



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)
<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>					
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	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	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 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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