



West Somerset Council

Authority Monitoring Report 2017 – 2018

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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 2017 to March 2018.
- 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). 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, but is now considerably out of date.
- 2.3** In April 2019, West Somerset Council will cease to exist with the creation of the new Somerset West and Taunton Council. This new council will cover the areas of the former West Somerset and Taunton Deane Borough Council areas. Once the new council is in place a new LDS will be produced to set out the anticipated timeframe for the production of a new singular Local Plan.

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. All data collated from 'Internal monitoring' refers to the period 01 April 2017 – 31 March 2018.

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		13,930	+103	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	103	-29	Internal Monitoring
Sc2	Net additional dwellings over the plan period	At least 2,900 net dwellings 2012 - 2032	640	+103	Internal Monitoring
SC2	Net additional dwellings on allocated strategic sites over the plan period	At least 1,450 net dwellings 2012 - 2032	18	-18	Internal Monitoring
SC2	Percentage of dwellings completed on: i) Allocated sites ii) Windfall sites	50% 50%	i) 17.5% ii) 82.5%	-9.8 +9.8	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 8.6% 2 beds 22.8% 3 beds 50.0% 4+beds 18.5%	-1.0pp +1.6pp 0pp -0.7pp	Internal Monitoring
SC3	Percentage of new build dwellings completed by type	To provide a mix that meets the needs of the community	Flat 6.4% House 93.6% Bungalow 0% 55+ accom 0%	+3.5pp -2.6pp -1pp 0	Internal Monitoring

* District level data

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
	Percentage of residential units built on brownfield sites		23.1%	+7.3pp	Internal Monitoring
SC4	Affordable housing completions	35% of annualised target	19.2 %	-10.9pp	Internal Monitoring
SC4	Affordable housing completions over the plan period	An average of 50 dwellings per annum	140	+20	Internal Monitoring
OC1	Net additional dwellings outside identified settlements in Policy SC1		26	-50	Internal Monitoring
OC1	Percentage of net additional dwellings outside identified settlements in Policy SC1		25%	-32.1pp	Internal Monitoring
	Five Year deliverable supply of housing sites	At least five years' supply for West Somerset Council planning area	7.81 years	-0.09	Housing Trajectory (March 2018)
	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	

* District level data

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		16,700	+1000	Nomis Labour Market Profile – Labour supply in employment (March 2018)
	Gross average weekly earnings of full time employees	To reach South West regional average earnings	West Somerset £429.80 South West £537.60	+£22.60 +£10.60	Nomis Labour Market Profile – Earnings by residence
	Gross value Added (GVA) per head	To increase GVA to South West regional average	Somerset £21,295 South West £23,981	+£143 +£433	ONS Regional GVA data (2017 data)
EC1	Employment land commitments		5.74 ha	+0.76 ha	Employment Land Review Stage 3 Report. April 2010 and Internal Monitoring

* District level data

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	708 sq m	0	Internal Monitoring
EC3	Amount of completed employment land on Greenfield sites	To protect Greenfield sites from unnecessary development	0.99 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	-0.57 ha	-0.22 ha	Internal Monitoring
EC7	Amount of completed floorspace for training and educational provision	To increase the range and/or skill level of the local workforce	71 sq m	+71 sq m	Internal Monitoring
EC8/ EC9	Number of planning applications for tourism generating developments/facilities	To encourage more visitors to the area	Approved 1 Refused 0	+1 0	Internal Monitoring
<i>Note: Applications for refurbishment projects within existing attractions have not been included.</i>					
EC8/ EC9	Net additional holiday lets/tourist accommodation		Self-catering Units 1 Hotel beds 2 Caravan Pitches 27	-6 -90 +27	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

* District level data

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 COU 55 sq m 0 sq m	+55 sq m 0	Internal Monitoring
EC12	Amount of completed retail floorspace (A1/A3/A4/A5) outside of the defined retail areas over the plan period		New COU 0 sq m -134 sq m	-2264 sq m -100 sq m	Internal Monitoring

Sample size too small for reliable estimate

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	59.8%	+56pp	Internal Monitoring
TR1/ TR2	Residential units constructed as car-free developments (new build)		0%	-51.4pp	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	

* District level data

Policy No	Indicator of achievement	Target	Current Status	Change from previous monitor	Source
	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	

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	1.8ha	0	Internal Monitoring
CF1	Recreation and leisure land (D2 class use) completions over the plan period		1.8ha	0	Internal Monitoring
<i>Note: Applications for refurbishment projects within existing attractions have not been included.</i>					
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	81.6 years - male 83.8 years - female	+0.6 0	ONS* (2014 – 2016)
	Adult participation in sport and active recreation (equivalent to at least 3 x 30min sessions of moderate activity per week)	Year on year increase	19.9%	N/A	Sport England* (2 year average 2014–16) Local sport profile tool being updated – Dec 18.

* 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	6.3t (2016)	-0.9t (2015)	Dept of Environment and Climate Change* (2016)
CC1	Number of applications for renewable energy installations	Year on year increase of approvals	Approved 1 Refused 0	0 0	Internal Monitoring
CC1	Approved renewable energy applications by type	Year on year increase	kW Power 3 Heat 0	-1 kW 0	Internal Monitoring
CC1	Completed renewable energy applications by type	Year on year increase	kW Power 11,400 Heat 8,800	N/A N/A	Green Alliance Renewable Locator 2016*
CC2	Number of planning permissions granted contrary to Environment Agency advice	Zero permissions	0	N/A	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	-2 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	730 82 11 3 7	+5 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
NH8	Number of planning applications for new dwellings within the Bat Consultation Zone	To protect the Barbastelle Bat	Approved 0 Refused 0	0 0	Internal Monitoring
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 0 Refused 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%	0 +6.37 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 LPA figures are from the West Somerset Strategic Housing Market Assessment (Nov 2013) profile calculations for based on 2011 Census Review.
Population size	26,900	5,559,300	58,744,600	
Age Structure				
0-15	3,900	977,500	11,197,200	
16-24	2,600	590,300	6,410,300	
25-44	5,000	1,296,200	15,417,000	
45-64	7,700	1,484,300	15,046,300	
65+	7,700	1,211,000	10,673,800	
Ethnic Composition				South West and England & Wales figures are from ONS Annual MYE 2016. All figures are rounded to the nearest '00.
White	98.6%	95.4%	86.0%	
Mixed	0.6%	1.4%	2.2%	
Asian	0.5%	1.6%	6.8%	
Black	0.1%	0.9%	3.3%	
Chinese or other	0.2%	0.7%	1.7%	

* District level data

Indicator	West Somerset LPA	South West	England & Wales	Source
Population Density				
People per sq km	48	233	389	ONS population Density 2016*

* District level data

Chapter 4. Other Matters

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

- 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.

Stogumber Neighborhood Plan was adopted by West Somerset Full Council on 23rd November 2017, following a referendum within the Plan area.

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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