5, 11, ALP Policy ENV/19, ACLP Built Environment policies 22,23,24
Justification	Scheduled monuments represent the best of our cultural heritage. This indicator will identify if development is prejudicing this heritage
Source	Historic Scotland / County Archaeology service, City Archaeology service.
Format	Number of sites damaged or lost
Update	Biannual
Data collected / Analysed by...	Collected and analysed by Country Archaeologist, assessed by Joint Structure plan team.
Notes	

2.2 Housing and Community

- 2.2.1 One of the basic questions required to be asked of the structure plan in the context of housing is whether the plan is delivering sufficient building land for the right houses in the right places?
- 2.2.2 The question of sufficiency is answered by a comparison of the housing requirement, derived from the strategic household forecasts, and the annual Housing Land Audit. Issues of the type and location of housing requires a more complex level of analysis.

- 2.2.3 While there is no requirement in the plan to provide for a specified range of house types Policy 14 does highlight the special case of affordable housing. The high levels of need recognised within the North East make it imperative that the performance of this policy is closely monitored.
- 2.2.4 What constitutes the right place will be governed by the structure plan strategy. Objectives 1 (Creation of a sustainable settlement hierarchy), 2 (Integration of land use and transport), 4 (Homes, jobs and services in scale), 7 (Choice and variety of land for development) and Objective 8 (Protection of the countryside) are all relevant in this respect. Analysis of applications submitted, approvals and completions can be used to determine whether this sector is contributing to the plans objectives.
- 2.2.5 Within NEST most house-building is planned to occur in existing communities. The level of house-building outside these communities needs to be controlled so that it fulfils rather than undermines the objectives of the plan.
- 2.2.6 The Plan identifies developer contributions as a means of integrating new development. Monitoring requires to assess the success of this policy, both as a benchmark of engagement with the Housebuilding industry and to provide a view as to whether new development is adequately compensating those who may be disadvantaged.

g) Monitoring of the context of the topic

Indicator	<i>POPULATION AND HOUSEHOLD ESTIMATES, PROJECTIONS AND FORECASTS</i>
Target	N/A
Linkages	NEST Para 3.6 – 3.8. Town and Country Planning (Scotland) Act 1997 s4
Justification	<p>There is a requirement to keep under review all information relating to the actual and forecast population and number of households within the structure plan area. This is also a legal requirement. This helps to ensure that the structure plan is able to make provision for an appropriate level of house building over the period of the plan.</p> <p>When new information becomes available, this needs to be assessed in relation to the assessment of the housing requirement that the structure plan needs to meet.</p>
Source	Census 2001 – GRO (S) Population Estimates – GRO (S) Population Projections – GRO (S) Household Estimates – Scottish Executive Household Projections – Scottish Executive Population and Household Forecasts - Aberdeen City & Aberdeenshire Councils
Format	Published documents
Update	Variable – annual, biennial, decennial and ad hoc.
Data collected / Analysed by...	Collected and analysed by Joint Forecasting Team. Assessment undertaken by Joint Structure Plan Team.
Notes	This is work that is on-going and just needs to be formally directed towards

	an annual monitoring statement for the results to be reported.
--	--

Policy Performance

h) Maintenance of a five-year effective land supply

Indicator	<i>EFFECTIVE LAND SUPPLY IN YEARS (AHMA & RHMA)</i>
Target	Minimum 5 years Effective Land Supply
Linkages	NEST Objective 1, Policy 7
Justification	Both SPP3 and NEST require a minimum effective land supply of five years. It is important that if the effective supply is likely to fall below that level for any period of time this may indicate the need to release more housing land.
Source	Housing Land Audit.
Format	Effective Land Supply (Yrs) & Strategic Housing Land Assessment
Update	Annual (base date January)
Data collected / Analysed by...	Collected and analysed by Joint Forecasting Team. Assessment undertaken by Joint Structure Plan Team.
Notes	The effective land supply will be measured against the Structure Plan requirement and the most recent household forecasts.

i) Housing on Allocated sites

Indicator	<i>WINDFALLS ON GREENFIELD SITES</i>
Target	No windfalls outwith those permitted by other policies
Linkages	Objective 10, ALP GEN/4
Justification	Windfall sites that are not in compliance with Policy 12 and not on Brownfield sites are detrimental to the achievement of NEST strategy. Failure to limit such consents would prejudice the release of allocated sites.
Source	Development Control / Housing Land Audit
Format	Consent or Development on windfall sites - those which do not conform to Policy 12 / are not on Brownfield sites / Reason for consent
Update	Annual (August)
Data collected / Analysed by...	Collected by Development Control Teams, Assessment and analysed by Joint Structure Plan Team.
Notes	Cases where settlement boundaries have been loosely defined and where enabling development is used to secure the re-use of important buildings will be included within this indicator as well as sites which are genuinely contrary to policy and these will need to be differentiated.

j) Completions

Indicator	COMPLETIONS
Target	Conformity with the structure plan strategy in terms of pace of development and settlement hierarchy (NEST Table 4)
Linkages	Objectives 1 & 4, Policies 8, 9 & 10, ALP HOU/2
Justification	The structure plan sets out a settlement strategy that includes a settlement hierarchy. In addition to allocating sites in accordance with this strategy in local plans, completions should be generally in line with this hierarchy.
Source	Building Control / Housing Land Audit
Format	Number of completions and the proportion of completions in the area - NEST Settlement / HMA / LA / SP. Comparison with Household Forecasts and forecast housing requirements
Update	Annual
Data collected / Analysed by...	Collected by Development Control Teams, Assessment and analysis by Joint Structure Plan Team.
Notes	<p>Historical records exist back to 1996. Moving averages could help to iron out fluctuations over time between the various settlements. Tables 4a and 4b can give indicative proportions of growth.</p> <p>Although not a target, the Household Forecasts represent a “standard” against which annual completions can be monitored. Completions running at levels above the forecast requirement would suggest that either demand is higher than anticipated or that too much land is available for development. Levels below the forecasts may indicate that either land supply (or other structural) issues are impacting on the ability of the house builders to build new units or that demand is lower than anticipated. House prices may give an indication of the nature of the problem.</p>

k) Brownfield development

Indicator	NEW HOUSES ON BROWNFIELD SITES
Target	Minimum 50% in the AHMA
Linkages	Policy 11, Objective 7(3), Para 3.17, ALP GEN/4
Justification	NEST makes it clear that preference should be given to the re-use of brownfield sites within settlements and housing is one land use that can be appropriate for such sites. Para 3.17 suggests that at least 50% of new housing in the AHMA should be on brownfield sites.
Source	Development Control
Format	Percentage of new houses approved on brownfield sites in SP / LA / HMA & NEST Settlement
Update	Annual
Data collected / Analysed by...	Collected Development Control Teams, Assessed and analysed by Joint Structure Plan Team.
Notes	No target is set within NEST for the RHMA. Monitoring should also be undertaken for this area and also at the level of NEST settlement because there will be some towns where brownfield development should be encouraged.

l) Affordable housing

Indicator	DEVELOPMENT OF AFFORDABLE HOUSES
Target	35%
Linkages	Objective 7(2) / Policy 14, ALP HOU/9
Justification	The structure plan identifies a need for around 35% of all new houses built in the area to be affordable housing.
Source	NEHPA / Development Control / Housing Land Audit / Housing/ Planning Gain Officer
Format	Number of affordable houses (a) facilitated and (b) built
Update	Annual
Data collected / Analysed by...	Collected by NEHPA, Assessment by Joint Structure Plan Team.
Notes	<p>Although 35% is the target, both local authorities acknowledge that the achievement of this level of affordable housing is unlikely given the current level of funding for the provision of affordable housing. In reality, an "interim" guide would be 22-25% and it is against this that performance should also be assessed. Aberdeen City have been explicit in this, identifying a target of 25% within the draft local plan.</p> <p>Both Aberdeen City and Aberdeenshire Councils have set indicative requirements for affordable housing on a site or settlement level. Secondary monitoring (LP) will need to assess the level of contributions from developers against the indicative requirements set out in local plans.</p>

m) Housing in the countryside

Indicator	NEW HOUSING IN THE COUNTRYSIDE
Target	N/A
Linkages	Objectives 8 & 10, Policy 12, ALP HOU/3, 4, 5,6
Justification	There is a need to monitor the level of house building which takes place outside settlement boundaries. NEST 12 identifies three categories which need to be monitored individually and collectively. The uptake of such sites will be monitored to ensure that they are not undermining the strategy of the plan while allowing appropriate levels of development where either need or opportunity exist.
Source	Development Control
Format	Number of houses (a) applied for and (b) approved under Policy 12 by area
Update	Annual
Data collected / Analysed by...	Collected by Development Control Teams, Assessed and analysed by Joint Structure Plan Team.
Notes	Houses provided under (c), (d) & (e) of NEST 12 are the types of new housing that are of interest. Analysis would consider each separately as well as the overall impacts.

n) Developer contributions

Indicator	<i>DEVELOPER CONTRIBUTIONS</i>
Target	All development judged to creating a deficiency in infrastructure should be addressed by developer contributions.
Linkages	Objective 7, NEST policy 13, 33, ALP GEN/3,
Justification	NEST 13 allows for developer contributions to be sought to address the impact brought about by development.
Source	Planning Gain Officer (Aberdeenshire Council) & Development Control
Format	Number of agreements sought and number of agreements reached annually
Update	Annually
Data collected / Analysed by...	Collected by Development Control Teams, analysed and assessed by Joint Structure Plan Team.
Notes	Not all developments will generate a need for developer contributions and, in some cases, there will be no need for a contribution as there is no local deficit in facilities

2.3 *Economy and Transport*

- 2.3.1 A healthy economy is vital for the future development of the North East of Scotland. However, all economic development must be undertaken in a sustainable manner. Economic development is one area of the Structure Plan, which is heavily influenced by externalities, which in turn may impact on whether the policies are meeting the objectives and aims of the plan as well as their implementation.
- 2.3.2 Some of these externalities include fiscal regimes in terms of money available for the regeneration/remediation of brownfield land, taxation levels, and the general economic and business climate.
- 2.3.3 Similar questions can be asked of the economy and transport sectors as have been posed for housing: Is sufficient business land of the correct type being provided in the right locations?
- 2.3.4 The employment land audit provides answers to the basic questions of supply of industrial land while examination of the rate and location of development, and the types of businesses being formed provides an insight into whether the right type of land is being released in locations supported by the structure plan strategy.
- 2.3.5 Individual sectors may require independent monitoring, tourism, for example. The retail and office sectors are of particular interest and require specific monitoring due to the impact that they can have on trip generation. Issues of land supply and location are also of relevance, especially in relation to town centre viability and vitality.
- 2.3.6 While the Local Transport Strategies will undertake rigorous monitoring of transport issues within the North East there are two important ways that the structure plan monitoring can assist. Both the safeguarding of land for

transport proposals and reducing the need to travel through integration of land use and transport are policies which have a land use planning emphasis and which it is appropriate to monitor.

o) Monitoring of the context of the topic

Indicator	<i>DEMAND FOR EMPLOYMENT LAND</i>
Target	N/A
Linkages	Policy 1; Policy 2
Justification	Assessing demand for employment land is often difficult. The Jenkins & Marr reports on the Industrial Land Review for SEG covering Aberdeen City and Aberdeenshire Councils were produced in November 1999 and January 2000 and they analyse past trends in terms of supply and demand for employment land. Monitoring the future supply of and demand for employment land will be done by assessing development rates compared to supply and from information regarding inquiries received by both Councils and SEG.
Source	Jenkins & Marr Reports (1999 & 2000); Economic development inquiries (AC, ACC, SEG), AALEF Private Sector reports (e.g. Ryden's Scottish Property Review)
Format	Published documents
Update	Annual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure Plan Team
Notes	

Policy Performance

p) Industrial Land Supply

Indicator	<i>AVAILABILITY OF INDUSTRIAL LAND</i>
Target	To provide a minimum 7 year supply of marketable employment land.
Linkages	Policy 1; Policy 2, ALP EMP1,
Justification	The availability of industrial land information will be derived from the information contained in the AALEF Employment Land Audit which is published annually. The base date for the information is 1 st January. The Audit show how much is part of the established employment land supply, how much of it is marketable, how much is constrained and how much is immediately available on a site-by-site basis in each settlement. It also provides a broad analysis of take up trends for Aberdeen City and Aberdeenshire. This information will provide some idea of whether there is enough marketable employment land to meet the plan requirements across the authorities as whole entities.
Source	AALEF Employment Land Audit Aberdeen City & Aberdeenshire Employment Land Schedules; Planning Application data
Format	Published documents

Update	Annual
Data collected / Analysed by...	Collected and analysed AALEF, Assessment by Joint Structure plan team.
Notes	The availability of industrial land as well as information on take up rates are also to be found in the Industrial Land schedules produced by both Councils annually. The information in the schedules is provided on a more detailed basis. The Aberdeenshire Schedule provides take up information on a settlement-by-settlement basis as well as a site-by-site basis. While the Structure Plan identifies that a 7 year supply of marketable industrial land is the common understanding of the term within NPPG2 the Aberdeen City Community Plan identifies the need to identify an 8 year supply. The indicator requires to have cognisance of both these targets. Note also needs to be taken of the amount of serviced land available although targets for this may be a more appropriate and meaningful within the context of the Local Plan monitoring or the AALEF Economic Development strategy.

Policy performance

q) Development on Brownfield land

Indicator	TAKE UP BROWNFIELD LAND FOR BUSINESS DEVELOPMENT
Target	15% of business development on Brownfield land
Linkages	NEST Objective 1,3 Policy 1; Policy 2, ALP EMP\1
Justification	Monitoring the take up of employment land is designed to assess whether there is a need to bring forward land that is constrained to make it suitable for development or to allocate new land. Monitoring the location of new employment development will show whether the strategy is being met or whether it requires to be reviewed
Source	AALEF Employment Land Audit Aberdeen City & Aberdeenshire Employment Land Schedules; Planning Application data
Format	Published documents
Update	Annual
Data collected / Analysed by...	Collected and analysed by AALEF and assessed by Joint Structure plan team.
Notes	The strategy of the Structure Plan is a preference to locate any new development on brownfield sites within Aberdeen as well as in the those communities which surround the city (Portlethen, Westhill, Blackburn) and main service centres which have good access by a variety of modes of transport (Stonehaven, Banchory, Inverurie/Kintore, Ellon, Peterhead, Fraserburgh and Banff/Macduff). It must, however, be noted that the plan identifies the difficulties of developing new business on brownfield land due to lack of such opportunities in the most appropriate places for business development and the relatively higher cost in their development and the need to remain competitive with other global locations. Take up of employment land can be affected by externalities. These include the prevailing economic climate; the current fiscal regime (tax, interest rates, business rates etc); availability of public funds to reclaim brownfield land or to pump prime projects and demand for particular sites/premises. A 15% target may still be unattainable given the other policies of the plan

r) Specialist Use Employment Land Supply

Indicator	TAKE UP OF EMPLOYMENT LAND BY TYPE OF EMPLOYMENT USE
Target	To maintain a minimum 7 year supply of land for specialist employment uses
Linkages	NEST Objective 3, Policy 2, ALP EMP/11
Justification	Monitoring the take up of land allocated for specialist employment uses, such as technology or business parks, will show if there is any demand and show whether they are being developed for their intended uses. Ultimately the aim is to show whether the aim of the policy is being met or whether new land needs to be brought forward.
Source	AALEF Employment Land Audit; Aberdeen City & Aberdeenshire Employment Land Schedules; Planning application data
Format	Published reports
Update	Annual
Data collected / Analysed by...	Collected by Development control teams, analysed and Assessed by Joint Structure plan team.
Notes	Every site is allocated for particular type of employment uses, either class 4 (business), 5 (general industrial) and 6 (storage and distribution), by the local plans. The classes are set out in the Town & Country Planning Use Classes (Scotland) Order 1997. Many of the sites in the North East are designated for specific purposes e.g. business parks or related to the oil and gas industry. It is therefore important to ensure that enough land is provided for these specialist uses.

s) Town Centres

Indicator	DIVERSITY OF TOWN CENTRE USES
Target	No net decrease in measured indexes of vitality and viability of town centres
Linkages	NEST Objectives 1,2,3, Policy 2; Policy 15,ALP Policy EMP/5, EMP/6,
Justification	Monitoring the diversity of town centre uses via town centre health checks will show how well a centre is performing – the more diverse the number and type of uses located in the centre the stronger it is performing. Of course, diversity of uses only tells one part of a centres performance, other information such as rental values, commercial yields, vacancy rates, pedestrian footfall, availability of transport and turnover of retail units will help to build up a more round picture of a centres vitality and viability.
Source	Town Centre Healthchecks; ALP Settlement Profiles Aberdeenshire Towns Partnership
Format	Town centre Healthchecks, Availability of vacant sites
Update	Biannual
Data collected / Analysed by...	Collected and analysed by Joint Structure plan team.
Notes	The Structure Plan has a key role in focusing major development (including retail, commercial leisure, entertainment and other town centre uses such as offices) in town centres in order to maintain and enhance their vitality and

	viability. Only the Main Service centres within Aberdeenshire will be assessed as these are the principal locations with significant town centre uses.
--	--

t) Retailing

Indicator	AMOUNT AND LOCATION OF NEW RETAIL DEVELOPMENT
Target	80 % of new retail uses located in identified centres or edge of centre sites
Linkages	NEST Objective 1,2, Policy 2; Policy 15 ALP Policy EMP/5, EMP/6,
Justification	Monitoring the amount and location of new retail development will help to show whether the sequential approach to town centre development is being met and whether the centres are performing well enough to attract retail investment.
Source	Planning applications data Scottish Executive Retail Development Reports
Format	Location by type (town centre; edge of centre; out of centre) and size of retail developments
Update	Biannual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	It must be noted that not all new development can be accommodated in town centres, therefore they should be located on suitable sites on the edge of town centres and only then on out of centre sites which have good transport links

u) Office development

Indicator	COMPLETIONS & COMMITMENTS OF NEW OFFICE FLOORSPACE
Target	60 % of new office floorspace in identified town centres or edge of centre sites
Linkages	NEST Objectives 1,3 & 4, Policy 2; Policy 15, ALP Policy 8
Justification	The amount of office floorspace in a town centre is a key factor in assessing its vitality and viability.
Source	Planning application data
Format	Location by type (town centre; edge of centre; out of centre) and size of office developments
Update	Biannual
Data collected / Analysed by...	Collected by Development control teams and analysed and assessed by Joint Structure plan team.
Notes	Locating office development in town centres will allow people to access employment opportunities in places which are accessible by a choice of modes of transport. However, it must be noted that not all office development, particularly that which falls within class 4 of the UCO is suitable for a town centre/edge of centre location. The majority of class 4 offices are those which do not need to be accessed by the public or are related to an industrial use. These would normally be found on employment sites

v) Reducing the need to travel

Indicator	<i>REDUCING THE NEED TO TRAVEL</i>
Target	Reduction in average car journey distance from the 1999/2000 averages for Aberdeen and Aberdeenshire.
Linkages	NEST objective 2, NEST Policy 31, ALP Policy HOU/4, HOU/5, EMP/3, INF/2
Justification	Reduction in average journey distances would demonstrate the underlying philosophies of creating sustainable communities and reducing the need to travel are being realized
Source	Scottish Household Survey Biennial "average journey distance" statistics
Format	Average journey distance in Kilometers for Aberdeen and Aberdeenshire
Update	Biennial
Data collected / Analysed by...	Published statistics assessed by Joint Structure plan team.
Notes	The average journey distance for Aberdeen was 7.3km and for Aberdeenshire was 14.8km (1999 / 2000). It is projected that the next dataset w (for 2001 / 2002 will be released in 2005 and update of this indicator will not be possible until that date. This indicator, while being closely linked to the LTS's monitoring has a specific "Land use" dimension which supports its inclusion in this scheme

w) Accessibility

Indicator	<i>ACCESSIBILITY OF DEVELOPMENT</i>
Target	All new development is within 400m (urban) or 1km (Rural) of existing or proposed daily scheduled public transport routes, or less than 5km from a settlement.
Linkages	NEST objective 2, NEST Policy 31, ALP Policy HOU/4, HOU/5, EMP/3, INF/2
Justification	Maintaining accessibility by alternative modes of transport is a key objective of the structure plan. Monitoring the location of new development in relation to public transport routes will show whether new development is being directed to accessible locations and whether the sustainability objectives of the plan are being met..
Source	GIS analysis
Format	No of developments outwith accessible locations by type.
Update	Annual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	This index may be difficult to measure without considerable investment in GIS to create the spatial query required. Bus routes also change with time and any changes would have to be incorporated annually. The 5km distance proposed is a direct reflection of the interpretation of the phrase "accessible to local services by public transport, foot or bicycle" as defined by Appendix 2 of the Aberdeenshire Local Plan.

x) Safeguarding land

Indicator	
<i>SAFEGUARDING LAND FOR TRANSPORT PROPOSALS</i>	
Target	No development on land safeguarded for future transport proposals.
Linkages	NEST Objective 6, NEST policy 32, ALP Policy INF/12.
Justification	In order to safeguard a long-term framework for communications in the Northeast it is important that opportunities are not affected by new development proposals. Monitoring will identify where new development is prejudicing future options
Source	NESTRANS, ACC, AC; GIS analysis
Format	No of applications affecting WPR route, park and ride sites, rail expansion sites.
Update	Annual
Data collected / Analysed by...	Collected, analysed and assessed by Joint Structure plan team.
Notes	

y) Contribution of development to mitigating transport impact

Indicator	
<i>CONDITIONS IMPOSED TO MITIGATE TRANSPORT IMPACT</i>	
Target	Percentage of planning approvals made which contain measures to mitigate transport impacts.
Linkages	NEST Objective 6, NEST policy 33, ALP Policy INF/1, INF/2. ACLP Transport policy 1, Transport policy 5
Justification	Development is required to mitigate the impact that it has on the roads network. This can be done through a variety of means all of which are enforced through conditions on planning consents
Source	ACC, AC; Development control statistics
Format	Percentage of applications with conditions relating to mitigation of the impacts of traffic or to provide a choice of modes.
Update	Annual
Data collected / Analysed by...	Collected by Development control teams, analysed and assessed by Joint Structure plan team.
Notes	

Monitoring of the Strategy

The following table illustrates how each strategic objective of the plan is monitored by the above indicators:

Indicator	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y
Objective 1 To create a long-term sustainable framework of settlements																									
Objective 2 To integrate land use and transportation																									
Objective 3 To foster and promote economic diversity and competitiveness																									
Objective 4 To locate homes, jobs and services in scale																									
Objective 5 To protect, enhance and promote heritage																									
Objective 6 To create a long-term framework for the communications network																									
Objective 7 To secure a choice of location for a viable supply and adequate variety of land																									
Objective 8 To protect and enhance the vitality of town centres																									

	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y
Objective 9 To confirm the function and role of Aberdeen's Green Belt																									
Objective 10 To protect the countryside from development																									
Objective 11 protection to sites of environmental importance																									

The above indicator set will therefore permit monitoring of the strategic objectives of the Structure Plan.