



West Somerset Council

Authority Monitoring Report 2012 – 2014

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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 (AMR) 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 3.1 below.

Table 3.1 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.
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		2011 SHMA	13,209		2012/13 +67	2011 Baseline from Strategic Housing Market Assessment: West Somerset Update (Nov 2013) plus annual completions.
			Plus annual completions:			2013/14 +84	
			2011/12	81		+151	
			2012/13	67			
			2013/14	<u>84</u>			
				13,441			
SC2	Net additional dwellings in the reporting year	An average of 145 dwellings per annum	2012/13	67			Internal Monitoring
			2013/14	84		+17	
Sc2	Net additional dwellings over the plan period	At least 2,900 net dwellings 2012 - 2032	2012/13	67			Internal Monitoring
			2013/14	151		+84	
SC2	Net additional dwellings on allocated strategic sites over the plan period	At least 1,450 net dwellings 2012 - 2032	2012/13	0			Internal Monitoring
			2013/14	0		0	
			2012/13	2013/14			
SC2	Percentage of dwellings completed on:						Internal Monitoring
	i) Allocated sites	50%	i)	0%	0%	0	
	ii) Windfall sites	50%	ii)	100%	100%	0	
SC3	Percentage of new build dwellings completed by bed size	To provide a mix that meets the needs of the community	1 bed	0%	2.6%	+2.6pp	Internal Monitoring
			2 beds	50.0%	39.7%	-10.3pp	
			3 beds	38.1%	52.6%	-14.5pp	
			4+beds	11.9%	5.1%	-6.8pp	
SC3	Percentage of new build dwellings completed by type	To provide a mix that meets the needs of the community	Flat	11.9%	5.1%	-6.8pp	Internal Monitoring
			House	78.6%	88.5%	+9.9pp	
			Bungalow	9.5%	6.4%	-3.1pp	
			55+ accom	0%	0%	0	

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
	Percentage of residential units built on brownfield sites		2012/13 84.2% 2013/14 19.8%	-64.4pp	Internal Monitoring
SC4	Affordable housing completions	35% of annualised target	2012/13 4.3% 2013/14 38.8%	+35pp	Internal Monitoring
SC4	Affordable housing completions over the plan period	An average of 50 dwellings per annum	2012/13 3 2013/14 36	+33	Internal Monitoring
OC1	Net additional dwellings outside identified settlements in Policy SC1		2012/13 13 2013/14 9	-4	Internal Monitoring
OC1	Percentage of net additional dwellings outside identified settlements in Policy SC1		2012/13 18.6% 2013/14 10.6%	-8pp	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		2012/13 13,200 2013/14 11,600	-1,600	Nomis Labour Market Profile – Labour supply in employment
	Gross average weekly earnings of full time residents (% of regional average)	To reach South West regional average earnings	2013 West Somerset £429.50 South West £485.10 2014 West Somerset # South West £495.60	N/A +£10.50	Nomis Labour Market Profile – Earnings by residents
	Gross value Added (GVA) per head (% of regional average)	To increase GVA to South West regional average	2012 Somerset £17,664 South West £20,651 2014 Somerset £18,381 South West £21,163	+£717 +£512	ONS Regional GVA data (Dec 2014)

Policy No	Indicator of achievement	Target	Current Status			Change from previous monitor	Source
EC1	Employment land commitments		2012/13	5.20 ha			Employment Land Review Stage 3 Report. April 2010 and Internal Monitoring
			2013/14	5.37 ha		+ 0.17 ha	
EC2	Net additional Class B employment floorspace on Major Employment Sites	To protect the success of existing business areas	2012/13	0 ha			Internal Monitoring
			2013/14	0 ha		0	
EC3	Amount of completed employment land on Greenfield sites	To protect Greenfield sites from unnecessary development	2012/13	0 ha			Internal Monitoring
			2013/14	0 ha		0	
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	2012/13	-0.35 ha			Internal Monitoring
			2013/14	-0.35 ha		0	
EC7	Amount of completed floorspace for training and educational provision	To increase the range and/or skill level of the local workforce	2012/13	0 sq m			Internal Monitoring
			2013/14	385 sq m		+385	
			2012/13	2013/14			
EC8/ EC9	Number of planning applications for tourism generating developments/facilities	To encourage more visitors to the area	Approved	0	0	0	Internal Monitoring
			Refused	0	0	0	
EC8/ EC9	Net additional holiday lets/tourist accommodation		Self-catering Units	2	21	+19	Internal Monitoring
			Hotel beds	0	0	0	
			Caravan Pitches	0	0	0	

Policy No	Indicator of achievement	Target	Current Status			Change from previous monitor	Source
			2012/13	2013/14			
EC11	Number of planning applications for farm diversification proposals	To support the local agricultural economy	Approved	1	1	0	Internal Monitoring
			Refused	0	0	0	
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	0 sq m	0	Internal Monitoring
			COU	0 sq m	0 sq m	0	
EC12	Amount of completed retail floorspace (A1/A3/A4/A5) outside of the defined retail areas over the plan period		New	0 sq m	0 sq m	0	Internal Monitoring
			COU	-150 sq m	-150 sq m	0	

Sample size too small for reliable estimate

Transport

Policy No	Indicator of achievement	Target	Current Status		Change from previous monitor	Source
			2012/13	2013/14		
TR1/ TR2	New housing located within 400m of a principle bus corridor	To maintain and strengthen the existing public transport network and reduce the reliance on private cars	2012/13	85.7%	+7.9pp	Internal Monitoring
			2013/14	93.6%		
TR1/ TR2	Residential units constructed as car-free developments (new build)		2012/13	0%	0pp	Internal Monitoring
			2013/14	0%		
	Percentage of households with no car		19.4%		N/A	West Somerset Strategic Housing Market Assessment (Nov 2013)

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
	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* Distance travelled to work in km
	Commuting - 2-5km		7.4%	N/A	
	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	2012/13 0	0	Internal Monitoring
			2013/14 0		
CF1	Recreation and leisure land (D2 class use) completions over the plan period		2012/13 0	0	Internal Monitoring
			2013/14 0		
CF2	Number of major planning applications with a health impact assessment	To ensure new development contribute to improving public health within the area	2012/13 0	0	Internal Monitoring
			2013/14 0		
CF2	Number of major planning applications without a health impact assessment		2012/13 0	0	Internal Monitoring
			2013/14 0		

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
	Life expectancy at birth	Year on year increase	80.0 years - male 84.4 years - female	N/A N/A	ONS* (2011 – 2013)
	Adult participation in sport and active recreation (equivalent to at least 3 x 30min sessions of moderate activity per week)	Year on year increase	26.6%	N/A	Sport England* (2011 – 2013)

* District level data

Climate Change

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
CC1	Per capita carbon dioxide emissions	Year on year reduction	7.9t (2012)	-1.2t (-13.2%) (2011)	Dept of Environment and Climate Change* (2012)
2012/13 2013/14					
CC1	Number of applications for renewable energy installations	Year on year increase	Approved 11 7 Refused 1 3	-4 +2	Internal Monitoring
CC1	Approved renewable energy applications by type	Year on year increase	Power kW kW 84 180 Heat 28 33	+96 kW +5 kW	Internal Monitoring
CC1	Completed renewable energy applications by type	Year on year increase	Power kW kW 2,563 3,468 Heat 2,741 4,968	+905 kW (+35.3%) +2,227 kW (+81.2%)	RegenSW South west Renewable Energy Progress Report 2014*

Policy No	Indicator of achievement	Target	Current Status			Change from previous monitor	Source
CC2	Number of planning permissions granted contrary to Environment Agency advice	Zero permissions	2012/13	0			Internal Monitoring
			2013/14	0		0	
			2012/13	2013/14			
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	0	0	Internal Monitoring
			Refused	0	0	0	
CC4	Number of planning applications on greenfield sites within the Coastal Zone	To protect the undeveloped coastal landscape	Approved	0	0	0	Internal Monitoring
			Refused	0	0	0	

* 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	N/A	Somerset County Council – West Somerset Historic Environment Paper* (April 2014)
			11	3	N/A	
			7		N/A	
					N/A	
					N/A	

Policy No	Indicator of achievement	Target	Current Status			Change from previous monitor	Source								
			2012/13	2013/14											
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	0	Internal Monitoring								
NH8	Number of planning applications for new dwellings within the Bat Consultation Zone	To protect the Barbastelle Bat	Approved Refused	0 0	0 0	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	0 0	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%	90.57%	N/A	N/A	N/A	N/A	N/A	N/A	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	2012/13 0 2013/14 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 hectare	0.5	2.2	3.7	2011 Census*

* 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 1st April 2014 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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