



West Somerset Council

Authority Monitoring Report 2014 – 2015

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Chapter 1. Introduction

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 required that every local planning authority submitted an Annual Monitoring Report to the Secretary of State by the 31st December every year.
- 1.2 Section 113 of the Localism Act 2011 amended section 35 of the 2004 Act. In particular, the requirement to submit the AMR to the Secretary of State was removed, the document renamed an Authority's Monitoring Report and a requirement introduced for local planning authorities to publish this information directly to the public at least yearly, in the interests of transparency. This document covers the reporting period from April 2012 to March 2014, however the AMR for reporting period April 2014 to March 2015 will be produced by December 2015. This will continue on an annual basis.
- 1.3 On 31st March 2011 CLG wrote to Chief Planning Officers withdrawing previous guidance on local plan monitoring and stating "it is therefore a matter for each Council to decide what to include in their monitoring reports."
- 1.4 This document is West Somerset Council's Authority Monitoring Report (AMR), for the local planning authority area outside of the Exmoor National Park (ENP). The format differs from that of previous Annual Monitoring Reports. It follows the requirements set out in regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 whilst providing a more direct focus on the implementation of development plan policies than was the case under previous Annual Monitoring Reports.
- 1.5 Regular monitoring is vital to establish what is happening now and what may happen in the future. Trends can be established to assess whether policies and objectives are delivering sustainable development. These are often expressed as 'Indicators'. If Indicators are not being met, regular monitoring provides the opportunity for a quicker response to required changes to policies and Plans. Flexibility to update components of the Local Development Framework to retain its relevance and assist implementation of policies and the delivery of sustainable development is a key feature of the new planning system within which the AMR rests.

Chapter 2. Local Development Scheme Implementation

- 2.1 The 2004 Act requires that a local planning authority must prepare and maintain a Local Development Scheme (LDS), setting out the timetable for preparation of various Local Development Documents.
- 2.2 The most recent LDS document came in to effect by resolution of Full Council on 21st January 2015. It outlines the timetable for the West Somerset Local Plan to 2032, as shown in Table 2.1 below.

Table 2.1 LDF Progress

| | Local Plan to 2032 and Proposals Map | |
|---|---|---|
| | Proposed Date | Actual Date |
| Revised Preferred Strategy Consultation* | July – September 2013 | Milestone Hit |
| Formal Publication | February 2015 | Milestone Hit |
| Examination | July 2015 | Submitted 31 July 2015, awaiting examination date – expected March 2016. |
| Inspector’s Report received | December 2015 | |
| Adoption | February 2016 | |

*The original Preferred Strategy consultation took place between 22 March and 16 May 2012. The Revised Preferred Strategy sought to ensure that the emerging policies were compliant with the NPPF which was published on 27 March 2012, after the consultation period on the Preferred Strategy had commenced.

Chapter 3. Policy Monitoring

Policy Status

- 3.1** Paragraph (2) of Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires the local planning authority to identify and provide reasons for not implementing any policy in a local plan.
- 3.2** There are no policies that are not currently being implemented within the District.

Monitoring of Policies

- 3.3** The Council's draft Local Plan preparation process identified the following key issues:
- Housing and Community
 - Settlement hierarchy and development distribution
 - Transport
 - Employment / Business / Tourism
 - Climate Change and
 - Historic and Natural Heritage protection

Another key issue is coordinating policy development with the Exmoor National Park Authority. West Somerset Council is only responsible for spatial and land-use planning within the Local Planning Authority Area (LPA). This excludes those parts of Exmoor National Park (ENP) which fall within the District Council's boundaries.

- 3.4** The following tables set out the main policy areas, their related policies and implementation, measured against associated monitoring indicators and targets.

Sustainable Communities & Settlement Policies

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|---|--|---|---|--|
| | Total number of dwellings in West Somerset LPA | | 13,596 | +155 | 2011 Baseline from Strategic Housing Market Assessment: West Somerset Update (Nov 2013) plus annual completions. |
| SC2 | Net additional dwellings in the reporting year | An average of 145 dwellings per annum | 155 | +71 | Internal Monitoring |
| Sc2 | Net additional dwellings over the plan period | At least 2,900 net dwellings 2012 - 2032 | 306 | +155 | Internal Monitoring |
| SC2 | Net additional dwellings on allocated strategic sites over the plan period | At least 1,450 net dwellings 2012 - 2032 | 0 | 0 | Internal Monitoring |
| SC2 | Percentage of dwellings completed on: i) Allocated sites ii) Windfall sites | 50% 50% | i) 0% ii) 100% | 0 0 | Internal Monitoring |
| SC3 | Percentage of new build dwellings completed by bed size | To provide a mix that meets the needs of the community | 1 bed 11.3% 2 beds 37.1% 3 beds 33.9% 4+beds 17.7% | +8.7pp -2.6pp -18.7pp +12.6pp | Internal Monitoring |
| SC3 | Percentage of new build dwellings completed by type | To provide a mix that meets the needs of the community | Flat 4.0% House 55.6% Bungalow 20.2% 55+ accom 20.2% | -1.1pp -32.9pp +13.8pp +20.2pp | Internal Monitoring |
| | | | | | |

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|---|---|----------------|------------------------------|--|
| | Percentage of residential units built on brownfield sites | | 60.8% | +41.0pp | Internal Monitoring |
| SC4 | Affordable housing completions | 35% of annualised target | 13.9% | -24.9pp | Internal Monitoring |
| SC4 | Affordable housing completions over the plan period | An average of 50 dwellings per annum | 59 | +23 | Internal Monitoring |
| OC1 | Net additional dwellings outside identified settlements in Policy SC1 | | 25 | +16 | Internal Monitoring |
| OC1 | Percentage of net additional dwellings outside identified settlements in Policy SC1 | | 15.1% | +4.5pp | Internal Monitoring |
| | Five Year deliverable supply of housing sites | At least five years' supply for West Somerset Council planning area | 5.1 years | N/A | Strategy and Housing Topic Paper (Jan 2015) |
| | Total number of households | | 11,962 | N/A | West Somerset Strategic Housing Market Assessment (Nov 2013) Profile calculations for WSC LPA based on 2011 Census Review |
| | Average household size (persons) | | 2.2 | N/A | |
| | 1 person households | | 33.7% | N/A | |
| | Couples with no children | | 20.1% | N/A | |
| | Families with dependent child(ren) | | 15.8% | N/A | |
| | Lone parent with dependent child(ren) | | 4.3% | N/A | |

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|---------------------------------------|--------|----------------|------------------------------|--------|
| | Households – all aged 65 and over | | 34.6% | N/A | |
| | Owner occupied (inc shared ownership) | | 67.9% | N/A | |
| | Rented (LA, HA, RSL) | | 14.2% | N/A | |
| | Private rented/rent free | | 17.8% | N/A | |
| | | | | | |

Economy

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|--|--|---|-------------------------------|---|
| | Total number of jobs in West Somerset | | 16,100 | +4,500 | Nomis Labour Market Profile – Labour supply in employment (March 2015) |
| | Gross average weekly earnings of full time employees | To reach South West regional average earnings | West Somerset £512.70 South West £498.80 | +£83.20 (from 2013) +£3.20 | Nomis Labour Market Profile – Earnings by residence |
| | Gross value Added (GVA) per head | To increase GVA to South West regional average | Somerset £19,648 South West £22,324 | +£1,267 +£1,161 | ONS Regional GVA data (2014 data) |
| EC1 | Employment land commitments | | 4.98 ha | -0.39 ha | Employment Land Review Stage 3 Report. April 2010 and Internal Monitoring |

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|--|--|--|--|------------------------------|---------------------|
| EC2 | Net additional Class B employment floorspace on Major Employment Sites | To protect the success of existing business areas | 0 ha | 0 | Internal Monitoring |
| EC3 | Amount of completed employment land on Greenfield sites | To protect Greenfield sites from unnecessary development | 0 ha | 0 | Internal Monitoring |
| EC5 | Amount of Class B employment land lost to other uses over the plan period | To protect existing employment land from redevelopment for non Class B use | -0.35 ha | 0 | Internal Monitoring |
| EC7 | Amount of completed floorspace for training and educational provision | To increase the range and/or skill level of the local workforce | 0 sq m | -385 | Internal Monitoring |
| EC8/ EC9 | Number of planning applications for tourism generating developments/facilities | To encourage more visitors to the area | Approved 0 Refused 0 | 0 0 | Internal Monitoring |
| <p><i>Note: There have been a number of refurbishment projects within existing attractions during this reporting period; such as a new covered play area and, reception at the Butlin's holiday village in Minehead plus a play-fort and animal cages at the Tropiquaria facility to compensate for the loss of land caused by road improvements related to Hinkley Point C.</i></p> | | | | | |
| EC8/ EC9 | Net additional holiday lets/tourist accommodation | | Self-catering Units 3 Hotel beds -41 Caravan Pitches 0 | -18 -41 0 | Internal Monitoring |
| EC11 | Number of planning applications for farm diversification proposals | To support the local agricultural economy | Approved 1 Refused 0 | 0 0 | Internal Monitoring |

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|--|---|-----------------------------|------------------------------|---------------------|
| EC12 | Amount of completed retail floorspace (A1/A3/A4/A5) within the defined retail areas over the plan period | To protect the existing retail areas and maintain their economic vitality and viability | New 0 sq m COU -23 sq m | 0 -23 | Internal Monitoring |
| EC12 | Amount of completed retail floorspace (A1/A3/A4/A5) outside of the defined retail areas over the plan period | | New 0 sq m COU -150 sq m | 0 0 | Internal Monitoring |

Transport

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-------------|--|--|----------------|------------------------------|--|
| TR1/ TR2 | New housing located within 400m of the principle bus network | To maintain and strengthen the existing public transport network and reduce the reliance on private cars | 62.9% | +30.7pp | Internal Monitoring |
| TR1/ TR2 | Residential units constructed as car-free developments (new build) | | 5.6% | +5.6pp | Internal Monitoring |
| | Percentage of households with no car | | 19.4% | N/A | West Somerset Strategic Housing Market Assessment (Nov 2013) |
| | Commuting - Car/motorcycle | | 59.9% | N/A | 2011 Census* % of work age population in employment |
| | Commuting - Public Transport | | 3.1% | N/A | |
| | Commuting - Cycle | | 2.8% | N/A | |
| | Commuting - Foot | | 20.5% | N/A | |
| | Commuting - Other | | 0.9% | N/A | |
| | Commuting - Less than 2km | | 24.7% | N/A | 2011 Census* |

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|------------------------------|--------|----------------|------------------------------|----------------------------------|
| | Commuting - 2-5km | | 7.4% | N/A | Distance travelled to work in km |
| | Commuting - 5-20km | | 22.0% | N/A | |
| | Commuting - More than 20km | | 18.1% | N/A | |
| | Work mainly at or from home | | 27.9% | N/A | |
| | Commuting – Average distance | | 18.9km | N/A | |

* District level data

Community Facilities and Public Health

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|--|---|--|------------------------------|---|
| CF1 | Recreation and leisure land (D2 class use) completions | To provide sufficient sport, recreational and cultural facilities for the local community | 0 | 0 | Internal Monitoring |
| CF1 | Recreation and leisure land (D2 class use) completions over the plan period | | 0 | 0 | Internal Monitoring |
| CF2 | Number of strategic development site applications with a health impact assessment | To ensure new development contribute to improving public health within the area | 0 | 0 | Internal Monitoring |
| CF2 | Number of strategic development site applications without a health impact assessment | | 1 | +1 | Internal Monitoring |
| | Life expectancy at birth | Year on year increase | 80.3 years - male 85.5 years - female | +0.3 +1.1 | ONS* (2012 – 2014) |
| | Adult participation in sport and active recreation (equivalent to at least 3 x 30min sessions of moderate activity per week) | Year on year increase | 18.9% | -7.7pp | Sport England* (2013 – 2015 2 year average) |

* District level data

Climate Change

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|---|--|--|---------------------------------|---------------------------------------|---|
| CC1 | Per capita carbon dioxide emissions (within scope of influence) | Year on year reduction | 8.7t (2013) | -0.4t (-4.4%) (2012) | Dept of Environment and Climate Change* (2013) |
| <p><i>Note: The previously reported 2012 figure (7.9t) was recalculated (to 9.1t) in the 2013 dataset to reflect methodological changes and revisions to the data used.</i></p> | | | | | |
| CC1 | Number of applications for renewable energy installations | Year on year increase of approvals | Approved 6 Refused 0 | -1 -3 | Internal Monitoring |
| CC1 | Approved renewable energy applications by type | Year on year increase | Power kW 6,848 Heat 30 | +6,668 kW -3 kW | Internal Monitoring |
| CC1 | Completed renewable energy applications by type | Year on year increase | Power kW 3,630 Heat 7,060 | +162 kW (+4.7%) +2,092 kW (+42.1%) | RegenSW - South West Renewable Energy Progress Report 2015* |
| CC2 | Number of planning permissions granted contrary to Environment Agency advice | Zero permissions | 0 | 0 | Internal Monitoring |
| CC3 | Number of planning applications within the Coastal Change Management Area | To protect new (and existing) development from flood risk arising from increasing sea levels | Approved 0 Refused 0 | 0 0 | Internal Monitoring |
| CC4 | Number of planning applications on greenfield sites within the Coastal Zone | To protect the undeveloped coastal landscape | Approved 0 Refused 0 | 0 0 | Internal Monitoring |

* District level data

Natural and Historic Environment

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|---|--|--|--|------------------------------|--|
| NH1 | Changes in the number of: <ul style="list-style-type: none"> Listed Buildings Scheduled Ancient Monuments Conservation Areas Historic Parks & Gardens Areas of High Archaeological Potential | No net loss | 716 81 11 3 7 | 0 0 0 0 0 | Somerset County Council – West Somerset Historic Environment Paper* (April 2014), plus annual listings by Historic England |
| NH5 | Amount of Grade 1, 2 and 3a agricultural land lost to other uses (on sites of 10ha +) | To protect Grade 1, 2 and 3a agricultural land from development | 0 | 0 | Internal Monitoring |
| <i>Note: A 13.35ha solar farm (ref: 3/26/14/013) at Old Cleeve was completed in March 2015, the Grade 3 land remains in use as grazing.</i> | | | | | |
| NH8 | Number of planning applications for new dwellings within the Bat Consultation Zone | To protect the Barbastelle Bat | Approved Refused | 0 0 | Internal Monitoring NB. Full extent of area not identified until Dec 2014. |
| NH9 | Number of planning applications for wind energy development within the Waterfowl Consultation Zone | To protect migrating bird populations vulnerable to collision with wind turbines | Approved Refused | 0 0 | Internal Monitoring |
| | Condition of the following designated Sites of Special Scientific Interest: <ul style="list-style-type: none"> Blue Anchor to Lilstock Coast Bridgwater Bay Briggins Moor Cleeve Hill Ge-Mare Farm Fields Roebuck Meadows The Quantocks | % of site in either 'favourable' or 'unfavourable recovering' condition | 100% 99.71% 100% 100% 100% 100% 90.57% | 0 0 0 0 0 0 | Natural England |

* District level data

Gypsies and Travellers

| Policy No | Indicator of achievement | Target | Current Status | Change from previous monitor | Source |
|-----------|---|---------------------------------|----------------|------------------------------|---------------------|
| GT1 | Net additional gypsy and traveller pitches over the plan period | At least 10 pitches 2012 - 2032 | 0 | 0 | Internal Monitoring |

General Indicators

| Indicator | West Somerset LPA | South West | England & Wales | Source |
|---------------------------|-------------------|------------|-----------------|--|
| Population | | | | West Somerset Strategic Housing Market Assessment (Nov 2013) Profile calculations for WSC LPA based on 2011 Census Review |
| Population size | 26,900 | 5,377,500 | 56,948,200 | |
| Age Structure | | | | |
| 0-15 | 3,900 | 942,000 | 10,764,400 | |
| 16-24 | 2,600 | 601,100 | 6,601,200 | |
| 25-44 | 5,000 | 1,288,200 | 15,268,800 | |
| 45-64 | 7,700 | 1,428,800 | 14,408,000 | |
| 65+ | 7,700 | 1,116,400 | 9,905,800 | |
| Ethnic Composition | | | | |
| White | 98.6% | 95.4% | 85.7% | |
| Mixed | 0.6% | 1.4% | 2.2% | |
| Asian | 0.5% | 1.5% | 7.0% | |
| Black | 0.1% | 1.0% | 3.4% | |
| Chinese or other | 0.2% | 0.7% | 1.7% | |

| Indicator | West Somerset LPA | South West | England & Wales | Source |
|---------------------------|-------------------|------------|-----------------|------------------------------|
| Population Density | | | | |
| People per sq km | 47 | 228 | 380 | ONS population Density 2014* |
| | | | | |

* District level data

Chapter 4. Other Matters

Neighbourhood Development Orders (NDO) and Neighbourhood Development Plans (NDP)

- 4.1** Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 require a planning authority's AMR to contain details of any NDO or NDP prepared within its area.

At 31st March 2015 there were no such Orders or Plans within the District. However a NDP is currently being prepared for Stogumber by the Parish Council.

Community Infrastructure Levy (CIL)

- 4.2** If a Community Infrastructure Levy is in place, Regulation 34 (2012) requires a local planning authority to prepare a report for the CIL it has collected for that financial year.

West Somerset Council does not currently have CIL in place.

Contact Details

If you have any questions regarding the contents of this Authority Monitoring Report please contact:

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