

## Authorities Monitoring Report 2013-14

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## Introduction 1

- 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 31<sup>st</sup> 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 Authorities' 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.
- 1.3** On 31<sup>st</sup> 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 therefore the Borough Councils' third Authorities Monitoring Report (AMR). Its 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.

## 2 Relationship with other documents

- 2.1** Whilst there is a clear and obvious relationship between the AMR and the policies in the relevant development plans, the AMR should also have regard to and interact with other policy areas.
- 2.2** In particular, the ODPM Good Practice Guide (March 2005) requires an integrated approach to take full account of the monitoring needs of 'sustainability appraisal' and the 'Strategic Environmental Assessment Directive'. There is also a degree of communality in the baseline and monitoring requirements of the Councils Sustainable Community Strategy.
- 2.3** The Councils primary policy document is the Core Strategy (adopted 2012). This strategic plan reflects the objectives and priorities of a number of documents such as the Sustainable Community Strategy. As it sets the framework within which other statutory plans operate (such as the Taunton Town Centre Area Action Plan), the Borough Council considers it appropriate to base monitoring of its AMR against the objectives of the adopted Core Strategy.

## Local Development Scheme Implementation 3

### Local Development Scheme

- 3.1** 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
- 3.2** The most recent LDS document came into effect by resolution of Full Council on 10th December 2013. It identifies two Development Plan Documents to be prepared over the coming years: The Site Allocations and Development Management Plan (SADMP), which commenced its 'Preferred Options' consultation in November 2013 and a review of the Core Strategy and Taunton Town Centre Area Action Plan, to commence in 2015, following adoption of the SADMP.
- 3.3** Table 3.1 below provides a reference of DPD progress since submission of the previous LDS in 2011, comparing with the 2013 submission.

**Table 3.1 LDF Progress**

	Core Strategy DPD		Site Allocations and Development Management Plan		Core Strategy / TTCAAP review
	2011 LDS	Actual dates	2013 LDS	Actual Dates	2013 LDS Anticipated Dates
Issues and Options			January/February 2013	Milestone hit	Nov/Dec 15
Preferred Options			November/December 2013	Milestone hit	
Published Plan	July/August 2011	Milestone hit	July/August 2014	Indicative January 2015	
Submission to SofS	October 2011	November 2011	October 2014	Indicative April 2015	
Examination	February 2012	Milestone hit	January/February 2015	Indicative July 2015	
Adoption	July 2012	September 2012	May 2015	Indicative November 2015	

### 3 Local Development Scheme Implementation

- 3.4** The Council hit most of the 2011 LDS milestones for the Core Strategy. The Adoption date was programmed for July 2012 but actual adoption was through Full Council in September 2012. This was beyond the Councils control; the Examination into the Core Strategy coinciding with release of the National Planning Policy Framework (NPPF) and Planning Policy for Travellers which required a further period of consultation prior to the Inspector releasing his report.
- 3.5** With regard to the Site Allocation and Development Management Plan (SADMP), the 2011 LDS proposed an initial consultation in October 2012. Commencement was delayed due to slippage in adoption of the Core Strategy (see above) and occurred in January/February 2013.
- 3.6** The Regulation 18 'Plan Preparation' stage is iterative. At December 2013 it had undergone two rounds of 'Issues and Options' consultation events and a 'Preferred Options' consultation was underway. The 2013 LDS anticipated the publication of the document (under Regulation 19) around July/August 2014, with Examination and Adoption early in 2015.
- 3.7** Following the Preferred Option consultation additional highway modelling was required prior to plan publication. This was undertaken by external consultants. For reasons beyond the authorities control there has been delay in completing this work and thus, Plan publication. The dates given above in Table 3.1 are therefore indicative at this stage but will be 'firmed up' in due course and a revised LDS published alongside the SADMP publication.
- 3.8** Following adoption of the SADMP it is currently proposed to commence a review of the Taunton Town Centre Area Action Plan (adopted 2008) and Boroughwide Core Strategy (adopted 2012) to provide a single Local Plan coverage within the Borough. This may include an allocation for a strategic employment site alongside Junction 25 of the M5. Alternatively, this may be fast tracked as a 'single issue' plan. Again, this will be clarified through a review of the LDS for publication early in 2015.

## Policy Monitoring 4

### Policy Status

- 4.1** 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.
- 4.2** There are no such policies that are not currently being implemented within the Borough.

### Monitoring of Policies

- 4.3** The Councils adopted Core Strategy contains eight strategic objectives. All policies in the adopted Core Strategy can be linked with these Plan objectives and also the objectives and policies of the adopted Taunton Town Centre AAP (2008).
- 4.4** The following section sets out these objectives, related policies and their implementation, measured against associated monitoring indicators and targets. Many of the monitoring indicators have been drawn from other Council monitoring reports such as the annual Employment, Housing and Retail monitors, which can also be accessed via the Councils website.

**Table 4.1**

Core Strategic Objective 1 Climate Change	Taunton Deane will be a leader in addressing the causes and impacts of climate change and adapting to its effects
Related Taunton Town Centre AAP Objectives	Plan Objective 7 A regional centre of excellence for sustainable design
Relevant Policies	Core Strategy policies CP1, DM5, TTCAAP policy ED5

**Table 4.2**

Core Strategy Objective 2 Economy	To provide the right conditions and sufficient land in appropriate locations to retain the Borough's high levels of self containment, re-balance the local economy away from its public sector dominance, promote the growth of the green knowledge economy and raise the overall quality of jobs through related strategies, enabling Taunton and the rest of the Borough to fulfil its true economic potential.
Related Taunton Town Centre AAP Objectives	Plan Objective 2 A strategic employment location offering a wide choice of jobs.
Relevant Policies	Core Strategy policies CP2, CP3, TTCAAP policies Fp1, Fp3, Fp4, Fp6, Fp9, Cr2, Cr5,

## 4 Policy Monitoring

**Table 4.3**

Core Strategy Objective 3 Town and other centres	To enhance the role and function of Taunton town centre in the regional hierarchy through the promotion of regeneration opportunities, and direct development opportunities of an appropriate scale for retail, leisure, cultural, sporting, office and other town centre activities to a hierarchy of centres within the Borough, providing foci for employment provision and extending consumer choice to meet the needs of the entire community, in sustainable locations, well served by a choice of means of transport
Related Taunton Town Centre AAP Objectives	Plan Objective 1 A regenerated town centre that attracts residents from all parts of the Borough, as well as visitors from within the South-West region and beyond.  Plan Objective 3 A strategic retail centre offering a comprehensive shopping experience  Plan Objective 4 A centre of excellence for leisure, culture and the arts  Plan Objective 9 A well managed town centre
Relevant Policies	Core Strategy policy CP3, TTCAAP policies Fp1, Cr1, Cr2, Cr3, Cr5, Tg1, Tg2, Tg3, G2, Hs1

**Table 4.4**

Core Strategy Objective 4 Housing	To provide a sufficient supply of high quality housing accommodation to meet the needs of all sections of the community and strategic housing requirements
Related Taunton Town Centre AAP Objectives	Plan Objective 8 A town centre that is home to many more people
Relevant Policies	Core Strategy policies CP4, DM3, TCAAP policies Fp1, Fp3, Fp6, Fp8, Cr1, Cr2, Cr5, Tg1, Tg2, Tg3, Hs1

**Table 4.5**

Core Strategy Objective 5 Inclusive communities	To reduce inequalities and deliver more prosperous, cohesive communities
Related Taunton Town Centre AAP Objectives	Plan Objective 7 A regional centre of excellence for sustainable design
Relevant Policies	Core Strategy policies CP2, CP4, CP5, DM4, TCAAP policies Fp1, Fp3, Fp6, Fp8, Cr1, Cr2, Tg1, Tg2, Tg3, Hs1.



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**Table 4.6**

Core Strategy Objective 6 Accessibility	To improve accessibility between homes, jobs and services and achieve a major change in travel behaviour towards walking, cycling and public transport
Related Taunton Town Centre AAP Objectives	Plan Objective 6 A town centre that is well connected and less congested.
Relevant Policies	Core Strategy policies CP5, CP6, DM1. TTCAAP policies Fp1, Fp2, Fp4, Fp8, Cr2, Cr4, Cr5, Tg1, Tg2, Tg3, Tg4, G1, G2, G4, Hs3, Hs4, Tr10.

**Table 4.7**

Core Strategy Objective 7 Infrastructure	To ensure that development provides or contributes to the on- and off-site infrastructure that is necessary for the development to proceed and to mitigate impact on existing communities and the environment
Related Taunton Town Centre AAP Objectives	Plan Objective 6 A town centre that is well connected and less congested
Relevant Policies	Core Strategy CP7, TCAAPFp1, Fp5, Fp7, Cr1, Tg3, G1, G3, Hs1, Hs2, Tr1, Tr6, Tr7, Tg9, F2, ED6.

**Table 4.8**

Core Strategy Objective 8 Environment	To maintain and enhance biodiversity, the natural and man made environment, minimising the need to travel, waste, pollution and the use of non-renewable resources and to promote good design and materials which respect and enhance local distinctiveness
Related Taunton Town Centre AAP Objectives	Plan Objective 5 A town centre that maximises the potential of the River Tone
Relevant Policies	Core Strategy policies CP8, DM1, DM2, TCAAP policies Fp3, Tg1, Tg2, G1, G2, F1

**4.5** The following Local Plan policies remain 'saved'. Their future will be assessed as part of the forthcoming Site Allocations and Development Management Development Plan.

**Table 4.9**

Policy	Comment
H17 Extension to dwellings	Review as part of Site Allocations and Development Management Plan

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<b>Policy</b>	<b>Comment</b>
H18 Ancillary accommodation	Review as part of Site Allocations and Development Management Plan
EC16 New and altered shopfronts	Review as part of Site Allocations and Development Management Plan
EC17 Shopfront security	Review as part of Site Allocations and Development Management Plan
EC22 Land west of Bishops Lydeard Station	Policy no longer required. Development commenced.
EC26 Outdoor advertising and signs	Review as part of Site Allocations and Development Management Plan
M1 Non residential parking requirements	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M2 Non residential parking requirements outside Taunton and Wellington	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M3 Non residential development and transport provision	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M4 Residential parking provision	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
M6 Traffic calming	Currently replaced in Taunton town centre by policies Tr2, Tr3. Review as part of Site Allocations and Development Management Plan
C2 Reserved school sites	Review as part of Site Allocations and Development Management Plan
C3 Protection of recreational open space	Review as part of Site Allocations and Development Management Plan
C4 Provision of recreational open space	Review as part of Site Allocations and Development Management Plan
C5 Sports facilities	Review as part of Site Allocations and Development Management Plan

## Policy Monitoring 4

Policy	Comment
C8 Development affecting disused railway tracks and canals	Review as part of Site Allocations and Development Management Plan
C9 Horse riding and riding establishments	Review as part of Site Allocations and Development Management Plan
C10 Golf	Review as part of Site Allocations and Development Management Plan
C11 Power lines	Review as part of Site Allocations and Development Management Plan
EN6 Protection of trees, woodlands, orchards and hedgerows	Review as part of Site Allocations and Development Management Plan
EN7 Ancient woodlands	Review as part of Site Allocations and Development Management Plan
EN8 Trees in and around settlements	Review as part of Site Allocations and Development Management Plan
EN11 Special Landscape features	Probably not needed. For further consideration
EN19 Recording and salvage from listed buildings	Review as part of Site Allocations and Development Management Plan
EN23 Areas of high archaeological importance	Review as part of Site Allocations and Development Management Plan
EN24 Urban open space	Review as part of Site Allocations and Development Management Plan
T4 Norton Fitzwarren	Development commenced but retain as saved policy until complete
T5 Norton Fitzwarren housing allocations	Development commenced but retain as saved policy until complete
T6 Norton Fitzwarren employment allocations	Development commenced but retain as saved policy until complete
T7 Norton Fiitzwarren community allocations	Development commenced but retain as saved policy until complete
T13 East of Silk Mills	Development nearly complete.
T15 Small residential allocations	Review as part of Site Allocations and Development Management Plan

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Policy	Comment
T16 East of Crown Estates	Development commenced but retain as saved policy until complete
T19 Primary shopping area	Review as part of Site Allocations and Development Management Plan
T20 Restrictions on change of use from food and drink	Review as part of Site Allocations and Development Management Plan
T21 Secondary shopping areas	Review as part of Site Allocations and Development Management Plan
T27 Bus facilities provision	Review as part of Site Allocations and Development Management Plan
T28 Park and Ride sites	Allocations developed. However, commitment given to employment use on remainder of Silk Mills site. Review as part of Site Allocations and Development Management Plan.
T30 Walking encouragement	Review as part of Site Allocations and Development Management Plan
T31 Pedestrian priority measures	Review as part of Site Allocations and Development Management Plan
T33 Taunton's skyline	Review as part of Site Allocations and Development Management Plan
T34 Approach routes into Taunton	Review as part of Site Allocations and Development Management Plan
T36 Blackbrook recreational open space	Review as part of Site Allocations and Development Management Plan
T37 Priorswood landfill site	Review as part of Site Allocations and Development Management Plan
T38 Maidenbrook playing field	Review as part of Site Allocations and Development Management Plan
W2 Tonedale Mill	Review as part of Site Allocations and Development Management Plan
W6 Milverton Road	Review as part of Site Allocations and Development Management Plan
W7 Primary shopping area	Review as part of Site Allocations and Development Management Plan
W8 Restrictions on change of use from food and drink	Review as part of Site Allocations and Development Management Plan

## Policy Monitoring 4

<b>Policy</b>	<b>Comment</b>
W9 Secondary shopping areas	Review as part of Site Allocations and Development Management Plan
W11 Town centre uses	Review as part of Site Allocations and Development Management Plan
W13 Retention of existing burghage patterns	Review as part of Site Allocations and Development Management Plan
W14 Approach routes into Wellington	Review as part of Site Allocations and Development Management Plan
W15 Sewage treatment works	Review as part of Site Allocations and Development Management Plan
BL1 Gore farm	Site lies within settlement limits. Retention of policy unnecessary.
CO1 Corfe Farm	Review as part of Site Allocations and Development Management Plan
WV1 North of Style Road	Review as part of Site Allocations and Development Management Plan
WV3 South of Taunton Road	Review as part of Site Allocations and Development Management Plan

## 4 Policy Monitoring

### Objective 1 Climate Change

**Table 4.10 Objective 1 Indicators**

Indicator of achievement	Target	Current status	Change since last year	Source
Per capita carbon dioxide emissions	Reduction from 2006 baseline of 6.5 tonnes per year	5.5t (2012)	+3.8% (2011)	Dept of Environment and Climate Change data (2012)
Renewable energy installations by capacity and type:	Year on year increase from 2011 baseline			Internal monitoring
<ul style="list-style-type: none"> <li>approved</li> </ul>		<ul style="list-style-type: none"> <li>37,486kW power</li> <li>1,491kW heat</li> </ul>	<ul style="list-style-type: none"> <li>7,613kW power</li> <li>1,287kW heat</li> </ul>	
<ul style="list-style-type: none"> <li>completed</li> </ul>		<ul style="list-style-type: none"> <li>50,139kW power</li> <li>13,116kW heat</li> </ul>	<ul style="list-style-type: none"> <li>35,239kW power</li> <li>8,002kW heat</li> </ul>	RegenSW South West Renewable Energy Progress Report 2014
Number of planning permissions granted contrary to Environment Agency advice	Zero permissions	1	0	Internal monitoring
Change in areas of biodiversity habitat	Increase from 2006 baseline	5377.4ha	+264.1ha	Internal monitoring

## Policy Monitoring 4

Indicator of achievement	Target	Current status	Change since last year	Source
Modal share of trips to / from:				
a. Taunton and Wellington town centres, and	a. Increase in non car use from 2010 baseline of 24% Taunton and 46% Wellington	N/A	N/A	a. Town centre 'Health Check' every 5 years
b. travel to / from work	b. Increase from 2001 census baseline of 34.3% non car use	26.57%	N/A	b. Census 2011
Percentage of household waste recycled	None set	46.04%	+0.96pp	Somerset Waste Partnership 2013/14

## 4 Policy Monitoring

### Objective 2 Economy

**Table 4.11 Objective 2 Indicators**

Indicator of achievement	Targets	Current status	Change since last year	Source
The number of net additional jobs created	11,900 net additional jobs  (from 2006 baseline: 51,100 economically active in employment)	53,100	-600	Nomis labour supply in employment  (Apr'13-Mar'14)
Amount of completed Class B employment floorspace (2006-2028)	49,500 sq.m. new office space	19,797 sq.m. New office space	+160 sq.m.	Internal monitoring
	36.5ha new industrial/storage/sui generis land	15.76 ha new industrial/storage/sui generis land	-0.5ha	
Amount of completed floorspace for other employment generating activities (from 2006 baseline)	65,755 sq.m. gross residential institutional space	9,664 sq.m.	+4,462 sq.m.	Internal monitoring
	55,755 sq.m. gross non residential institutional space	16,934 sq.m.	+4,196 sq.m.	
Amount of Class B employment land lost to other uses	Measure from 2006 baseline.  No target but yearly assessment	2.71ha	+0.04ha	Internal monitoring
Employment land commitments	None set	73,826 sq.m. Office space	-75 sq.m.	Internal monitoring
		67.36ha industrial/storage/sui generis land	+2.56ha	



## Policy Monitoring 4

Indicator of achievement	Targets	Current status	Change since last year	Source
Levels of self containment	Improvements on 2001 levels of: 82% Taunton 74% Wellington	N/A	N/A	Census returns (not available yet)
Growth in Green Knowledge Economy jobs	Increase from 13% of workforce in 2006 baseline to 17% by 2028	N/A	N/A	Internal monitoring (current figures from Cambridge Econometrics; RTP)
Gross average weekly earnings of full time residents	Provision of better quality jobs to reach South-West average earnings and seek to reach national average compared with 2008 baseline (96% regional average and 90% of national average).	£501.6	+£18	Internal monitoring and Annual Survey of Hours and Earnings Workplace Analysis (2013/14)
		£495.6 South West (101.2%)	+£10.5	
		£523.6 England (95.8%)	+£2.9	
Gross Value Added (GVA) per head	To increase GVA from 2006 baseline to national average (83% of national average in 2006).	£18,381 Somerset	+£2,067	Internal monitoring and ONS data
		£24,091 England (76%)	+£2,154	

## 4 Policy Monitoring

### Objective 3 Town and Other Centres

**Table 4.12 Objective 3 Indicators**

Indicator of achievement	Target	Current status	Change since last year	Source
Amount of completed town and district centre floorspace for major town centre uses (from 2010 baseline)	93,150 sq.m. gross retail space	1,524 sq.m.	+525 sq.m.	Internal monitoring
	35,157 sq.m. gross assembly leisure and cultural floorspace	0	0	
	6 cinema screens	0	0	
Amount of completed floorspace for major town centre uses outside of defined centres/contrary to policy (from 2010 baseline)	Retail, leisure, cultural and assembly zero	525 sq.m.	+525 sq.m.	Internal monitoring
Resident satisfaction with town centres.	Improvements from 2010 baseline (various measures)	N/A	N/A	Town centre 'Health Check' every 5 years
Position of Taunton in the national and regional retail hierarchy	Improvement on the 2008 baseline ranking of 82 <sup>nd</sup> nationally and 9 <sup>th</sup> regionally	N/A	N/A	Management Horizons Europe Index, as part of 'Health Check' every 5 years

## Policy Monitoring 4

## Objective 4 Housing

Table 4.13 Objective 4 Indicators

Indicator of achievement	Target	Current status	Change since last year	Source
Net additional dwellings over the five year period.	At least 3,500 net dwellings 2011 - 2016 At least 4,500 net dwellings 2016 - 2021 At least 7,500 net dwellings 2021 - 2028	1,501 (2011-14)	+567	Internal monitoring
Net additional dwellings for the current year	At least 704dpa 2011 - 2016 At least 904dpa 2016 - 2021 At least 1076dpa 2021 - 2028	500 (2011-14)	+33	Internal monitoring
Affordable housing completions (by tenure)	25% of annualised target	24.0%	+0.7pp	Internal monitoring
Affordable housing completions (by tenure) outside Taunton and Wellington	At least 400 completions 2011-2028	115 (2011-14)	+12	Internal monitoring
Net additional pitches (Gypsy and Traveller)				Internal monitoring
i) permanent	25 additional permanent pitches by 2015; and 19 further permanent pitches by 2020	i) 13	0	
ii) transit	5 transit pitches by 2015	ii) 0	0	
Housing Quality - Building for Life assessment*	80% of assessments good or above	N/A	N/A	Internal monitoring (no longer available)
i) very good				
ii) good				
iii) average				

## 4 Policy Monitoring

Indicator of achievement	Target	Current status	Change since last year	Source
iv) poor				
Five year deliverable supply of housing sites	At least five years' supply for Taunton Deane Borough	6.31 years	+0.86 years	Strategic Housing Land Availability Assessment 2014 Review / Internal monitoring
Total number of households		46,907	N/A	2011 Census Review every decade
Average household size (persons)		2.3	N/A	2011 Census Review every decade
1 person households		30.2%	N/A	2011 Census Review every decade
Couples		19.5%	N/A	
Couples with dependent child(ren)		19.5%	N/A	
Lone parent with dependent child(ren)		6.0%	N/A	
Total Number of dwellings		50,870	+700	TD figure from Council Tax Office (residential properties paying Council tax 2014)
Owner Occupied (inc. shared ownership)		67.4%	N/A	2011 Census Review every decade
Rented (LA, HA, RSL)		15.6%	N/A	
Private rented/rent free		16.9%	N/A	
Quality of stock (unfit dwellings)		3.8%	N/A	ONS Housing Strategy (no further data available)

## Policy Monitoring 4

Indicator of achievement	Target	Current status	Change since last year	Source
Percentage of residential units built on brown sites		50.79%	+11.83pp	Internal monitoring
Percentage of dwellings completed by bed size (new build)		1 bed - 9.02%	+6.62pp	Internal monitoring
		2 beds - 27.26%	-0.84pp	
		3 beds - 38.67%	-9.03pp	
		4+ beds - 25.05%	+3.25pp	
Percentage of dwellings completed on:				Internal monitoring
i) allocated sites		i) 51.15%	+7.91pp	
ii) windfall sites		ii) 48.85%	-7.91pp	
Percentage of total windfall Taunton PUA		19.75%	+14.59pp	Internal monitoring
Total windfall outside settlement limits		80	-52	Internal monitoring
Percentage of windfall outside settlement limits		14.11%	-15.62pp	Internal monitoring

**4.6** Note \* Housing quality is not currently assessed because nationally the accredited assessor status ceased in September 2012. The Council will reassess the ability to monitor this indicator in future years.

## 4 Policy Monitoring

### Objective 5 Inclusive Communities

**Table 4.14 Objective 5 Indicators**

Indicator of achievement	Target	Current status	Change since last year	Source
Improving amount and quality of Open Space provision	By 2015 a minimum of 6.85 ha per 1,000 population of Open Space provision (6.02ha per 1,000 in 2006)	6.23ha (2014)	N/A	Internal Monitoring
	By 2015 a minimum quality rating of 4 (good) for all Open Space provision	4.7 (average) (2014)	N/A	
Improving Health	Reduce the mortality rate for cardio-vascular disease for people under 75 years to 40.95 per 100,000 directly aged standardised population by 2013/14	62	+16.6	Taunton Health Profile (2014)
	Year on year reduction in the percentage of people with limiting long term illnesses	18.3%	N/A	Census 2011
	Year on year increased in life expectancy at birth	79.8 male	+0.6	ONS (Jan'10-Dec-12)
		83.5 female	+0.5	
Year on year increase in percentage of adult sport and active recreation participation, equivalent to at least three sessions a week, 30 minutes, moderate intensity on at least 12 days out of the last 4 weeks.	26.9%	N/A (reporting method has changed to 2 year average)	Sport England (2012-14)	

## Policy Monitoring 4

Indicator of achievement	Target	Current status	Change since last year	Source
Improving Education and Learning	Year on year increase in the percentage of 16year olds achieving 5+ GCSE at grade A*-C	79.1%	-1.2pp	Department for Education
	Increase in the percentage of working age population with NVQ level 3+ qualification	40.4%	N/A	Census 2011
Reducing Crime	Year on year reduction in the crime rate per '000 population	48 (per '000 population)	N/A	Internal monitoring
	Year on year increase in the percentage of residents who feel fairly safe & very safe a) after dark and b) during the day	Data no longer available.	N/A	Home Office Avon and Somerset Police
Indicators of deprivation	Reduction in the number of LSOAs within the upper 10% most deprived nationally	3	No change	Indices of Multiple Deprivation 2010
	Reduction in the number of LSOAs within the upper 10% IMD barriers to housing and services	7	No change	
Increase in economic activity	Year on year increase in the percentage of the population economically active	82.4%	+3pp	Annual Population Survey
Maintaining or increasing Services and facilities	Maintain or increase the level of rural services in Taunton Deane:			Internal monitoring
	Village halls	33	No change	
	GPs	6	No change	
	Fuel stations	6	-1	

## 4 Policy Monitoring

Indicator of achievement	Target	Current status	Change since last year	Source
	POs	4	No change	
	PO and shops	11	No change	
	Other shops	19+	+1	
	Primary schools	19	No change	
	PHs	33	No change	
	Libraries	2	No change	
	Community Halls within a 1 mile radius of new developments	100%	No change	
Increasing amount of Housing in Sustainable locations	Year on year increase in the percentage of completions in sustainable settlements	475 (83.8%)	+169	Internal monitoring
Average house price		£169,482(Somerset)	+£7,731	Land Registry August 2014
Affordability Ratio		6.57	-0.42	Land Registry / Annual Survey of House and Earnings Workplace Analysis



## Policy Monitoring 4

## Objective 6 Accessibility

Table 4.15 Objective 6 Indicators

Indicator of Achievement	Target	Current status	Change since last year	Source
New housing in Taunton and Wellington located within 400m of a principal bus corridor	90%	99.6%	+23.1pp	Internal monitoring
New office development in Taunton located within 400m of a railway station	80%	0%	-100pp	Internal monitoring
New residential development within 30 minutes public transport time of a GP, hospital, primary school, areas of employment and a major retail centre	85%	80.95% (459)	+19.46pp	Internal monitoring
New housing in Taunton and Wellington within 5 minutes walk of a town, district or local centre and primary school, and served by the cycle network.	80%	75.0%	-10.9pp	Internal monitoring
Proportion of trips by modes other than the private car to and from the proposed urban extensions in Taunton	50%	N/A	N/A	Internal monitoring
Residential units constructed as car-free developments	15%	4.4% (25)	-3.7pp	Internal monitoring
Development complying with adopted car and cycle parking standards	100%	N/A	N/A	Internal monitoring
Completion of cycle network linking urban extensions in Taunton with the existing urban area	By 2028	N/A	N/A	Urban Extensions SPD

## 4 Policy Monitoring

Indicator of Achievement	Target	Current status	Change since last year	Source
Completion of cycle schemes in accordance with the Taunton Town Centre Area Action Plan	By 2016	Tr10(a) partially upgraded Tr10(b) route agreed Tr10(c) no progress Tr10(d) no progress Tr10(e) new stands provided in Station Road	no further progress	Taunton Town Centre Area Action Plan Policy Tr10
Overall bus / pedestrian priority scheme in Taunton town centre	By 2016	No progress	no further progress	Taunton Town Centre Area Action Plan Policies Tr8, G4, Hs3, Hs4
Completion of bus / rail interchange at Taunton station	By 2016	Draft proposals drawn up	no further progress	Taunton Town Centre Area Action Plan Policy Fp4
Redevelopment of Taunton bus station with enhanced facilities	By 2016	No progress	no further progress	Taunton Town Centre Area Action Plan Policy G3
Percentage of households with no car		17.5%	N/A	2011 Census
Commuting - % of work age population in employment				
Car/Motorcycle		66.7%	N/A	2011 Census
Public Transport		3.6%	N/A	
Cycle		6.4%	N/A	

## Policy Monitoring 4

Indicator of Achievement	Target	Current status	Change since last year	Source
Foot		15.9%	N/A	
Commuting - Distance travelled to work km				
Less than 2km		25.6%	N/A	2011 Census
2-5km		19.3%	N/A	
More than 5km		35.2%	N/A	
Average distance		14.8km	N/A	

## 4 Policy Monitoring

### Objective 7 Infrastructure

**Table 4.16 Objective 7 Indicators**

Indicator of achievement	Target	Current status	Change since last year	Source
Completion of one-off items of infrastructure within the identified timescales	100% on time	N/A	N/A	IDP, CIL administration
Provision of population-driven infrastructure and services in step with housing growth	Development to fully meet the need for population-driven infrastructure, after allowing for any public funding or provision	N/A	N/A	IDP, CIL administration

## Policy Monitoring 4

## Objective 8 Environment

Table 4.17 Objective 8 Indicators

Indicator of achievement	Targets	Current status	Change since last year	Source
Woodland coverage in the Borough	Increase in line with Somerset Woodland Strategy 2010 from current coverage of 7.62% to 8.7%	9.06%	0	Forestry Commission National Inventory of Woodland and Trees (NIWT) data (2013).
Length of 'green links' and 'blue links' lost / created through new development (from 2011 baseline)	No net loss	1609m	+729m	Internal monitoring
Number of the following European protected species:	Monitoring to show no net downward trend in the population of protected species.			Monitoring by the Somerset Bat Group and reported to Natural England; Monitoring carried out as part of the monitoring for TTCAAP.
- the lesser horseshoe bat colony at Hestercombe House SAC		N/A	N/A	
- the barbastelle population at Longforth Farm		N/A	N/A	
- the dormouse population at Cades Farm / Jurston Farm / Longforth Farm		N/A	N/A	
- the Daubenton's bats on the River Tone in Taunton	N/A	N/A	N/A	
Condition of the following designated sites (European, SACs)	Site is in either 'unfavourable recovering' or 'favourable' condition.			Natural England
- Hestercombe House SSSI		62.5%	0	
- Quants SSSI		100%	0	
- Curry and Hay Moors SSSI		1.74%	-95.3pp	
- Holme and Clean Moors SSSI		93.69%	0	

## 4 Policy Monitoring

Indicator of achievement	Targets	Current status	Change since last year	Source
Area (hectares) of local nature reserves provided per 1,000 population	1 ha	0.898ha	+0.633ha	Natural England / Internal monitoring
Number of waterbodies at Good Ecological Status (or above)	Increase from 2009 baseline data (4)	6	N/A	Environment Agency / Internal monitoring (no data available this year)
Changes in the number of: - Listed Buildings	No net loss	2027	-1	TDDB & English Heritage
- Conservation Areas and other heritage assets.		No change	N/A	
Number of planning applications refused or withdrawn following advice from EA		3	+1	Internal monitoring

## Policy Monitoring 4

## Other Indicators

Table 4.18 Other indicators

Indicator	Taunton Deane	South West	England and Wales	Source
<b>POPULATION</b>				
Population size	112,100	5,377,600	56,948,200	ONS MYE Annual 2013 (nearest '00) (Actual 2011 ONS census figure of 110,200)
<b>Age Structure</b>				
0-14	18,600	880,400	10,097,200	ONS MYE Annual 2013 (nearest '00)
15-29	19,500	977,500	11,142,600	
30-64	50,100	2,403,300	25,802,700	
65+	23,800	1,116,400	9,905,800	
<b>Ethnic Composition</b>				
White	97.2%	95.4%	86.0%	2011 Census
Mixed	0.9%	1.4%	2.2%	
Asian	1.1%	1.6%	6.8%	
Black	0.3%	0.9%	3.3%	
Chinese or other	0.3%	0.7%	1.7%	
<b>Population Density</b>				
People per hectare	2.38	2.22	3.71	2011 Census TD figure 2013/14

## 5 Other Matters

### Neighbourhood Development Orders and Neighbourhood Development Plans

- 5.1** 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 Borough.

### Community Infrastructure Levy

- 5.2** When 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.
- 5.3** An Examination into CIL was held in July 2013 and by resolution of the Borough Council in December 2013 CIL was introduced on 1st April 2014. There was therefore no CIL collected in the financial year 2013/14.



## Contact details 6

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

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## Housing Trajectory

## Housing Trajectory

The Taunton Deane Core Strategy was adopted in September 2012. The Plan sets a long-term target of at least 17,000 new homes of which around 4,000 should be affordable over the period 2008 – 2028.

This paper sets out a Housing Implementation Strategy and housing trajectories in line with paragraph 47 of the Framework. Paragraph 47 states that LPAs should:

*“for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target.”*

The Council's 2014 SHLAA identifies a five year deliverable supply of **6.31** years. This supply is predicated on shortfall to-date in provision being shared evenly over the remaining years of the Plan period and a 5% buffer being applied to the five year requirement.

The Core Strategy Inspector did not require a 5% buffer to ensure the soundness of the DPD in 2012 and the Council has consistently and successfully argued that shortfall should be spread evenly over the remaining years of the Plan.

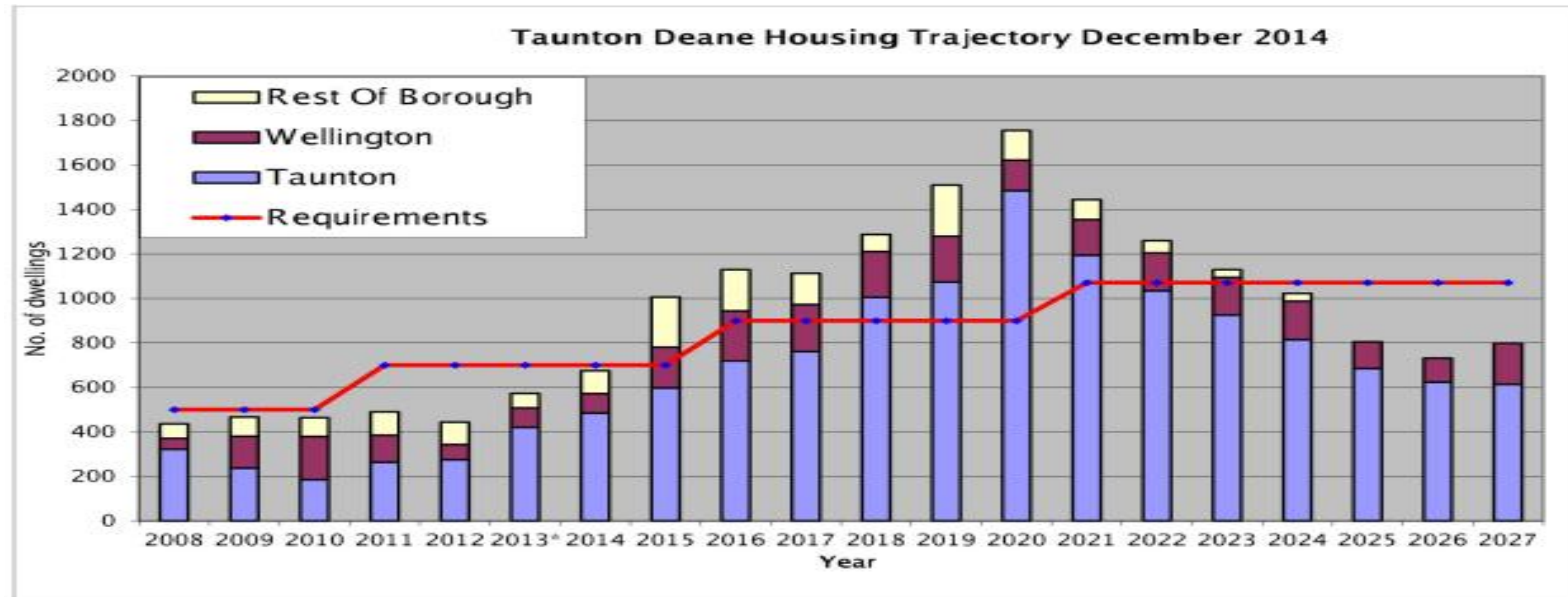
Whilst the Core Strategy identifies a number of large, strategic sites including Monkton Heathfield and Nerrols, it does not allocate any sites smaller than about 900 homes. The Council's Site Allocations and Development Management Plan (SADMP) has now reached the Preferred Options stage and is due to be published in early 2015. The SADMP has identified a range of smaller sites required to ensure that the 17,000 target is met.

The trajectories on the following pages set out; completions to-date and existing planning commitments and their anticipated rate of delivery. Each proposed SADMP site has also been included in the figures and completions from some of these sites are now included within the five year supply.

In accordance with Practice Guidance, no allowance for windfall development beyond the next five years has been made.

## Housing Trajectory

### Trajectory for the Borough



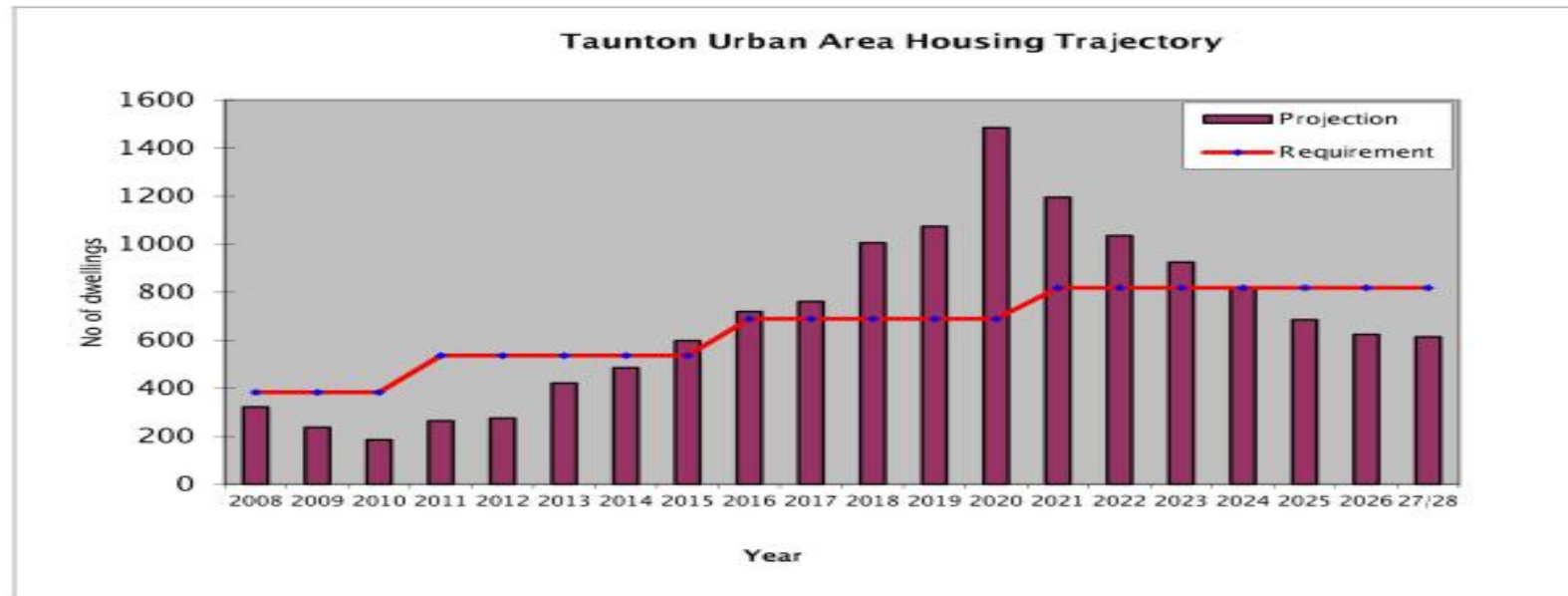
The trajectory for the Borough illustrates an under-delivery against strategic targets over the early years of the Plan period. This under-delivery is more marked in 2011/12 and 2012/13 when the stepped housing targets of the Core Strategy increased from 500 – 700.

Over the next five years the trajectory indicates ample sites to meet strategic requirements. This reflects the 2014 SHLAA and the latest reported five year supply figure of 6.31 years (when including a 5% buffer). Furthermore, as previously stated, the Council would anticipate a likely sizeable contribution from proposed SADMP sites in the next five years which will further bolster the figures.

During the latter half of the plan period there would appear to be a lesser amount of headroom for the Council in meeting targets. In reality, this is not considered likely to be a significant concern since no allowance has been made for windfalls beyond the next five years.

## Housing Trajectory

### Trajectory for Taunton



Delivery in Taunton to-date has generally been much lower than the Core Strategy targets. In the main, this is likely to result from a lack of smaller, deliverable sites in the town. Indeed, where such sites have become available, for example, at Silk Mills, they have generally been developed at a far quicker rate than would be anticipated.

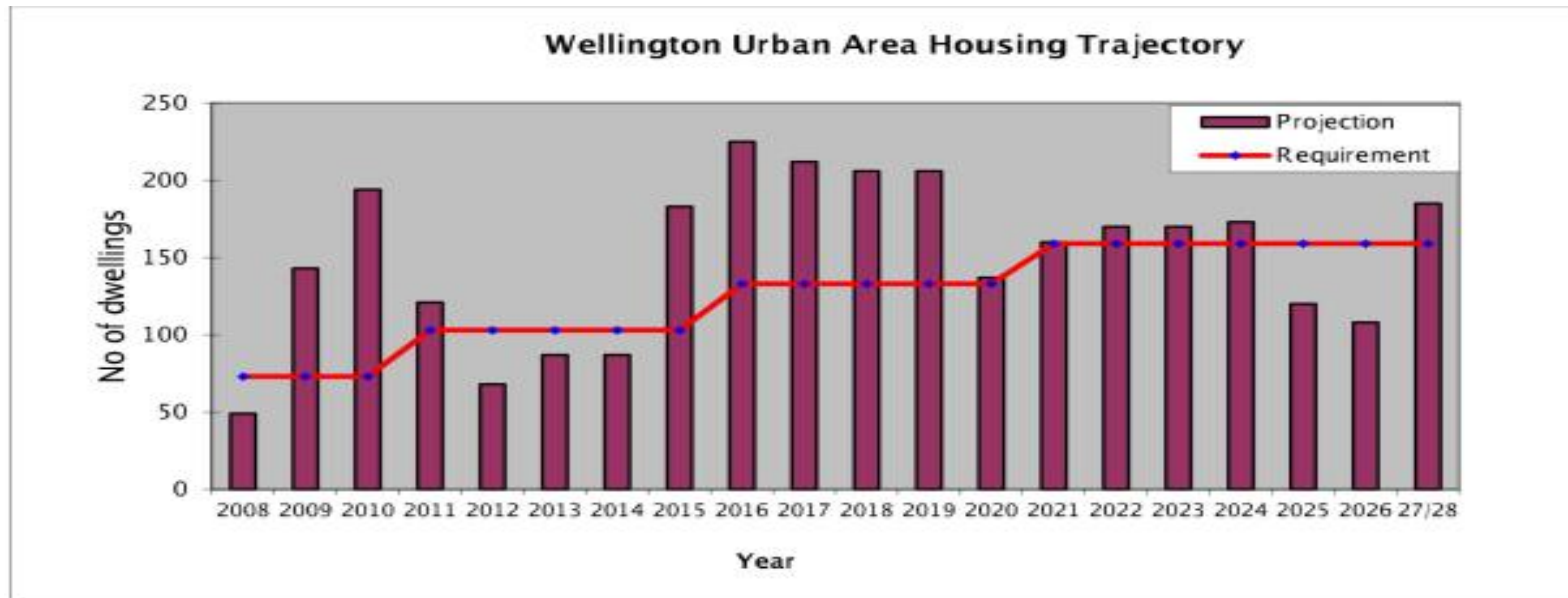
There has been a high degree of reliance upon larger, strategic sites which invariably seem to take longer to come forward. This is often a consequence of infrastructure requirements and land assembly delays. A large number of sites are also within the town centre, there has been a consensus, that up until recently, these sites were unattractive to both consumers and investors.

Over the next five years, there is a significant uplift in housing development against the housing targets anticipated from 2018 onwards. This takes account of the SADMP adoption which will assist greatly in supplementing the five year supply, especially when the Strategic Urban Extensions at Comeytrove/Trull and Staplegrove start to contribute.

## Housing Trajectory

As with the Borough as a whole, during the latter half of the plan period there would appear to be a lesser amount of headroom for the Council in meeting targets. In reality, this is not considered likely to be a significant concern since no allowance has been made for windfalls beyond the next five years.

### Wellington Trajectory

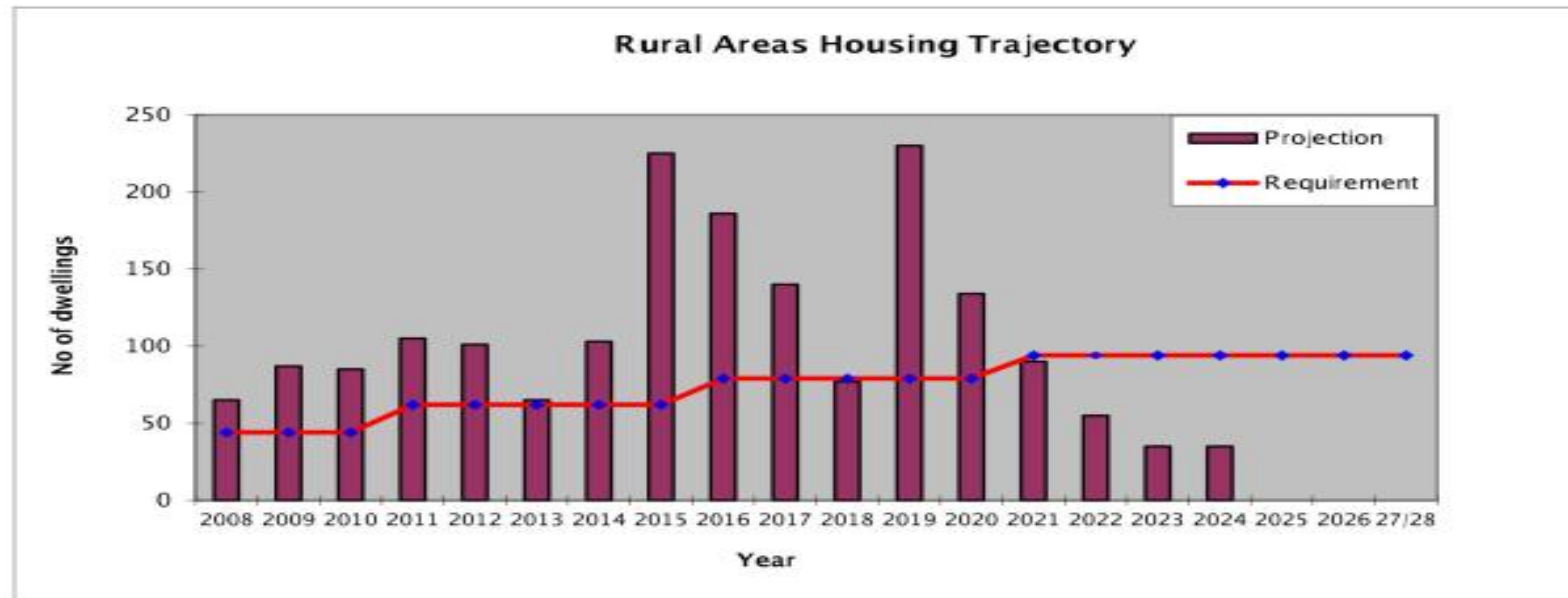


Over the early years of the Plan period completions in Wellington have generally exceeded requirements, although completions have slowed in the last three years.

During the next five years it would appear that a significantly greater number of homes will be built in the town. This is due to the key sites at Cades, Longforth and Jurston starting to yield completions.

## Housing Trajectory

### Rest of Borough Trajectory



In rural areas, completions have comfortably exceeded Core Strategy requirements in every year of the plan to-date. Indeed, there is a significant stock of extant planning consents in the rural areas which will make a sizeable contribution towards completions in the next five years.

Beyond the next five years there is an apparent spike in 2019. Towards the end of the plan period it would appear that completions will drop away, this is because no on-going allowance for windfall has been made.

### Affordable Housing Trajectory

In view of the uncertainty regarding the timing and delivery of affordable housing within individual schemes, it has not been possible to produce an affordable housing trajectory at this stage. On some sites affordable housing may be delivered up front whereas on others, the rate of delivery may be more constant over the timeframe within which the site is built out. The affordable housing target over the period 2008-2028 is approximately 4,000 units.

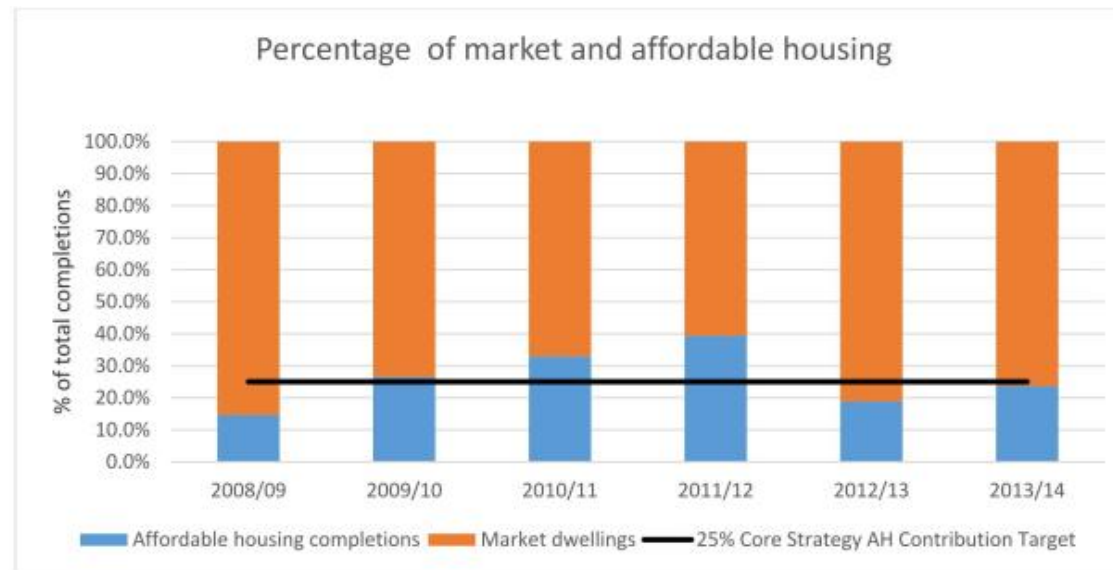
## Housing Trajectory

The table below provides the affordable housing completions data and the percentage of total completions that are affordable housing units. The chart below highlights the percentage of affordable housing against total completions. On average 26.2% of completions have been affordable housing units. This demonstrates that provided the 25% target continues to be achieved on the future housing sites identified in the trajectory, the 4,000 target is achievable.

Year	Affordable Housing Completions	Total Completions	% of affordable housing
2008/09	64	436	14.7%
2009/10	124	467	26.6%
2010/11	153	464	33%
2011/12	193	490	39.4%
2012/13	84	444	18.9%
2013/14	136	573	23.7%
Total	754	2874	26.2%



## Housing Trajectory



It should be noted that these completion figures will not necessarily tally with figures reported by the Council's Enabler. This is because on occasions, affordable dwellings can be acquired in addition to negotiated S106's after planning permission is granted. In addition, some 'affordable' products offered by major house builders may not fit within the planning policy definition of affordable housing.

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