



**2007-2008**  
Neighbourhood and  
Community Champions:  
The Role of Elected Members

**2006-2007**  
Improving Rural Services  
Empowering Communities

**2005-2006**  
Getting Closer to Communities



# South Somerset Local Development Framework

## Annual Monitoring Report

April 2009 – March 2010

31<sup>st</sup> December 2010

*Making a difference where it counts*



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## Executive Summary

The **Introduction** explains that the submission of an Annual Monitoring Report (AMR) is a statutory requirement. Its function is to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies such as those in the South Somerset Local Development Framework (LDF) are being achieved. AMR results should inform the review and development of policy. This section also identifies the different types of monitoring indicators and the national, regional and local context within which the South Somerset LDF is and will be formed. The year monitored is from April 2009 – March 2010 and developments since that time, which in some cases is considerable, not least of which is a new Government and new emerging planning policies, will be reflected in next years AMR.

The **South Somerset Profile** presents the spatial vision of what South Somerset will be like in 2026 and the Spatial Portrait for the district. It then considers a series of contextual indicators, comparing South Somerset's performance with regional and national trends. Key themes noted include: population, dwellings and households, crime, health & wellbeing, economic wellbeing, transport & commuting patterns, education and the natural and historic environment.

The **Annual Monitoring Report** for last year explains that the overall progress on implementing the Local Development Scheme in the monitoring year was limited for a number of reasons principally staffing shortages at that time, changes to the planning system and underestimation of the complexity of drawing together the required evidence base. In light of the above, the Local Planning Authority agreed a recommendation in June 2008 to undertake a comprehensive review of the current LDS. In light of this and subsequent emergent factors of influence, that review has been delayed given the priority to re-establish the team in personnel terms, to establish the evidence base in detail and promote the production of the Draft Core Strategy, which went out to consultation between 8<sup>th</sup> October 2010 and 3<sup>rd</sup> December 2010. The monitoring year 2009 – 10 has seen a re-establishment of the Planning Policy Team and in consequence good progress on the Core Strategy with Issues and Options responses considered and considerable pre-consultation on the Draft Core Strategy undertaken with Town and Parish Councils and local Stakeholders.

The LDS review is anticipated for presentation to the Council's District Executive and thence to the Government Office in May 2011 and is expected to result in significant changes to the current LDS. It is anticipated that the emergence of new legislation in

the Localism Bill could well have a profound impact on the nature and form of future Development Plan Documents.

The **Significant Effects Indicators** are an outcome of the Sustainability Appraisal (SA) of the Local Development Framework. The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of LDF documents.

The **Local Output Indicators** section summaries how frequently local plan policies are used, progress on delivery of local plan allocations, the Council's 5 year land supply situation, housing trajectory and current housing and employment requirements.

A review of 400 planning applications shows that; 41 policies had not been used, 30 policies had only been used on between 1-4 occasions, 12 policies had been used on between 5-9 occasions and 25 policies had been used in excess of 10 occasions. A review of housing allocations shows good progress on the district's Key Sites, specifically the granting of outline planning permission on Yeovil's three Key Sites and the submission and approval of reserved matters applications for two of them, and the drafting of an Implementation Strategy for Chard's Key Site. Development of the Lyde Road Key Site commenced in March 2010 and the Chard Implementation Strategy was effectively completed in autumn 2010. There has been very little progress in taking the employment sites forward over the last year. This reflects the current economic climate and the lack of confidence in the market.

The delayed Housing Trajectory and 5 year housing land supply section of the Annual Monitoring Report 2008 –2009 was comprehensively reviewed in May 2010 and included the time period until March 2010. This has been updated in this report to have consideration for the Governments intention to abolish Regional Spatial Strategies and the housing targets therein imposed. The Council have a 5 year land supply.

The Council's housing monitoring shows that during the plan period (1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2010) 3,379 dwellings within Yeovil and 5,897 dwellings throughout the rest of the district have been granted planning permission are under construction, completed or allocated. This shows a decrease from the previous monitoring year, which reflects a decrease in the number of commitments. South Somerset District Council must therefore make provision for 4,821 dwellings at Yeovil

and 2,503 dwellings for the rest of the district before the end of the plan period to achieve the Draft Core Strategy housing provision targets.

The Council's Employment Land monitoring shows that during the Core Strategy plan period (1<sup>st</sup> April 2006 – 31<sup>st</sup> March 2010) 35.47 hectares of employment land within Yeovil and 36.24ha in the rest of the District resulting in a requirement in numeric terms of 15.53ha for Yeovil and 15.28ha for the rest of the district.

The **Core Output Indicators** section presents a consistent data set of regional and national indicators on business development and town centres, housing and environmental quality.

Indicators on business development and town centres shows a net loss of employment floor space, that nearly three quarters of new employment sites are located on previously developed land (PDL) and there is a significant supply of available allocated employment land. Housing indicators show a high percentage of new and converted dwellings on PDL, progress towards gypsy and traveller provision as well as affordable housing provision. Due to uncertainty over governmental policy, development methods of collection for H6: Housing Quality – Building for Life Assessment have been temporarily put on hold pending clarification of the way forward. Environmental quality indicators show no applications were granted contrary to Environment Agency advice, no changes in areas of biodiversity importance and the installation of 42kw of renewable energy during the monitoring year.

The **Development of South Somerset's Evidence Base** demonstrates the Council's commitment to developing a comprehensive evidence base to underpin the production of the LDF. The chapter reveals the completion of the Council's strategic housing market assessment, employment land review, retail study update, strategic flood risk assessment and progress on the strategic housing land availability assessment, as well as completion of a Settlement Role and Function Study and commitment to a Gypsy and Traveller Accommodation Strategy (completed October 2010). The section also clarifies the timetables for the completion of the open space study and green infrastructure strategy.

The section entitled **Information Gap** identifies missing indicators and issues that require further work in the development of monitoring indicators as well as a summary of the required actions to fill these information gaps.

The final chapter **Saved Policies and Proposals** explains that in January 2009 South Somerset District Council wrote to the Government Office for the South West (GOSW) to request an extension of local plan policies and proposal for a further period until they are replaced *principally* by the LDF Core Strategy Development Plan Document. South Somerset District Council received a letter from the GOSW on the 24<sup>th</sup> April 2009 setting out the Secretary of State's assessment. The letter from GOSW agreed with South Somerset District Council with the exception of three policies that they considered should also not be saved: Policy EU2: Wind Turbines and Policies HG13/HG14: Sites for Travelling Show People making a total of 6 policies no longer saved.

## Section 1. Introduction

### Purpose of the AMR

This document is South Somerset District Council's sixth Annual Monitoring Report dated December 2010 (AMR) and covers the period 1<sup>st</sup> April 2009 – 31<sup>st</sup> March 2010. The production of an AMR by South Somerset District Council is a requirement under the Planning Compulsory Purchase Act (2004) and is a key document as part of the South Somerset District Council's Local Development Framework (LDF). As a result of the subsequent change in Government and policy, changes are envisaged. These changes will be monitored and reported in the next AMR.

The role of the AMR is to assess the implementation of the South Somerset Local Development Scheme (LDS) and the extent to which policies and proposals are being achieved. This reflects the concept of “plan, monitor and manage” whereby the outcomes of monitoring inform the review of policy and performance. Monitoring should identify challenges and issues and possible ways forward for policy development and also the need to refine or extend the monitoring framework itself.

Section 35 of the 2004 Act specifies that the AMR must contain information as to:

- The implementation of the Local Development Scheme; and
- The extent to which policies set out in the local development documents are being achieved.

The Government's Good Practice Guide on LDF Monitoring advises<sup>1</sup> that the AMR should include an assessment of:

- Progress towards meeting the timetable and milestones set out in the LDS;
- Progress against policies and related targets in LDDs;
- Impacts the policies are having in respect of national or regional targets;
- What significant effects implementation of the policies is having on sustainability objectives and whether these are intended;
- Whether the policies need adjusting or replacing because they are not working as intended, or to reflect changes in national or regional policy;
- The extent to which any local development order, where adopted, or simplified planning zone is achieving its purpose and if not whether it needs adjusting or replacing; and
- If policies or proposals need changing, the actions needed to achieve this

<sup>1</sup> Table 3.2 Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005)

## Content & Structure

The planning system is changing with Local Plans being replaced by the LDF system set out in the Planning and Compulsory Purchase Act (2004). This sixth AMR must take into account this transitional period by containing a report structure that can be adapted over the next few years.

This report concentrates on monitoring the 'Saved Policies' of the Adopted South Somerset Local Plan that which now form part of the Local Development Framework. Local Plan 'Saved Polices' will be principally replaced by the Core Strategy DPD as the LDF progresses and constitute parts begin to be replaced Local Plan 'Saved Policies' will be superseded. This AMR, like the one before, should therefore be considered a hybrid document presenting monitoring targets and indicators for the South Somerset Local Plan 'Saved Policies' and the emerging LDF monitoring process.

Policy performance is monitored through the following types of indicators:

**Contextual Indicators**, which describe the wider social, economic and environmental background in which policies operate. A core set of such indicators has been agreed with other Somerset Authorities in discussion with the South West Regional Assembly now replaced by the South West Councils Strategic Leaders Board, to which have been added a number of indicators more directly relevant to South Somerset;

**Core Output Indicators**, which assess the direct effects of policy performance. Defined in government guidance<sup>2</sup> they can, as a consistent data source, be used to build a wider picture of policy performance;

**Local Output Indicators**, are used to address the outputs of policies not covered by core indicators and help assess local policy performance. The local policy context is primarily that of the South Somerset Local Plan (adopted April 2006). Reference is also made to the Corporate Plan, Sustainable Community Strategy and the Housing and Accommodation Strategy;

**Significant Effect Indicators**, which measure the significant social, economic and environmental effects of policies. They are linked to sustainability objectives identified in the Sustainability Appraisal (SA) of the LDF required as part of the new system. The purpose of a SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of the documents.

<sup>2</sup> Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005) subsequently updated by Regional Spatial Planning and Local Development Framework Core Output Indicators – Update 2/2008 (CLG 2008)

## Wider Policy Context

The AMR is not an isolated document but falls within a much wider policy context relating to the Government's Sustainable Communities agenda. The AMR has significant relationships with other documents as an evidence base for both higher government levels including national and regional Monitoring documents and across the work of this Council. Since the change in Government in May 2010 there are implications for the regional monitoring element of this report, but as this report covers the period April 2009 – March 2010 it has still been included.

### Regional Monitoring

The South Somerset AMR sits within the wider monitoring context of the Regional Spatial Strategy (RSS) monitoring program. The Government's intention is for local authority AMRs' to gather information about their area that can be fed into the regional monitoring report and to identify strategic trends across the whole region. As part of the regional and national monitoring requirements, the AMR is obliged to set out Core Output Indicators for the LDF.

The Core Output Indicators are intended to be a consistently collected data source that would allow a meaningful analysis of national and regional policies.

### Sustainability Appraisal and Strategic Environmental Assessment

Local Planning Authorities should undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of their Local Development Framework (LDF). Although these requirements are separate it is common practice to undertake this monitoring within the same report. The SA/SEA scoping report for the Core Strategy DPD was published for consultation in April 2009 and subsequently endorsed by the Council's appointed Local Development Framework Project Management Board in September 2009. The SA/SEA scoping report includes a list of objectives and indicators that have been used to assess the significant effects of all the DPD options.

The revised SA/SEA scoping report can be viewed from the Council's website and was published in September 2009

### Sustainable Community Strategy

Community Strategies are concerned with identifying the needs of the local community and are often produced by Local Strategic Partnerships. The LDF and Sustainable Community Strategy (SCS) therefore share the common objective of sustainable development across the district. The AMR is committed to aligning its monitoring indicators with those of the SCS to ensure the district has a joined up approach to monitoring.

The South Somerset SCS can be viewed on the Council website.

## Section 2: South Somerset Profile

The draft vision for South Somerset in 2026 as presented in the Draft Core Strategy document is set out below. This emerged in early discussions with Town and Parish Councils during this reported monitoring period, although it was not formally published in the Draft Core Strategy until October 2010. The vision will be updated in light of consultation responses received to the draft Core Strategy.

### **The Vision for South Somerset in 2026**

*South Somerset will be a thriving, attractive and affordable place to live and work in. It will be a far more sustainable place with more self sufficient towns with much better public transport links within and between them and more and better community facilities in each of them. The move to a low carbon economy and low carbon living will have been secured together with adaptation to the changing climate of warmer, wetter winters and hotter, drier summers expressed through appropriate changes in the built form and enhanced green infrastructure.*

*The District will have grown in population with a larger Yeovil and expanded market towns based on its economic, cultural and educational strengths, and will continue to protect its distinctive urban and rural environments and high landscape character areas reflected in the high number of Conservation Areas and Listed Buildings. The growth will have been achieved in conjunction with the infrastructure provision needed to make it happen, and to service it once built, over the 20 year period of the Plan and at a scale supported by the wider community. The housing to accommodate this growth will be of the highest standard that people are pleased with and can afford (either to buy or rent), and which improves their quality of life. An improved environment for business, better wages and better quality housing, both private and public sector, will have provided a better and more equitable standard of living and fostered more socially inclusive communities throughout the District. Businesses will be attracted from further afield to South Somerset through inward investment promotion and the improved economic assets of the District.*

*Yeovil will be the prime economic driver within the District (and for parts of West Dorset) with a stronger employment base and more high tech and quality businesses. The town will be attractive to existing and new businesses and workers through continuing investment and promotion of its existing manufacturing and service bases.*

*Encouragement of new businesses in support of aerospace and other high tech industries will assist in providing a more resilient, diverse, higher wage economy with low carbon use. Yeovil will be better linked to the District's market towns and within itself through more integrated and sustainable public transport. The town will be attractive for residents, workers, students and visitors with ever improving higher education facilities including university level courses and better health care. A more vibrant town centre with quality retailing on offer (but not at the expense of the market towns' retail roles) and expanded night time economy will have been achieved.*

*The Yeovil Eco Town urban extension will be established and act as an exemplar for the benefits of more sustainable living with local job and service self sufficiency, better quality and more desired housing, a high level of attractive open space and parkland and all with zero carbon impact.*

*South Somerset's Market Towns and Rural Centres will provide the basis of the thriving regenerated and diversified economy outside Yeovil. These places will have retained their distinctiveness and continue to provide a focus for their surrounding areas. The settlement hierarchy and strategy established in this Core Strategy, by building on settlements' existing facilities and functions, will have secured their continued vibrancy and service provision. A better balance of jobs to housing will be evident. The significant growth identified in this plan for Chard will have addressed physical constraints to growth, economic regeneration and prosperity and moved the town to a higher level of service provision with much improved facilities throughout the town and better job opportunities. The growth (including visitor growth) proposed at the other Market Towns and Rural Centres will provide economic regeneration and better housing and, with the maintenance and enhancement of commercial and community services across the District, allow for better access for all. The mix of housing, employment and associated land uses in these places will promote greater settlement self containment.*

*A viable agricultural and rural economy will have been supported through policies supporting village development for local provision of jobs, facilities and affordable housing and greater growth where a sustainable case can be made. Farm diversification and more diverse local employment opportunities and support for tourism and tourism accommodation and attractions will also support a better experience of rural living, as will the ability to live and work from home.*

*The Council's commitment to reducing the impact of climate change will be demonstrated by the eco town and by the wider application of reduced CO2 emission targets for new development throughout the District along with development secured throughout the District at the highest practical levels of sustainability, whilst development in areas of high flood risk will have been avoided.*

### **South Somerset Spatial Portrait**

South Somerset is a large rural district located in the South West of England, positioned between the Counties of Wiltshire to the East, Dorset to the South, Devon to the West and the remainder of Somerset to the North. South Somerset covers an area of 370 square miles, nearly a third of the County and with a population of 158,600 (nomis 2009). The District is predominantly an agricultural area with diverse and attractive landscapes and can be characterised by its rural nature.

The district's five main towns and their population are Chard (12,576), Crewkerne (7,511), Wincanton (5,008), Ilminster (4,455) and Yeovil (43,658) that is by far the largest (Census Mid- 2007). A third of the population lives in the principal town of Yeovil, yet 40% live in the settlements of fewer than 2,500 people.

Economically, a large proportion of the workforce work in the service sector 72.3% and manufacturing sector 20.8% (nomis 2008). Major employers include the multi-national companies AgustaWestland, Honeywell and Thales. There are a number of business parks and trading estates across the District accommodating a wide range of smaller businesses.

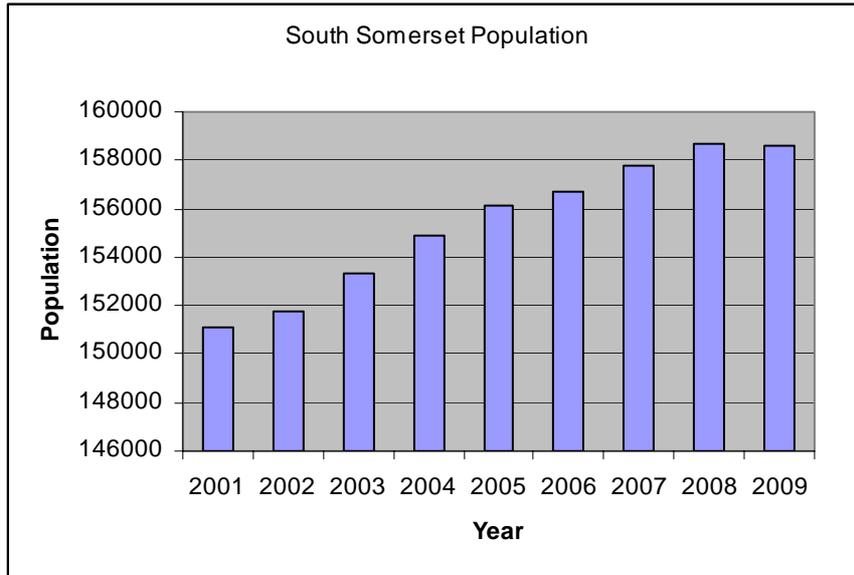
Yeovil plays a distinct role in terms of the local economy in that a notable proportion of its jobs are dependent on government expenditure. Yeovil based organisations connected with defence (RNAS Yeovilton/ AgustaWestland), health (Yeovil District Hospital/ Strategic Health Authority) and local government (South Somerset District Council/ Schools) provide up to 22.3% of employment in the District.

The following context indicators provide a brief overview of the District comparing it, where possible, with the South West Region and nationally. These social, economic and environmental indicators do not relate directly to LDF policies but provide a background for future decisions on change in the District (a more detailed Spatial Portrait is now presented in the Draft Core Strategy, published October 2010).

## Context Indicators

### Population

South Somerset has grown considerably in recent decades with the greatest change in the main towns where planning policy focuses development. The District population density is significantly lower than both regional and national rates and clearly illustrates the overall rural nature of South Somerset.



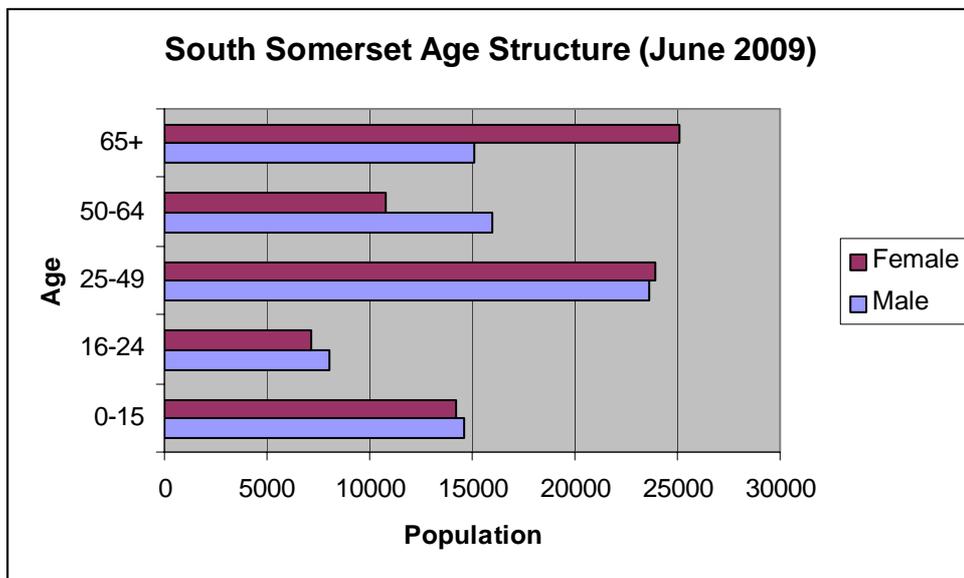
Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

The graph above presents the ONS mid-year population projections for South Somerset since the 2001 Census. Mid-year population projections are based on natural increase / decrease as well as migration patterns. Mid year population estimates do not take into account, planned growth through the planning system.

Population growth over the last 10 years has almost been twice the national average and an even larger increase in the districts population is predicted over the next 20 years. This prediction is largely attributed to migration both internal and external, rather than increases in birth rates and decreases in death rates as in the past. The population estimates for 2009 indicate a slight decrease of 200 people contrary to the overall trend, this is attributed to out migration as a result of the current economic climate and may be signalling a significant change in trend that might need to be reviewed.

South Somerset has a high proportion of elderly persons and population projections indicate a large increase in numbers aged 65+ (the baby boomer generation effect). Projections also predict a decrease in those aged 0-15 and 25-44.

In comparison the District has a lower proportion of young people (16-24yrs) compared to regional and national averages. Differences are attributed young people leaving to pursue higher education and not returning, contributing to a shortage of highly skilled young graduates entering the local workforce. However, this trend does appear to be slowing with an increase in people studying for qualifications locally or via distance learning. The graph below shows the age structure for South Somerset.



Source: ONS Neighbourhood Statistics

The growth in ageing population will have considerable impact on services and the local economy. Population growth has also been driven by an increase in migrant workers and their families, due to a demand for labour and low local unemployment levels. This trend is predicted to intensify in the medium to long-term as the European Union expands. This may put additional pressures on the need for housing, education and health services in areas of settlement.

### Dwellings and Households

There is a national trend of decreasing average household size. This trend is projected to continue with latest ONS estimates suggesting a significant increase in the number of households. One of the significant factors in future changes is the ageing population and this will be an important aspect to address in future planning strategies.

<b>Households (April 2001)</b>	<b>South Somerset</b>	<b>South West</b>
Occupied Household Space	63,769	2,085,984
1 Person living in Household	18,032	617,810
2 Person living in Household	24,628	774,062
3 Person living in Household	9,014	301,005
4 Person living in Household	8,338	266,759
5+ Person living in Household	3,757	126,348

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

<b>Dwelling Stock (April 2009)</b>	<b>South Somerset</b>	<b>South West</b>
Total Dwelling Stock	71,810	2,329,343
Owner Occupied and Private Rented Dwelling Stock	61,252	2,007,888
Other Public Sector Dwelling Stock	467	14,396
RSL Dwelling Stock	10,082	189,426
LA Dwelling Stock	0	117,633

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

Private ownership is higher in the District than nationally with a converse lower level of public control.

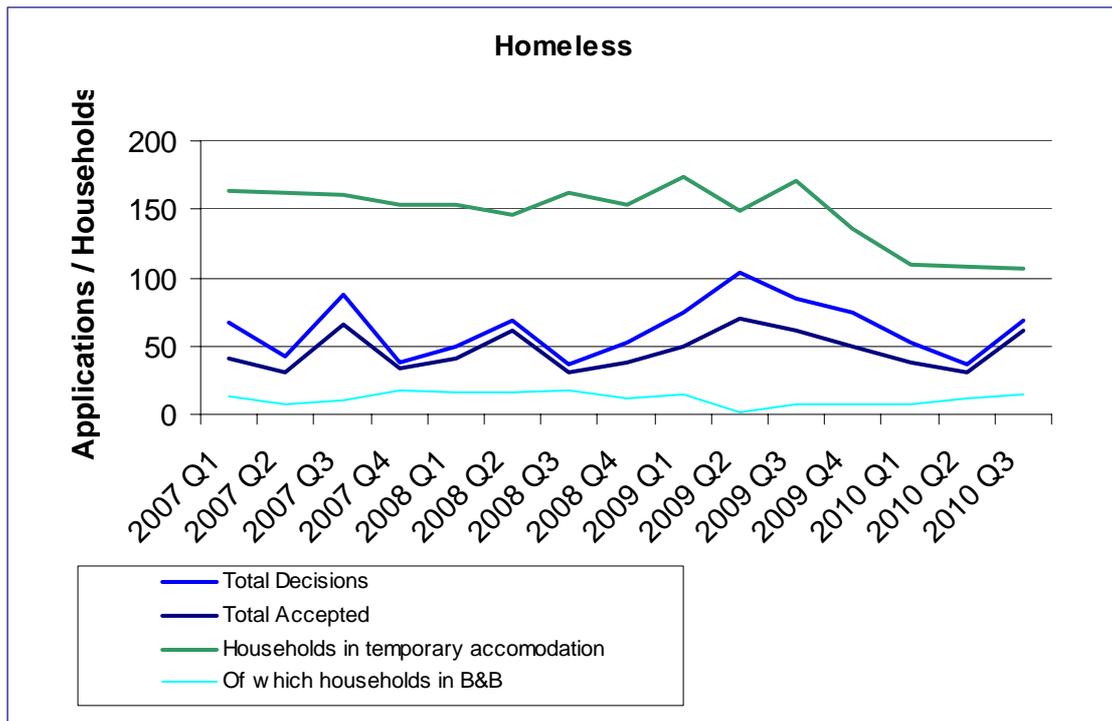
<b>Vacancy (March 2008)</b>	<b>South Somerset</b>	<b>South West</b>
All Dwellings	71,388	2,068,546
Dwellings Vacant for up to Six Months	1,062	25,797
Dwellings Vacant for up to Twelve Months	76	4,228

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

## Homelessness

The Housing Needs Assessment is a 'snapshot' survey that assess housing need at a particular point in time. To assess the number of homeless households we have used information contained in the Council's P1(E) Homeless returns. Homeless households accommodated by the authority at the end of the quarter, which is a snapshot of the numbers in accommodation on the last day of the quarter, rather than the numbers taking up accommodation during the quarter. This is important given the snapshot nature of the survey.

The total number of decisions and accepted applications reached a peak in the second quarter of 2009 when 70 applications were accepted as homeless. Since then the number of accepted, applications for homelessness have gradually fallen until the second quarter 2010 when they now appear to be rising again. Households in temporary accommodation have remained consistently above 140 until the third quarter 2009 when they fell to 107 applications. Households in Bed & Breakfast have remained consistently below 15 applications since the third quarter of 2008.



**House Price**

The average price of a house in South Somerset in 2002 was £145,120. Tend shows that house prices have since incrementally increased over the following years peaking in the third quarter of 2008 at £225,069. More up to date Land Registry data for the 4<sup>th</sup> quarter in 2009 shows a recovery of the average house price up to £220,503.

Despite the recovery shown at the end of 2009, the current uncertain economic climate has meant that the housing market remains depressed. Future AMR’s will need to monitor this indicator closely to record the full impact of the decline.

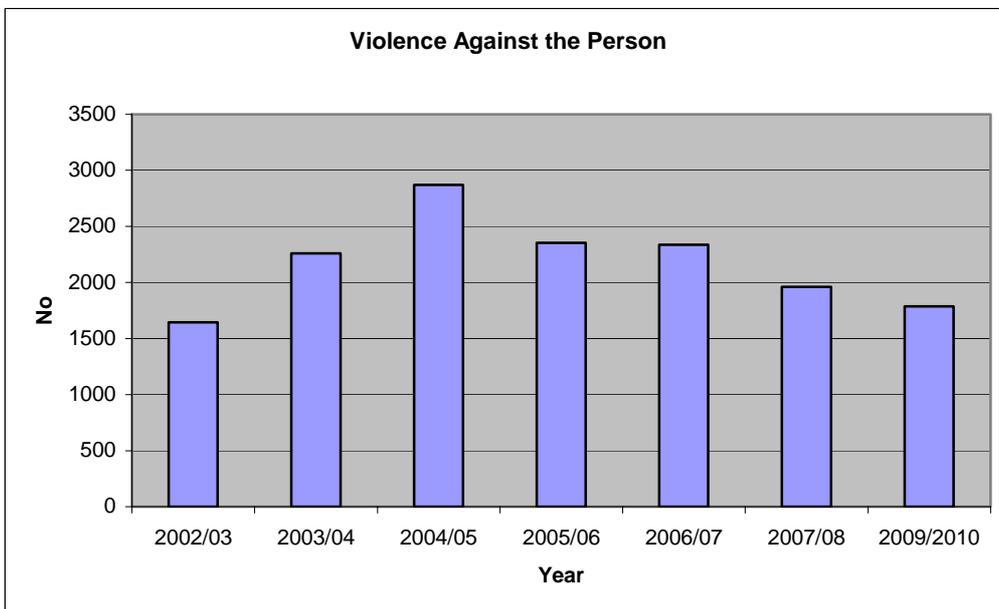
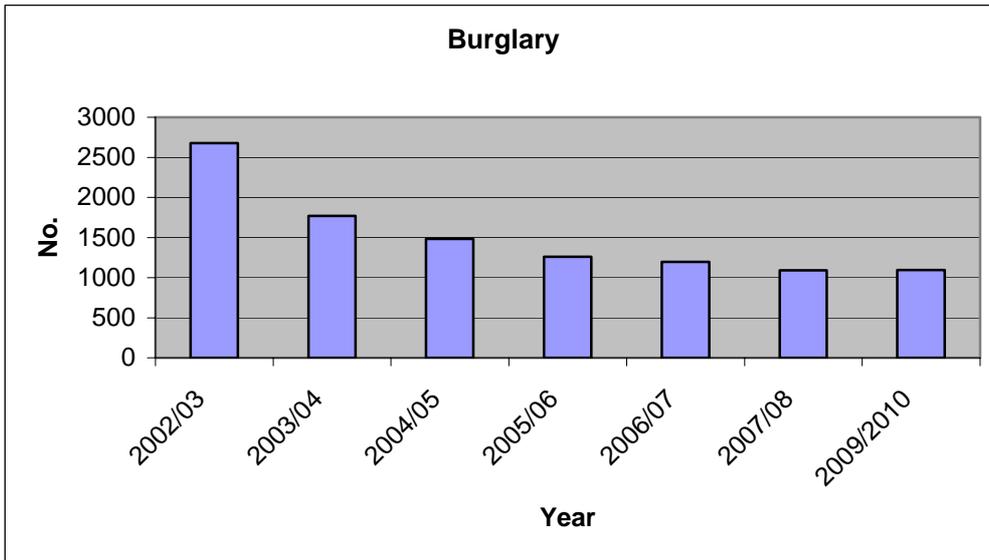
House Price (Oct-Dec 2009)	South Somerset	South West
Average Cost	£206,900	£212,116
Detached	£332,528	£317,064
Semi-detached	£175,278	£191,924
Terraced	£144,510	£166,949
Flat	£84,881	£152,978

Source: Land Registry

**Crime**

South Somerset has historically recorded lower levels of crime compared against the South West region as a whole and Nationally recorded levels.

Trend data shows that South Somerset has experienced a general year on year decrease in reports of robbery, burglary and violence against the person. Reports of robbery fell from 37 reports in 07/08 to 34 reports in 09/10, while 1092 burglary cases reported in 07/08 have risen to 1,096 cases in 09/10. This is a slight increase from the 2008 figures, which may reflect the current economic climate. Reports of Criminal Damage, Sexual Offences and Violence Against the Person have remained broadly the same during this time period.



Source: Crime in England and Wales 2007/08 – Home Office

In 2008 South Somerset undertook a Place Survey aiming to provide up-to-date statistical information on the overall quality of life of our residents. A key indicator of this survey is community safety and the perceived safety of local residents. The survey found that during the day 92% of residents stated that they feel either very or

fairly safe, including 58% who feel very safe. Conversely just 3% feel unsafe to some extent. However at night the proportion that felt safe falls to 60%, while 23% state they feel unsafe.

### Health & Well Being

The Indices of Deprivation use a group of statistical indicators to rank small geographical areas of England known as Lower Layer Super Output Area (LSOA) in terms of aspects of their deprivation. Over 30 such indicators are combined to produce an overall index of multiple deprivation (IMD) subset of these indicators are within seven different “domains” of deprivation: Income; Employment; Health Deprivation and Disability; Education, Skills and Training; Barriers to Housing and Services; Crime; and Living Environment.

The table below shows that South Somerset performs well nationally against the rest of England within the; Income and Health domains with none of its 103 LSOA being recorded within the most deprived 10% of LSOA in the country. South Somerset however does have 1 LSOA in the most deprived 10% of the country in the Employment and Living Environment domains, 3 LSOA within the Crime domain, 4 LSOA within the Education domain and 7 LSOA within Barriers to Housing.

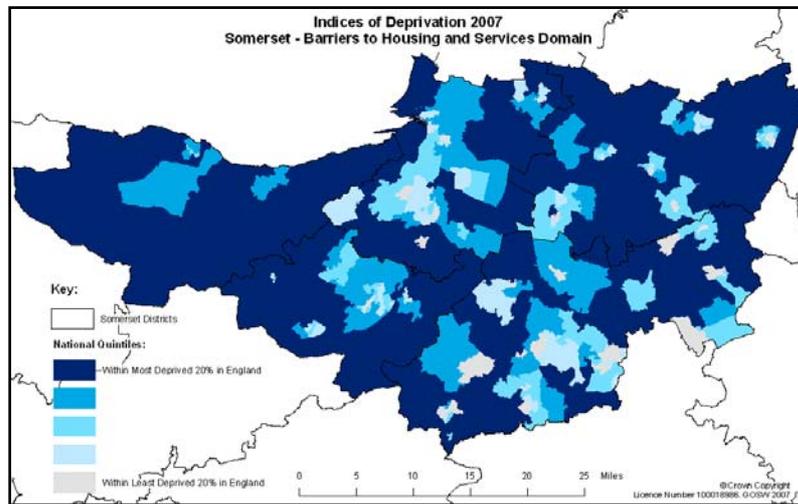
Local Authority	LSOAs within the most deprived 10% (2007)							
	Domains							
	IMD	Income	Employment	Health	Education	Barriers	Crime	Living Env
Somerset	2	3	8		17	46	9	3
Mendip			2			11		
Sedgemoor	1	2	3		8	8	4	1
South Somerset			1		4	7	3	1
Taunton Deane	1	1	2		5	8	2	
West Somerset						12		1

Source: Communities and Local Government

The most prevalent form of deprivation in South Somerset and Somerset as a whole relates to barriers to housing and services. Indicators used to measure this domain include the road distance to: a GP surgery, supermarket or convenience store, primary school and post office as well as overcrowding issues and difficulty of access to owner-occupation & homelessness. The following choropleth map shows that geographically access to services is an issue related broadly to the rural fringes of the district. A wider analysis shows that barriers to housing is experienced even more

widely across Somerset reflecting the Counties rural nature and associated access issues.

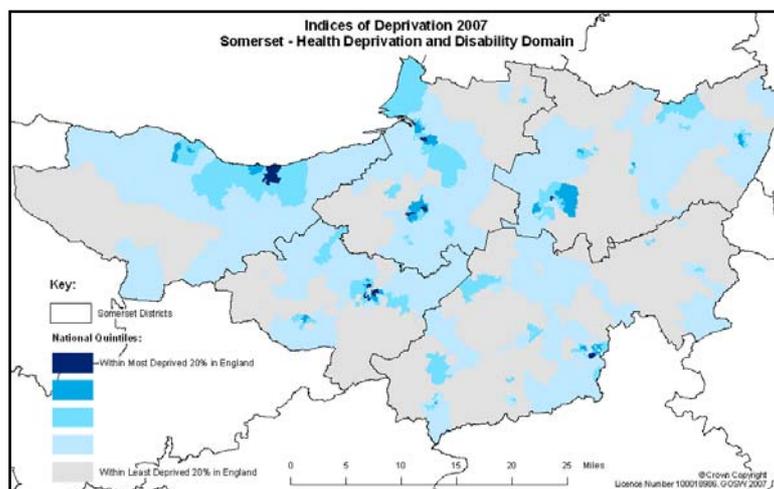
### Barriers to Housing and Services Domain



Source: Communities and Local Government

The Health domain is calculated by measures of illness & disability, mental health problems and hospital admissions. The following choropleth map shows that South Somerset has most of its LSOAs falling in the least 20% deprived LSOAs in the country.

### Health Deprivation and Disability Domain



Source: Communities and Local Government

### Life Expectancy

The life expectancy information below shows expectancy rates in South Somerset are better than in the South West as a whole and notably rates are lower.

<b>Life Expectancy at Birth (2007-2009)</b>	<b>South Somerset</b>	<b>South West</b>
Males	80	78.5
Females	84	82.8

### **Mortality Rate**

<b>Standard Mortality Ratios (2007-2009)</b>	<b>South Somerset</b>	<b>South West</b>
	87	92

Source: Office of National Statistics

### **Health Profile**

Health Profiles, produced annually by the Association of Public Health Observatories, give a snapshot of health in local areas. The South Somerset Health Profile 2010 identifies the district as a prosperous rural area where health indicators are generally better than the England average.

The chart below is taken from the South Somerset Health Profile 2010 and shows how people's health in South Somerset District compares to the rest of England and also against the average for the South West region. The local result for each indicator is shown as a circle, against the range of results for England which is shown as a bar. A green circle may still indicate an important public health problem. The regional average is shown as a diamond. South Somerset performs well above the national average on a wide range of health profile indicators but has performed badly when compared in terms of the number of GCSEs achieved, smoking in pregnancy, physically active children, instances of malignant melanoma and road injuries and deaths.

Headlines from the chart area that whilst the proportion of obese children is lower than both the England and South West averages, the proportion of physically inactive children within the District is high in comparison to the region and England average. The estimated proportion of adults that smoke in both the District and regionally is lower than the England average however the numbers of females smoking in pregnancy is significantly worse than the England and regional averages.



## Economic Well Being

### Employment / Unemployment

Trend data showed that South Somerset had a relatively stable employment and unemployment rate since 2000. Statistics for 09/10 released by the Office of National Statistics show a sharp decline in employment rates and increase in unemployment, with the percentage of unemployed people rising from 3.1% in 2008 to 4.9% in 2010.

Although the figures for 2010 shows the decline in employment which reflect the impact of the current economic climate, when compared to the rest of the South West and the UK, South Somerset remains below the average.

<b>Employed and unemployed (Oct 2008-Sep 2009)</b>	<b>South Somerset (Numbers)</b>	<b>South Somerset (%)</b>	<b>South West (%)</b>
Economically inactive	17,300	17.7	21.6
Economically active	85,100	82.3	76.4
In employment	79,400	76.7	70.4
Employees	68,900	62.7	60.9
Self employed	10,500	10.3	9
Unemployed	4,100	4.9	6.2

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

### Job Seekers

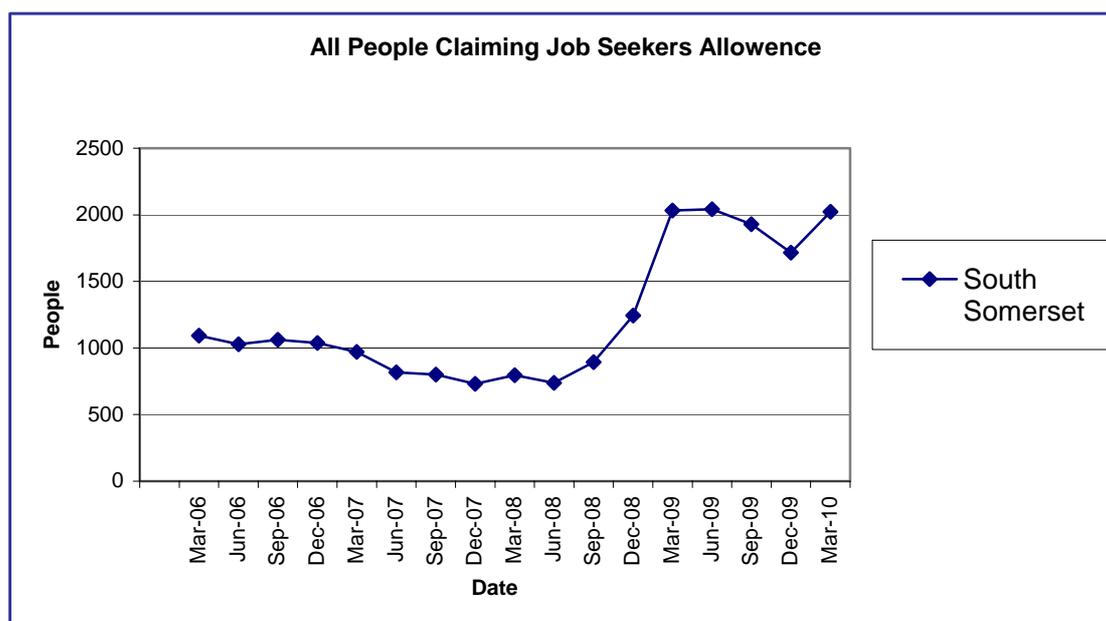
Despite the overall rise in unemployment figures, there has been an overall fall in people claiming job seekers allowance over the last year with claimants falling from 2,014 in April 2009 to 1564 in November 2010. A review of claimant's age shows that those in the 25-49 age bracket have formed the highest number of job seekers but in relation to their share of the total job seekers population, the problem is most acute in the 18-24 age range.

<b>Total JSA claimants (Nov 2010)</b>	<b>South Somerset (Numbers)</b>	<b>South Somerset (%)</b>	<b>South West (%)</b>
All People	1564	1.6	2.4
Males	1097	2.3	3.3
Females	467	1	1.5

<b>JSA claimants by age (April 2009)</b>	<b>South Somerset (Numbers)</b>	<b>South Somerset (%)</b>	<b>South West (%)</b>
Aged 18-24	486	30.8	28.5
Aged 25-49	790	50.5	55.7
Aged 50 and over	250	17.4	15.5

<b>JSA claimants by duration (April 2009)</b>	<b>South Somerset (Numbers)</b>	<b>South Somerset (%)</b>	<b>South West (%)</b>
Up to 6 months	1260	80.6	73.7
Over 6 up to 12 months	195	12.6	14.3
Over 12 months	105	6.8	12

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).



## Businesses

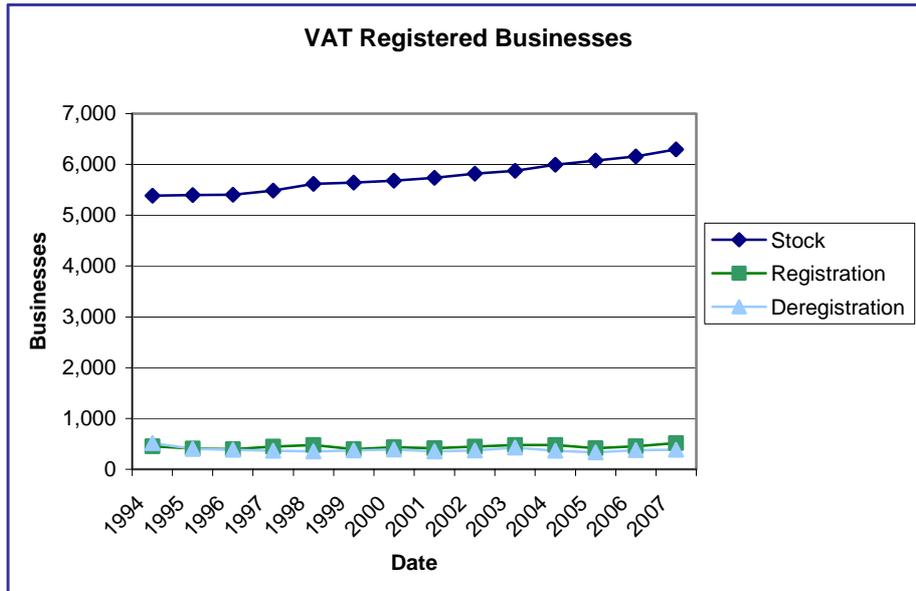
Trend data shows that South Somerset has experienced a gentle increase in the number of VAT registered Business since 1994. The Office of National Statistics has not yet released data for the period 08/09 or 09/10. It is therefore unknown what effect the recession has had on registration of Businesses. Trend data is therefore presented in this report as baseline data for next years AMR when the true picture of the recession can be monitored.

Employee jobs by Industry (2007)	South Somerset (Employee Jobs)	South Somerset (%)	South West (%)
Manufacturing	14,500	21.5	11.3
Construction	3,400	5.0	4.8
Services	48,000	71.2	81.8
Distribution, hotels & restaurants	18,000	26.6	25.3
Transport & communications	2,100	3.1	5.1
Finance, IT, other business activities	10,600	15.7	18.6
Public admin, education & health	15,000	22.3	28.0
Other services	2,400	3.6	4.7
Tourism-related	4,400	6.5	9.2

VAT registered businesses (2007)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Registrations	515	8.2	8.9
Deregistrations	385	6.1	6.6
Stock (at end of year)	6,295		

Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

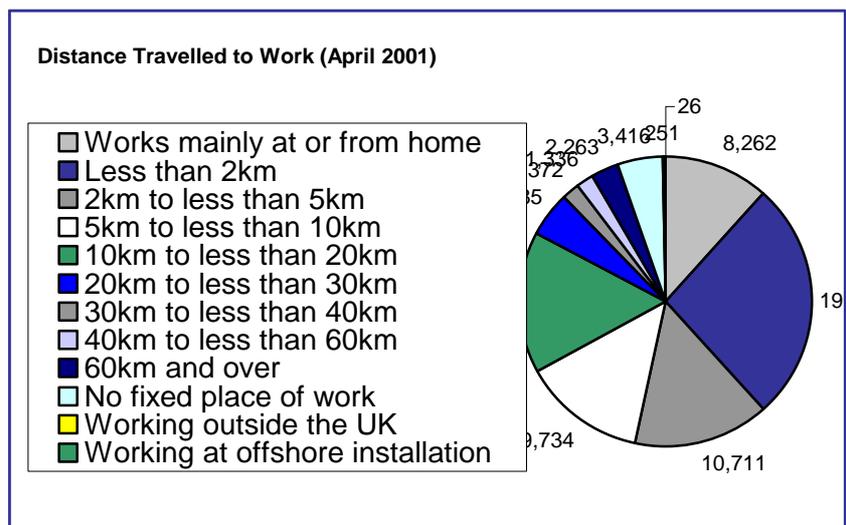
Stock is the total number of VAT registered businesses in the district.



Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

### Transport and Commuting Patterns

Despite the considerable time that has past since the last national census, the data collected in 2001 remains the primary source of information relating to transport and commuting patterns at the district level. The 2001 Census data shows that in South Somerset 19,035 residents (32% of workers) live within 2km of their place of work and 54,314 residents or 92% of workers live within 30km.



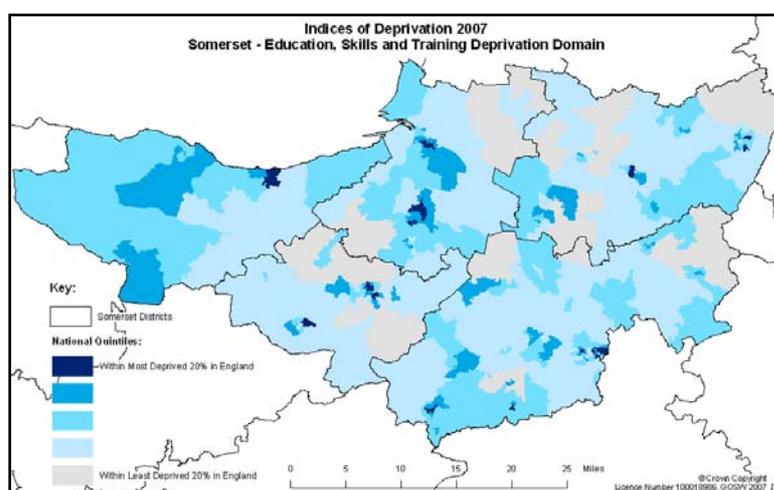
Source: Census 2001

The 2001 Census also provides detailed information on the transport method used to travel to work. Data shows that, 47,902 residents or 45% of the economically active

workforce travel to work by car/van. This high figure is considered to reflect the rural nature of the district.

## Education

The Education domain of the Indices of Multiple Deprivation uses indicators on Performance at Key Stages 2, 3 & 4, number staying on at school and numbers entering higher education, school absenteeism and proportion of people with no or low qualifications to rank LSOA within the district against the LSOA in the rest of the country. The choropleth map below shows that most of South Somerset's LSOA have average access to education, skills and training. Few LSOA fall within the 20% most deprived or least deprived 20% LSOA in the country.



Source: Communities and Local Government

The table below shows that the number and percentage of South Somerset residents who have reached National Vocational Qualifications 1-4. Information from the Office of National Statistics (NOMIS) reveals that South Somerset is still performing less well than the South West Region as a whole with the number of South Somerset residents with 'NVQ4 and above' being 2.8% less than the South West percentage however this is an improvement on the previous year of 8.3%. The number of people with no qualifications has also fallen and is now and those with no qualifications being 1.4% lower than the regional average. This may be in response to the current economic climate and more people choosing to retrain.

Qualifications (Jan 2009-Dec 2009)	South Somerset (%)	South West (%)	Great Britain (%)
NVQ4 and above	26.3	29.1	29.9
NVQ3 and above	52.1	51.3	49.3
NVQ2 and above	74.7	68.8	65.4
NVQ1 and above	87.0	84.1	78.9
Other qualifications	5.7	7.2	8.8

No qualifications	7.3	8.7	12.3
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Source: National Statistics (Nomis: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

## Natural & Historic Environment

The landscape of South Somerset is varied and of high quality. Large parts of the District's Countryside are protected by national and international designations, together with a greater number of locally designated wildlife sites.

- There are parts of three AONBs in South Somerset: Blackdown Hills, AONB, Cranborne Chase and West Wiltshire AONB and the Dorset AONB, totalling some 4,968 Ha (5.2% of the District area).
- 39 SSSIs, totalling 3390 Ha (3.5% of District area), including parts of the Somerset Levels and Moors Ramsar Site and Somerset Levels and Moors Special Protection Area (SPA).
- 3 designated National Nature Reserves: Barrington Hill, Hardington Moor and parts of the Somerset Levels and Moors.
- 4 Local Nature Reserves: Bincombe Beeches, Crewkerne, Chard Reservoir, Chard, Eastfield, High Ham, and Moldrums Ground, Penselwood.
- Country Parks at Ham Hill and Yeovil

Source: SSDC Conservation Team

South Somerset has a high quality Built environment with more conservation areas than any other district in the country and the second highest number of listed buildings.

- The District has 87 designated Conservation Areas.
- There are 4,700 entries on the listed building register equating to more than 5,000 individual buildings.
- There are 15 designated Historic Parks and Gardens.

Source: SSDC Conservation Team

## Water Quality

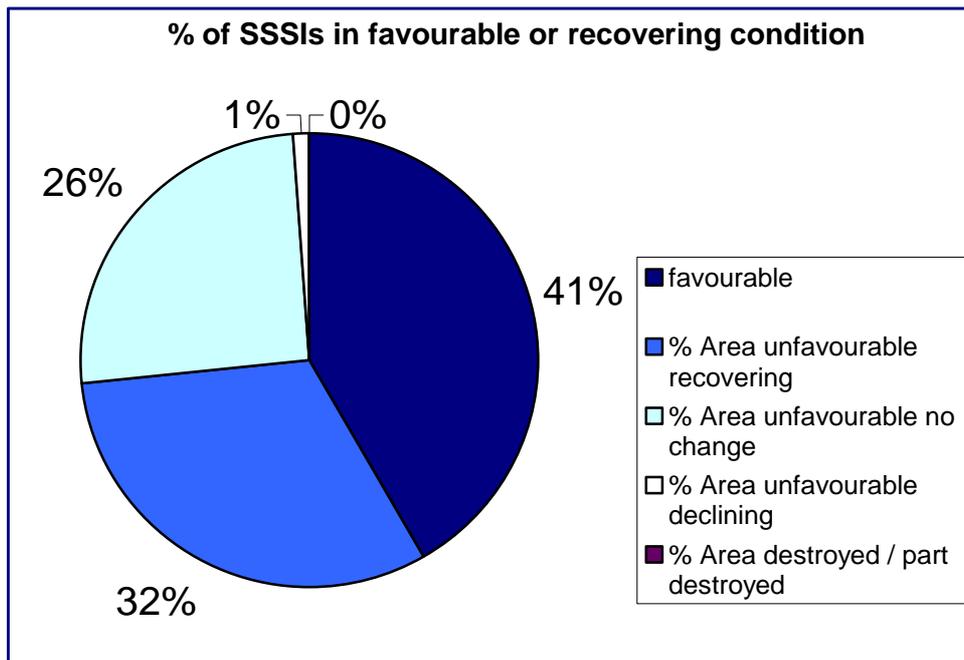
The table below shows the percentage length of rivers in South Somerset recorded as good in terms of biological and chemical quality.

Water Quality	2000	2001	2002	2003	2004	2005	2006
Biology	83.5		83.5	91.5	92.2	91.4	91.0
Chemistry	49.5	49.4	56.3	49.5	47.9	48.5	49.6

Source: [www.defra.gov.uk](http://www.defra.gov.uk)

### Sites of Significant Scientific Interest

The condition of the SSSI land in England is assessed by Natural England, using categories agreed through the Joint Nature Conservation Committee. There are six reportable condition categories: favourable; unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed and destroyed. Data shows that of the 39 SSSI in South Somerset 41% are in a favourable condition and 32% are unfavourable recovering. There are no sites that have been classified as destroyed or part destroyed.



Source: Natural England - Natural England Site Information System (ENSIS)

### Air Quality

Seven monitoring locations within the Yeovil Air Quality Management Area are used to show progress in air quality management in Yeovil. The table below shows the monitoring data since 2005 baseline and the predicted roadside concentration in 2010 (prediction based on 2008 data).

The table shows that concentrations of nitrogen dioxide exceed the 2010 objective concentration of nitrogen dioxide at Fiveways roundabout, Ilchester Road and at Sherborne Road. However, when data at Fiveways Roundabout were extrapolated to the nearest building façade (where the objective is applied) the estimated concentrations were less than the objective value. Similarly the concentrations of nitrogen dioxide, as measured at the façade of the flats on Fiveways roundabout, do not exceed the annual objective.

**Yeovil Air Quality Management Plan**

<i>Location</i>	<i>2005 Baseline Concentration (<math>\mu\text{g}/\text{m}^3</math>)</i>	<i>2006 Result (<math>\mu\text{g}/\text{m}^3</math>)</i>	<i>2007 Result (<math>\mu\text{g}/\text{m}^3</math>)</i>	<i>2008 Result (<math>\mu\text{g}/\text{m}^3</math>)</i>	<i>2010 Predicted Concentration (<math>\mu\text{g}/\text{m}^3</math>)</i>	<i>2010 Target Concentration (<math>\mu\text{g}/\text{m}^3</math>)</i>
Yeovil AQ Station	25.4	26	25.3	26.06	24.88	28
Fiveways	50.8	50.3	58.7	58.77	56.10	40
85 Ilchester Road	40.5	42.6	45.2	58.31	55.66	40
10 Wyndham Street	30.3	32.9	34.6	35.21	33.61	35
73 Sherborne Road	32.2	33.8	35.7	37.56	35.85	35
1 York Lodge / 26 Everton Road	N/A	36.9	40.7	40.47	38.63	40
42 The Crescent	N/A	23.4	22.7	24.35	23.24	40

Source: Screening Assessment for South Somerset District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management (April 2009)

The Air Quality Summary for Yeovil March 2010 measured nitrogen dioxide and PM10 Gravimetric (TEOM x 1.3) levels, no exceedences of the objective concentrations were recorded.

## Section 3: Local Development Scheme

### Introduction

One of the key monitoring tasks of the AMR is to review actual progress in Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS). Government Guidance in paragraph 4.47 of PPS12<sup>3</sup> advises that AMR's should assess:

- (i) Whether the authority has met the timetable and milestones for the preparation of documents set out in the local development scheme or not, including reasons where they are not being met;
- (ii) Progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter;
- (iii) Progress against the core output indicators including information on net additional dwellings (required under Regulation 48(7)<sup>4</sup>) and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area; and,
- (iv) How infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMR's should be used to reprioritise any previous assumptions made regarding infrastructure delivery. (It is the intention to proceed with an Infrastructure Delivery Plan as part of the Core Strategy to inform the Core Strategy. Publication Plan to be published later in 2011.

Progress on LDS implementation to March 2009 was reviewed in the December 2009 AMR. No amendments were made to the current LDS (September 2007) in light of its findings.

The current LDS covers the period April 2007 – March 2010 and therefore the current monitoring year (April 2009 – March 2010). LDF progress in this AMR is assessed against that current LDS.

<sup>3</sup> Planning Policy Statement 12: Local Spatial Planning (CLG: June 2008)

<sup>4</sup> Town and Country Planning (Local Development) (England) Regulations 2004 as amended 2008

For the purposes of Regulation 48<sup>5</sup> the LDS programme is attached as Appendix 1 and includes the following documents that were to be prepared during the period April 2007 – March 2010:

- Core Strategy;
- Yeovil Town Centre Area Action Plan;
- Statement of Community Involvement; and,
- Annual Monitoring Reports.

Following a difficult year during 2008-9 when progression on the Core Strategy was slow for a number of reasons as detailed in the AMR for 2008/2009, good progress has been made during 2009-2010.

Consultation took place on the Core Strategy Issues and Options Report in Spring 2008 with District Executive considering the responses received in December 2009. The difficulties attributed to in the AMR 2008/9 had led to the delay in moving from Issues and Options report to consultation of responses. Some 204 people or organisations responded and some 8131 individual responses on all parts of the Core Strategy were recorded. Internal consultation workshop with Members and Officers were also held prior to consideration of responses in December 2009 and beyond.

The evidence base used to inform the emerging policies and proposals has developed, including a 'front-loading' consultation exercise with Town and Parish Councils at the end of 2009 and early 2010 to establish initial views/consensus on how growth should be distributed throughout the District to 2026. Most recently, based on the evidence so far gathered the Spatial Policy Team has been drafting policies, proposals and supporting text for inclusion in the South Somerset Draft Core Strategy incorporating preferred options. This work has incorporated use of a Sustainability Appraisal approach developed following consultation on the Sustainability Appraisal Scoping Report published in April 2009 and finally approved and published in September 2009.

Following the end of the AMR Monitoring year the Draft Core Strategy (incorporating Preferred Options) has been published (October 2010) and consultation undertaken

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<sup>5</sup> The Town and Country Planning (Local Development) (England) Regulations 2004, as amended 2008

The LDS review is anticipated for presentation to the Council's District Executive and thence to the Government Office in May 2011 and is expected to result in significant changes to the current LDS. This represents a significant delay from the anticipated review date set out in the last AMR despite the fact the current Local Development Scheme is now considerably out of date and its review and upgrade is a priority. This delay is a consequence of a conscious decision to devote resource to promote the main LDF document, the Core Strategy. Furthermore the change of Government and anticipated major new legislation in the Planning System (the Localism Bill) has led to a 'wait and see' approach on these changes which could well have a profound impact on the nature and form of future Development Plan Documents. Progress on intended LDS documents including commentaries up to December 2010 is considered in more detail in the individual timetables and commentaries below.

**Core Strategy**

	2009-10									2011		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>LDS (Sept' 2007)</b>		Prepare final Development Plan	Public Consultation on submission DPD		Pre-examination of Representations	Public Consultation on Objection Sites		Pre-examination of Representations			Examination	Await Inspector Report
<b>Progress</b>	Issues & Options development, including early stakeholder & community engagement									Develop Preferred Options Report and Final Sustainability Report		

**Commentary:**

Publication of the South Somerset Core Strategy Issues and Options report in March 2008 complied with the statutory requirement to publish such a document. Consultation took place from 11<sup>th</sup> March to 30<sup>th</sup> May 2008. Some 204 people or organisations responded and some 8131 individual responses on all parts of the Core Strategy were recorded. Four workshops were held with town and parish councils in each of the District's 4 areas and the Consultation was formerly advertised and press release produced and press coverage was obtained. Internal consultation workshop with Members and officers were also held.

During the course of the monitoring year the comments received (in non electronic format) were put onto the computerised database and responses commenced to be drafted. Progress on responding was slow due to the reasons identified in the AMR 2008/2009.

During the monitoring year considerable progress has been made on developing the evidence base involving the publication of a strategic housing market assessment for Somerset (for which South Somerset DC was the lead authority and as part of this a Strategic Housing Land Viability Assessment), workspace demand study leading to a formalised stage 1 & 2 of a revised assessment of employment land review, strategic flood risk assessment, Yeovil infrastructure impact assessment – initial assessment (April 2009), settlement role and function study (finished in April 2009) and 13 town peripheral landscape studies, a Strategic Housing Land Availability Assessment was also published in March 2009.

The requirement to undertake strategic site or locations within the Core Strategy has led to a detailed work programme of front loaded consultations. Following a launch meeting with all Town and Parish Councils in November 2009 a series of 16 meetings were held with local councils and by stakeholders to the year end to discuss settlement hierarchy, the growth of towns and villages and the implications of growth (or non growth). There were additional meetings set up at the specific request of several local councils and a feedback session held in March where all councils and stakeholders were invited. Progress on the Chard Urban regeneration Framework was achieved during the calendar year 2009 and initial draft framework produced in October 2009 a draft Implementation Plan subsequently. The strategic elements of this will feed into the Core Strategy in relation to Chard and the appropriate scale and location of growth and appropriate strategies policies relevant to the town.

The next stages of the Core Strategy and their timing and nature will be set out in the forthcoming LDS review

**Yeovil Town Centre Area Action Plan**

	2009									2010		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>LDS (Sept' 2007)</b>	Consider Representations			Prepare Final Draft				Public Consultation on Submission DPD		Pre-examination consideration of representations and prepare for Examination		Public Consultation on objection sites
<b>Progress</b>	Pre-production/Survey											

**Commentary:**

It became evident during 2007/8 that the Yeovil Town Centre Area Action Plan (YTCAAP) would no longer be “fit for purpose” from extensive discussions with other stakeholders in the YTCAAP in the first half of 2008. This was compounded by and allied to then emerging concerns regarding the LDS’s delivery, particularly around the Core Strategy. It was identified that what was and is needed for Yeovil is a refreshed coherent spatial planning framework for Yeovil’s future development, redevelopment and regeneration within the next 1-2 years, which should assist in realising the right development opportunities within the town centre. It was concluded in Summer 2008 that as a DPD, the YTCAAP would take too long to prepare, thereby failing to deliver that coherent framework.

Preparation of a refreshed Yeovil Urban Development Framework (UDF) as a Supplementary Planning Document (SPD) according with the emerging Core Strategy was identified as a suitable way forward. This document could be prepared within the requisite 1-2 years according with the SCI and be subject to Sustainability Appraisal. The document could be approved by the LPA as draft SPD and implemented with a reasonable degree of materiality in advance of the Core Strategy. Upon receipt of the Core Strategy’s Inspector’s Report, the draft SPD could be checked for consistency and compliance with the Core Strategy, appropriate re-consultation could be undertaken before adoption as a formal SPD. This approach has been discussed with and informally supported as an appropriate way forward by the Government Office for the South West. The approach was predicted, in light of the resource requirements to produce a Core Strategy on the provision of additional resources (which in turn required funding)

Funding was secured from the Yeovil Vision Project and SWRDA. However in April 2009 SWRDA withdrew funding from Yeovil Vision due to budgetary constraints. This decision required the Yeovil Vision Board to re-evaluate their previous commitment to a proposed refresh of the UDF. In July 2009 the Yeovil Vision Project Management Board agreed that due to the importance of this project consideration should be given to preparing a scaled down version of the UDF refresh utilising approx £80k of Yeovil Vision funds.

As this project required considerable input from SSSC in-house staff resources it was agreed to hold matters until the SSSC senior management re-structure was completed. In October 2009 it became apparent that SWRDA were re-considering their previous decision to with draw funding from Yeovil Vision and may again be prepared to fund a refresh of the UDF. In the event the SWRDA were only prepared to offer funding for a refresh of the broader Yeovil Vision Project for the town overall and not the more detailed masterplanning of the Yeovil Town Centre that the Yeovil U D F would provide. This funding was taken up by the Council and consultants appointed and the refresh report is due at the end of 2010.

Consideration of the practicality of the Yeovil UDF refresh in terms of both funding and other priorities, including the prospective need to provide a formal planning vehicle to deliver the detailed urban extension for Yeovil, will be undertaken in the LDS review.

**Statement of Community Involvement**

	2007									2008			
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
<b>LDS (Sept' 2007)</b>	Preparation for adoption				◆	Adoption							
<b>Progress</b>	Preparation for adoption				◆	Adoption							
<b>Commentary:</b>													
The SCI was formally submitted on 26 <sup>th</sup> October 2006. The binding Inspector's Report was received in March 2007, and the key milestone for the SCI in this monitoring year was adoption, which occurred on 19 <sup>th</sup> July 2007, approximately two weeks ahead of schedule. The SCI is now an adopted LDF document.													

**Monitoring Report**

	2009									2010		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>LDS (Sept' 2007)</b>	Data collection, analysis and report preparation									◆	Submission	
<b>Progress</b>	Data collection, analysis and report preparation									◆	Submission	
<b>Commentary:</b>												
Experience has been gained from previous monitoring cycles regarding the appropriate timing of data collection and analysis. This, combined with the creation of a dedicated post in Summer 2007 to undertake such monitoring (and appraisal) in response to increased monitoring requirements, has led to an improved monitoring regime and established monitoring cycle, which are now well-embedded into the Planning Policy Team's work programme.												
The AMR was submitted to the Secretary of State as a final draft AMR by the end of December 2009 with her agreement. The District Council formally approved it for submission to the Secretary of State on 7th January 2010 subject to the finalisation of the Housing Trajectory and Housing Supply section by the Spatial Policy Manager in consultation with the Portfolio Holder for Economic Development, Planning and Transport. This was subsequently forwarded and accepted by the Secretary of State.												

## Section 4. Significant Effects Indicators

Significant effect indicators are those that measure the significant effects of the plan on society, the economy and the environment, comparing predicted effects and actual effects. They are a requirement of the Strategic Environmental Directive<sup>6</sup> which states that 'Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'. The indicators are presented in the attached **Appendix 1**.

Significant effect indicators are an outcome of the Sustainability Appraisal (SA) of the Local Development Framework. The purpose of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of LDF documents (Development Plan Documents and Supplementary Planning Documents).

Consultants Scott Wilson, were commissioned to produce a SA framework consisting of SA objectives, indicators and targets within a Sustainability Appraisal Scoping Report (September 2007). The Scoping Report did not undergo consultation at this time, requiring some key contextual amendments to be made before being published for consultation with a limited range of key stakeholders between Wednesday 29 April and Wednesday 3 June 2009. Following this stakeholder consultation the Sustainability Appraisal Framework has been amended.

Scott Wilson also undertook an analysis of compatibility of the sustainability criteria used to develop the LDF against the aims or goals of the emerging Sustainable Community Strategy (SCS). In general the SCS goals were found to be compatible the SA objectives of the LDF.

A checklist tool to facilitate the assessment of sustainability issues with regard to LDF policies has been produced in conjunction with the sustainability framework. The framework and checklist have been used in developing the emerging Core Strategy to Sustainability Appraise key development options and planning policy objectives. Subsequent to the monitoring period, the Draft Core Strategy published includes a refined list of indicators specific to the policies.

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<sup>6</sup> Article 10.1, European Directive 2001.42/EC

## Section 5. Local Output Indicators

### Use of Saved Policies

For the more general development control policies, sampling has been carried out of their use over the period April 2009 to March 2010.

A total of 400 examples, from the following four sources, were reviewed to identify use of policies:

- Planning reports to Committees (97 examples);
- Officers reports on planning applications (255 examples);
- Appeal decisions (48 examples).

Attached at **Appendix 2** is a schedule of policies with the number of times they were used. The sampling shows that:

Number of polices not used	41
Number of policies used between 1 – 4 times	30
Number of polices used between 5 – 9 times	12
Number of polices used greater than 10 times	25

A significant number of the saved South Somerset Local Plan policies (41) were not used during the monitoring period. This can be attributed to the very specific nature of many of the policies. A relatively high proportion of the saved policies (30) have only been used on between 1-4 occasions and again this can be attributed to their particular nature. 25 policies were used more frequently 10 or more times. The more frequently used policies reflect the strategic nature of their objectives making for ideal Core Strategy policies and these policies are being reprised through the emerging draft Core Strategy.

Using trend data from the last few years it is possible to identify the most used policies within the saved South Somerset Local Plan. Candidate policies include; strategy policies ST3, ST5 and ST6. Indeed both policies ST5 General Principles of Development (318) and ST6 Quality of Development (374) have been referred in over half of all sample applications.

Countryside environment policies EC3: Landscape Character (87) & EC8: Protected Species (34), historic environment policies EH1: Conservation Areas (106) as well as listed building policies EH3 & EH5 are well used indicating the emphasis placed on the historic and environmental considerations in the district.

Utilities policies have not been used to determine many applications, indeed three of these policies are now no longer saved EU1, EU2 and EU5. Only EU4 Water Services has been used in excess of 10 times. The policy on transport that is most consistently used is TP7 (43) Residential Parking Provision, reflecting local concerns over parking issues.

None of the policies on town centre and shopping or employment and tourism have been used in excess of 10 occasions. This may well reflect the current downturn in the market and the lack of confidence in investors to support retail or employment applications at this time. It also reflects the more sporadic nature of planning applications on these matters. Past trend data shows these policies have been consistently used and the importance of their subject content, justifying their continued use and transfer in to the Core Strategy.

The Local Plan housing policies have not been used on excessive occasions. Only policies HG1 Provision of new Housing Development, HG4 Housing Densities and HG7 Affordable Housing Site Targets and Thresholds being used on 10 or more occasions. The use of these policies reflect the local housing market, where by with the downturn in market housing has brought forward more of the affordable housing in development schemes.

Finally recreation and community facilities policies have not been identified as being regularly used with the exception of policy CR2 Provision for Outdoor Play Space and Amenity Space in New Development (13) and CR4 Provision of Amenity Open Space, reflecting its wide use by the sports and recreation team to collect contributions properly associated with development.

## **Allocated Sites**

Progress on housing and employment sites allocated in the South Somerset Local Plan are detailed in **Appendix 3**.

## **Housing**

The review shows good progress has been made with all the district's key sites and many of the smaller allocations. The Wincanton Key Site has now had its reserved matters application permitted in June 2009 for 283 dwellings. The housing survey for this period has identified 74 of which are now under construction. In Yeovil a similar positive picture can be reported with all three of the key sites gaining Outline Planning permission. Reserved Matters applications have been permitted on part of the Lyde Road site and some development has commenced. A Reserved Matters application for Lufton Key site is currently under consideration. The Chard key site has received significant resource from the Council to help bring the site forward through a detailed implementation plan, prepared by Planning Consultants LDA. In Crewkerne the CLR key site has received outline planning permission for 525 dwellings awaiting detailed negotiations and approval on appropriate planning obligations.

Monitoring has identified four small sites in Wincanton, Martock, Somerton & Crewkerne where no formal contact has been made with the Council to bring forward these sites. These sites will continue to be monitored in the AMR however should no further progress be made these sites the District Council will seek their removal from the proposed saved policies and proposals.

## **Employment**

There has been very little progress in taking the employment sites forward over the last year. Applications for land north of Millfield, Chard, Land off Station Road, Ilminster and Ringwell Hill, Martock are still pending a decision for planning applications submitted. This reflects the current economic climate and the lack of confidence in the market.

Monitoring has identified sites in Yeovil, Crewkerne and Ilminster where no progress has been made, should no further progress be made the District Council will again seek their removal from the list of saved policies. (The Ilminster site has now received consent.)

## Housing Trajectory & 5 Year Housing Land Supply

### Background

Planning Policy Statement 3 (PPS3) Housing was published in November 2006, replacing Planning Policy Guidance Note 3: (PPG3) Housing (2000) and subsequent updates to PPG3. A primary government objective of PPS3 is to ensure that the planning system delivers a flexible and responsive supply of land. It sets out the national planning policy framework for delivering the Government's housing objectives, and reflects the commitment to improving the affordability and supply of housing in all communities.

PPS3 requires Local Planning Authorities (LPAs) from the 1st April 2007 to assess and demonstrate the extent to which existing plans already fulfil the requirement to identify and maintain a rolling five-year supply of deliverable land for housing.

Paragraph 71 states that, *'where LPAs cannot demonstrate an up to date five year supply of deliverable sites ... or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in PPS3'*.

If the District can demonstrate a five-year supply of deliverable sites then planning applications should be considered having regard to this assessment, PPS3, existing Development Plan policies as well as other material considerations. PPS3, Para 54 states that LPAs should use three tests to assess whether a site can be considered deliverable:

**Table 1:**

Deliverability Criteria	Assessing Deliverability
Available	<ul style="list-style-type: none"> <li>• The site is available now</li> <li>• Under construction</li> <li>• Has outline, detailed or reserved matters permission; or</li> <li>• Be allocated as saved proposals from the South Somerset Local Plan, 2006 - 2011</li> </ul>
Suitable	<ul style="list-style-type: none"> <li>• PPS indicates that sites should offer a suitable location for development, which will contribute to the creation of sustainable mixed communities.</li> <li>• Therefore it should be considered that allocated sites and sites with planning permission should automatically be considered to be suitable.</li> </ul>
Achievable	<ul style="list-style-type: none"> <li>• Under construction; or</li> <li>• There are no known ownership constraints; and</li> <li>• There are no known physical or environmental constraints; and</li> <li>• There are no conditions or section 106 agreements precluding or limiting development within the five-year period.</li> </ul>

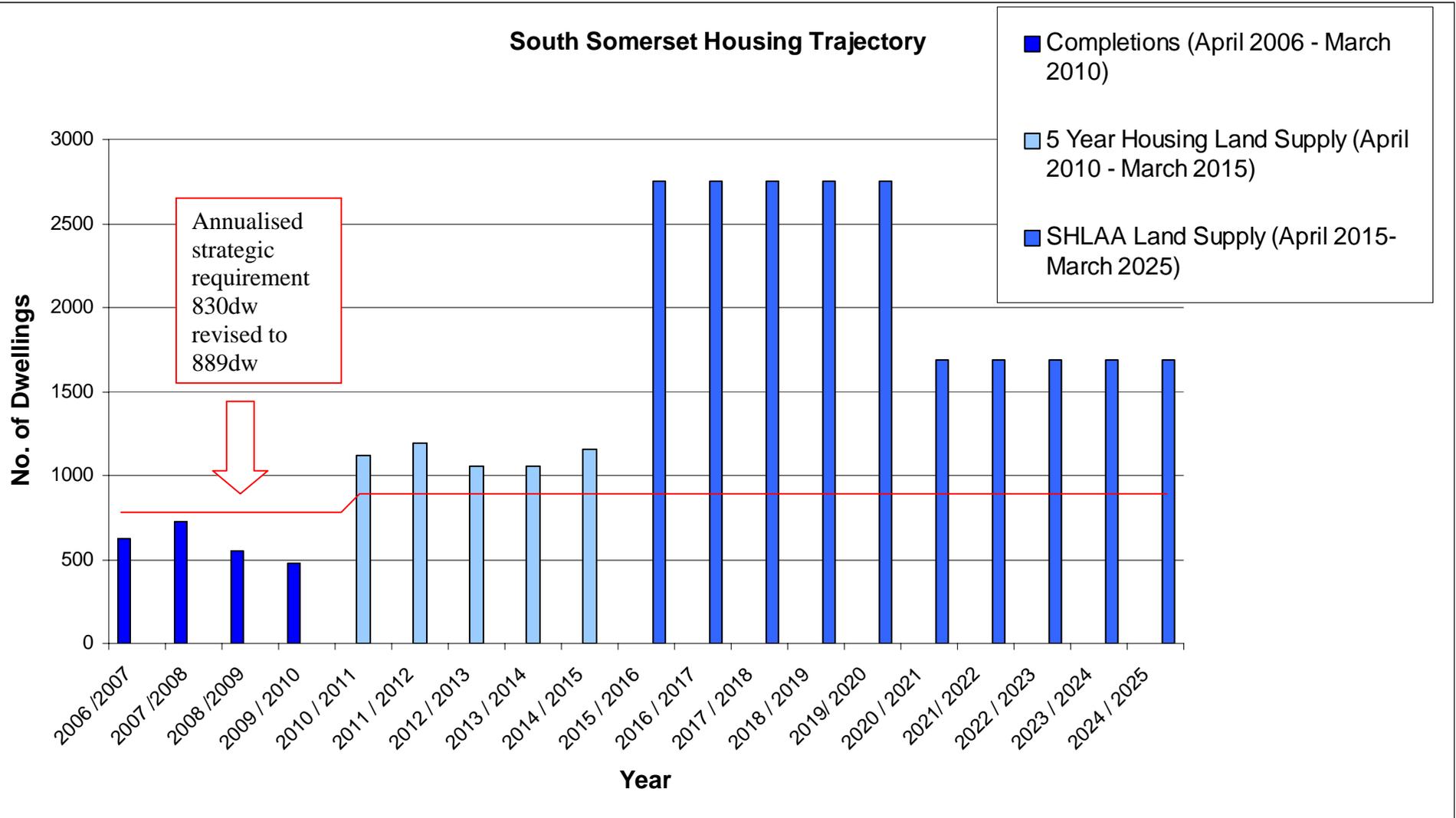
Previously in the 2009 AMR, for the purposes of the housing trajectory, the annualised strategic requirement was based on the South West Regional Spatial Strategy Proposed Modifications (2006-2026) housing provision for South Somerset. Since the change in government in May 2010, they have announced their intention to revoke Regional Spatial Strategies. As the RSS for the South West has not been formally adopted, South Somerset District Council promoting the Draft Core Strategy, are reviewing the overall scale of growth appropriate for the District. As such the three previous options formally considered at the RSS Examination have been reappraised and as the evidence suggests that the economy can support a level of growth at 16,600 dwellings, this is the figure being promoted now in the Draft Core Strategy and is used for this assessment. It should be noted that the Council are currently undertaking a review of economic, population and household projections that underlay this figure to inform a final view to be presented in due course in the Core Strategy Publication Plan for submission for examination. Whilst the 5 year land supply assessment is using the past Monitoring Year's revision to the District Housing Provision total, given the live nature of the 5 year supply it is felt proper to use knowledge of the latest housing provision sought to determine the 5 year land supply and reflect this live calculation in this document.

The South Somerset Strategic Housing Land Availability Assessment (SHLAA) commenced in August 2008 and was adopted by the Somerset SHLAA Housing Partnership in March 2010. This was undertaken with full and thorough engagement with the private sector. This has identified:

- Specific, deliverable sites for the first five years of a plan that are ready for development
- Specific, developable sites for years 6-10, and years 11-15

The initial public 'Call for Sites' for South Somerset was conducted in the summer of 2008 and this was followed up in January 2010 with an Availability Update. This entailed a consultation with known developers in South Somerset and obtained the future completions on their identified sites over the next 5 years (on an annual basis) and beyond. On the basis of the information received, a thorough assessment of available land has been reviewed, taking into consideration land allocations, extant consents and Local Plan Policies.

### South Somerset Housing Trajectory



Due to the late production of the Housing Trajectory and 5 Year Land Supply for the 2009 Annual Monitoring Report, the housing supply figures produced were accurate to March 2010 and as such have been brought forward for use in this report.

The 5 year housing land supply calculation is set out in Table 2 below.

**Table 2:**

South Somerset Draft Core Strategy (2006-2026).	Dwellings	Average Dwellings per Annum
Housing Requirement (April 2010 – March 2015) and Residual over remaining plan period (April 2010)*	4440	888
SHLAA Land Supply (April 2010 – March 2015) **	5576	1115
5 Year Land Supply	+ 1136	

\* Housing requirement 2006-2026 (16,600 minus completions to April 2010, annualised and multiplied by 5 years.

\*\* Land supply identified as available, suitable and viable for the next 5 years and including planning commitments at April 2010.

It has been identified that a five-year land supply is available at April 2010.

Of that 5-year supply, Yeovil (and the associated Parishes of Yeovil Without and Brympton) expect the most significant growth with 45.5% of the projected 5576 houses to be built. The larger market towns (Chard, Wincanton, Crewkerne, Ilminster, Somerton and Castle Cary) have a projected growth of 39.5%, whilst more local centres (Bruton, Milborne Port, Ilchester, Langport, Martock, South Petherton, Stoke Sub Hamdon,) have a projected 3% growth in total. The remaining 12% of projected growth is located in villages throughout the District.

**Recommendations:**

- Continue monitoring of housing supply and take appropriate actions to ensure delivery of strategically important allocated sites required to deliver the 5 year housing requirement in future years.
- Conclude the update, with continued private sector Panel engagement, of the Strategic Housing Land Availability Assessment (SHLAA) incorporating the results into future AMR's.
- Allocate land for strategic development in the Core Strategy and encourage appropriate non-strategic sites for planning approval to deliver a rolling five-year land supply from land available and identified in the SHLAA.

## Current Housing Requirement & Supply by Town (April 2010)

The data table below shows the district's housing requirement and supply by town as at the 1<sup>st</sup> April 2010. The district's housing requirement is derived from the current targets as shown in South Somerset District Council Draft Core Strategy 2010. This divides its housing targets between Yeovil (8200 dwellings) and the Rest of the District (8400 dwellings) to be built during the plan period.

The Council's housing monitoring shows that during the plan period (31<sup>st</sup> April 2006 – 31<sup>st</sup> March 2010) the district has granted planning permission; have under construction; completed or allocated 3,379 dwellings within Yeovil and 5,897 dwellings throughout the rest of the district. South Somerset District Council must therefore make further provision for 4,821 dwellings at Yeovil and 2,503 dwellings throughout the rest of the district before the end of the plan period. These figures are subject to current commitments coming forward in this timescale and current allocations being reaffirmed within the Core Strategy process and coming forward within timescale. In overall terms there is a decrease in the number of commitments (actual planning consents) in several towns resulting in a slight increase in requirement outside Yeovil in order to achieve the Draft Core Strategy housing requirement.

	Yeovil	Chard	Crewkerne	Iminster	Wincanton	Somerton	Langport / Huish Episcopi	Ansford / Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke Sub Hamdon	Other	Rest of South Somerset
<b>1. South Somerset Spatial Strategy Requirement (Draft Core Strategy)</b>	8200	8400														8400
<b>2. Completions (06/10)</b>	726	339	179	104	139	20	43	33	0	95	48	40	76	5	530	1651
<b>3. Under Construction</b>	369	24	14	25	97	12	60	8	0	2	8	19	39	0	206	514
<b>4. Commitments (Not Started)</b>	2284	123	88	61	446	40	78	59	0	52	46	51	78	1	462	1585
<b>5. Allocated (without permission)</b>	0	1368	457	0	23 (23)	173 (19)	53	38 (8)	0	0	14 (14)	0	18	0	0	2080
<b>6. Total</b>	3379	1854	738	190	682	226	234	130	0	149	102	110	211	6	1198	5830
<b>7. Residual Housing Requirement</b>	4821	2570														2570

**Footnotes:**

1. Data shows housing completions for the period 01/04/06 – 31/03/10. The 1<sup>st</sup> April 2006 is the base date of the Core Strategy Plan Period.
2. Data shows the number of dwellings under construction as at the 01/04/10 (SSDC Planning Policy Monitoring).
3. Data shows housing commitments as at the 01/04/10 (SSDC Planning Policy Monitoring). Housing commitments will be re-assessed through the Strategic Housing Land Availability Assessment (SHLAA). Note this heading includes the three key site allocations at Yeovil (Lufton, Lyde Road and Brimsmore).
4. Allocated sites without planning permission have been subject to an initial review. This review used any pre-application advice and planning officer knowledge to determine the likelihood of sites coming forward. Sites in brackets reflect small sites where a lack of developer interest in the past has lead the Council to question their retention as allocations. It is the recorded figure that is added to make up the town total (ie minus any allocations that have been queried).
5. Data shows total housing numbers anticipated to come forward during the plan period in advance of future housing provision through the LDF.

### Current Employment Requirement & Supply by Town (April 2010)

The data table below shows the district's employment requirement and supply by town as at the 1<sup>st</sup> April 2010. The districts employment targets are based on the South Somerset Employment Land Review (ELR) Requirement (Stage 3). The ELR divides the employment provision between Yeovil (51 hectares) and the rest of the district (56.43 hectares) to be provided for during the plan period.

The Council's Employment Land monitoring shows that during the plan period (31<sup>st</sup> April 2006 – 1<sup>st</sup> March 2010) the district has granted planning permission are under construction, completed or allocated 35.47 hectares of employment land within Yeovil and 36.24ha in the rest of the District resulting in a requirement in numeric terms of 15.53ha for Yeovil and 15.28ha for the rest of the district.

The ELR stage three brings together the supply and demand by settlement and establishes the extent of any gaps in provision of employment land. This is achieved by assessing both demand and supply elements and identifying how these can be met by the existing supply and by Saved Local Plan allocations. The data table shows an unbalanced distribution pattern between employment land provision and the need across the district. To address these two issues the Core Strategy will need to rebalance the districts employment land through strategic employment allocations and a targeted employment policy.

	Yeovil	Chard	Crewkerne	Iminster	Wincanton	Somerton	Langport / Huish Episcopi	Ansford / Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke Sub Hamdon	Rest of South Somerset
<b>1. South Somerset Employment Land Review Requirement</b>	51	56.43													56.43
<b>2. Completions (06/09) (Net)</b>	3.64	1.2	0.32	0.83	0.40	2.2	0.00	9.39	0.02	0.00	0.00	0.56	0.04	0.00	14.96
<b>3. Under Construction</b>	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.22
<b>4. Commitments (Not Started)</b>	11.95	0.44	0.19	3.59	2.44	0.05	0.19	0.32	0.42	0.00	0.09	0.0	0.00	0.00	7.73
<b>5. Allocated (without permission)</b>	18.92	14.25	11.42	19.50	0.90	0.00	0.00	0.93	0.00	0.00	1.8	0.00	0.00	0.00	48.8
<b>6. Total</b>	35.47	15.89	11.93	23.92	3.74	2.25	0.19	10.64	0.44	0.00	2.11	0.56	0.04	0.00	71.71
<b>7. ELR Residual</b>	15.53	-15.28													-15.28

**Footnotes:**

1. The South Somerset Employment Land Review is a three-staged process. Stage 1 and 2 were published in August 2009 and Stage 3 was published in October 2010.
2. Data shows employment completions for the period 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2010. The 1<sup>st</sup> April 2006 is the base date of the Regional Spatial Strategy and the South Somerset Employment Land Review.
3. Data shows employment land under construction as at the 31<sup>st</sup> March 2010 (SSDC Planning Policy Monitoring).
4. Data shows employment land commitments as at 31<sup>st</sup> March 2010 (SSDC Planning Policy Monitoring).
5. Allocated sites without planning permission are being reviewed as a lack of developer interest in certain sites (some have been allocated for over 10 years) has led the Council to question their retention as allocations. The Chard Key will be subject to a viability report through the LDA consultants work.
6. Data shows total employment land anticipated to come forward during the plan period in advance of future employment land provision through the LDF Core Strategy.
7. The South Somerset Employment Land review residual is the remaining employment land provision that the Council should provide for through the Core Strategy. The figure is divided between Yeovil and the Rest of the District. Stage 3 of the Employment Land Review assesses if the land available; is in the right place and is of the right type for the identified demand.

## Section 6. Core Output Indicators

Local Authorities are required to monitor a set of Core Indicators. These Indicators are listed in National Planning Guidance and cover key regional and national planning issues including Business Development and Town Centres, Housing and Environmental Quality. As a consistent data source, the findings from these indicators can be used to inform the preparation of regional annual monitoring reports. The Tables below in this section relate to the 2009-2010 monitoring year.

### Business Development and Town Centres

**BD1:** Total amount of additional employment floorspace (m<sup>2</sup>) – by type.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Gross</b>	973	0	1450	1794	11948	16165
<b>Net</b>	-924	0	-802	1794	7405	7472

Source: South Somerset District Council – Employment Monitoring

The table above shows employment floorspace completed in the monitoring year (1<sup>st</sup> April 09 – 31<sup>st</sup> March 10) by Business Use Class (B1/B2/B8). In total 16165 'gross internal' square metres (m<sup>2</sup>) have been completed across the district. Taking into account 'losses' this growth gain actually results in a net increase of 7472 m<sup>2</sup>, most significantly in B8 floor area.

**BD2:** Total Amount of employment floorspace (m<sup>2</sup>) on previously developed land – by type.

	<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>Total</b>
<b>Gross</b>	183	0	254	1004	10548	11989
<b>% gross on PDL</b>	18.8%	0	17.5%	55.9%	88.3%	74.2%

Source: South Somerset District Council – Employment Monitoring

Table BD2 shows that approximately 75% of gross employment land completed during the monitoring year was located on previously development land. Breaking this figure down shows that developments within use classes B8 developments have been largely on PDL however B1 uses have shown a greater reliance on Greenfield land. However analysis of data shows that this reliance can be attributed to three single large applications.

## BD3: Employment land available - by type.

		<b>B1</b>	<b>B2</b>	<b>B8</b>	<b>B1/B2/B8</b>		<b>Total</b>
<b>BD3 (i)</b>	<b>Hectares</b>	17.3	0	0	65.22		82.52
		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>B1/B2/B8</b>
<b>BD3 (ii)</b>	<b>Hectares</b>	5.15	0.15	3.32	11.12	5.16	
		<b>B1</b>	<b>B1/B2</b>	<b>Total</b>	24.95		

Source: South Somerset District Council – Employment Monitoring

Table BD3 (i) shows total land in hectares remaining allocated for employment uses, including allocations with permissions. Sites recorded under the heading B1/B2/B8 have no specific use class identified as these are either allocations without consents or have speculative outline permissions. The district has 82.52 hectares of land allocated for employment uses of which only 25.03 have been granted permission with the remaining 57.49 hectares remaining as supply.

Table BD3 (ii) shows sites in hectares for which planning permission has been granted for employment uses but not completed. Allocated sites with permission have been excluded from this figure and have instead been recorded under BD3 (i). In total 24.95 hectares have been granted permission. This would suggest an important windfall supply of land, however this is a gross gain per employment type and does not reflect that much of this land already had consent for employment use and speculative permissions have been submitted on this land to broaden its scope for development.

BD4: Total amount of floorspace (m<sup>2</sup>) for 'town centre uses'.

		<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>BD4 (i)</b>	<b>Gross</b>	561	261	0	0	822
	<b>Net</b>	73	-429	-187	-1200	-1743

Source: South Somerset District Council – Employment Monitoring

Table BD4 (i) shows the amount of completed floorspace (gross and net) for town centre uses (A1/A2/B1a/D2) in town centre areas defined by the saved policies in the South Somerset Local Plan proposal maps. Figures are presented as internal floorspace (m<sup>2</sup>) except those for use class A1, this figure is instead presented as the amount of net tradable floorspace of the total gross internal floorspace. Data shows that during the monitoring year, 822 m<sup>2</sup> were completed (gross) however there was a resulting in a net loss of -1743 m<sup>2</sup>. There were no completions in developments defined by use class B1a or D2 in town centre locations.

			<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>BD4 (ii)</b>	<b>Gross</b>		561	427.5	0	752	1740.5
	<b>Net</b>		-463.5	-262.5	-1826	-448	-3000

Source: South Somerset District Council – Employment Monitoring

Table BD4 (ii) shows the same information as presented in table BD4 (i) except that it now shows completions for the whole local authority area. The table reveals that the district has secured 1740.5 m<sup>2</sup> of floorspace (gross) however there is an overall net loss of 3000m<sup>2</sup>.

## Housing

**H1: Plan Period and Housing Targets.**

	<b>Start of Plan Period</b>	<b>End of Plan Period</b>	<b>Total Housing Required</b>	<b>Source of Plan Target</b>
<b>H1 (a)</b>	1/4/1991	31/3/2011	13700	Somerset and Exmoor National Park Structure Plan
<b>H1 (b)</b>	1/4/2006	31/3/2026	16600	South Somerset District Council Draft Core Strategy

Source: South Somerset District Council

Table H1 above present housing targets as defined in the Somerset and Exmoor National Park Structure Plan. With the change of Government in May 2010 and their announcement of their intention to revoke Regional Spatial Strategy's in line with the Draft Core Strategy the proposed growth for South Somerset is being reappraised. South Somerset have reverted to 16,600 dwellings as the Council's previously promoted figure at the RSS Examination and in light of evidence gathered during the Core Strategy process. This comprises 8200 in Yeovil and 8400 through the rest of the district.

**H2: Net Additional dwellings**

Net additional dwellings in previous years, the reporting year, in future years and managed delivery targets is discussed in 'Section 5: Local Output Indicators' under 5 year housing land supply and housing trajectory.

**H3: New and Converted Dwellings – On Previously Developed Land.**

		<b>Total</b>
<b>H3</b>	<b>Gross</b>	639
	<b>% gross on PDL</b>	72.7%

Source: South Somerset District Council – Housing Monitoring

PPS3: Housing sets a national annual target of at least 60% of new housing to be provided on previously developed land (PDL). Data for the period April 09 – March 10 shows that South Somerset has provided over 72% of it's housing on brownfield land, far in excess of the national target.

However the 'bulk' of Local Plan key sites now with consent and awaiting commencement within the next 5 years are on Greenfield sites and mean the Council is unlikely to meet national or regional targets. As however South Somerset has consistently met this target over the previous 5 years future monitoring of this indicator should be considered in the context of this wider more positive picture. The Draft Core Strategy looks to project future housing provision in the light of current evidence and proposed strategic provision. In the light of this work a future PDL target of 30% is sought. This reflects the realisation during the plan period of long held aspirations for key urban growth and a strategic urban extension for Yeovil.

#### H4: Net Additional Pitches (Gypsy and Travellers).

	Permanent	Transit	Total
<b>H4</b>	1	0	1

Source: South Somerset District Council – Housing Monitoring

The South West Regional Spatial Strategy Proposed Modifications Policy GT1 sets a Regional Pitch Requirement of 1634 pitches over the period 2006-2011, with a requirement of 20 permanent pitches and 10 transit pitches during this period. Monitoring shows that of this projected need South Somerset District Council have approved applications for 9 permanent pitches since 2006.

The Gypsy and Traveller Accommodation Needs Assessment 2010, which provides a more robust assessment of accommodation requirements, identifies the need for South Somerset to provide 10 residential pitches and 8 transit pitches in the time period 2010 – 2020. Monitoring shows that of this projected need South Somerset District Council have approved applications for 1 permanent pitch since 2010.

The Somerset Housing Officer's Group approved the survey on 26 November 2010

#### H5: Gross Affordable Housing Completions.

	Social rent Homes provided	Intermediate Homes provided	Affordable Homes Total
<b>H5</b>	167	19	186

Source: South Somerset District Council – Housing Monitoring

Affordable Housing completions for April 09 – March 10 show a split of 89% Social Rented to 11% Intermediate. The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment (February 2009) now seeks a split of 67% Social Rented to 33% Intermediate.

**H6: Housing Quality – Building for Life Assessments**

South Somerset has 5 accredited assessors, however no mechanisms have been put in place to monitor the 11 key indicators for housing quality. Following uncertainty over governmental policy change developing methods of collection have been temporarily put on hold pending clarification of the way forward.

**Environmental Quality**

**E1:** No of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

No planning permissions were granted contrary to EA advice.

	<b>Flooding</b>	<b>Quality</b>	<b>Total</b>
<b>E1</b>	0	0	0

Source: Environment Agency and South Somerset Housing Monitoring

**E2:** Changes in areas of biodiversity importance.

There were no recorded changes to areas of biodiversity importance recorded this monitoring year.

	<b>Loss</b>	<b>Addition</b>	<b>Total</b>
<b>E2</b>	0	0	0

Source: South Somerset District Council – Biodiversity Monitoring

**E3:** Renewable Energy Generation.

		<b>Permitted /completed installed capacity in MW</b>
<b>E3</b>	<b>Wind onshore</b>	0
	<b>Solar photovoltaics *</b>	0
	<b>Hydro</b>	0.017
	<b>Biomass – Landfill gas</b>	0
	<b>Biomass – Sewage sludge digestion</b>	0
	<b>Biomass – Municipal solid waste combustion</b>	0
	<b>Biomass – Co-firing of biomass with fossil fuels</b>	0
	<b>Biomass – Animal Biomass</b>	0

	<b>Biomass – Plant</b>	0.025
	<b>Total</b>	0.042

Source: South Somerset District Council – Renewable Energy Monitoring

Internal monitoring for the period 1 April 09 to the 31 March 10 confirm that South Somerset District Council have approved a number of smaller renewable energy generation schemes. This includes the proposal for a wood pellet biomass boiler at a new Highway Agency maintenance depot off Southfields Roundabout near Ilminster.

A hydro-electric turbine, approved in 2008 has now been completed and has become operational during this monitoring plan period.

\* Note: The Council can no longer accurately monitor solar photovoltaic's installed by capacity for each monitoring year due to changes in permitted development rights that allow solar panels to be installed without needing planning permission and therefore outside the Council's monitoring framework. Large schemes that require planning permission will continue to be monitored.

## **Section 7. Development of South Somerset's Evidence Base**

This section presents updates on the development of South Somerset's evidence base to be used to inform the preparation of the Council's Local Development Framework and principally the Core Strategy DPD.

### **Settlement Role and Function Study**

The South Somerset Settlement Role and Function Study was published in April 2009 and in broad terms comprises the development of a methodology, its subsequent application and desk based analysis of information to provide recommendations on settlement classification. The settlement role and function study recognises the strategic nature of Yeovil and its strategically significant city or town in the emergent Regional Spatial Strategy (Policy A) designation.

The report recommends that settlements with a strong employment, retail and community role should be considered for emergent RSS Development Policy B classification i.e. settlements appropriate for local significant growth. This would include Chard, Crewkerne, Ilminster, Wincanton, Somerton, Langport/Huish Episcopi and Ansford Castle Cary.

The role and function study also identifies six other settlements that have a retail and community services role that are important to the district, act as focal points for surrounding settlements for retail and strategic community facility provision to be considered for emergent RSS Development Policy C classification i.e. settlements appropriate for growth for local needs. This would include Ilchester, South Petherton, Martock, Bruton, Milborne Port and Stoke Sub Hamdon. The report recommends Settlement Classification by Employment Indicators, Retail and Community Service Role and Self Containment and Sustainable Travel Opportunities form the basis of future monitoring.

This study has proved an important influence and talking point in determining the settlement hierarchy through the Cluster Workshops with local communities undertaken in late 2009 and early 2010.

With the impending revocation of the RSS, Baker Associates have been commissioned to re-examine the projected population and housing need and economic growth forecasts. This is due shortly.

### **Strategic Housing Market Assessment**

The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment was published in February 2009 including a strategic housing land viability Assessment. The SHMA showed a net annual affordable housing need of 659 dwellings and an overall target of 35% based on need. The viability assessment has taken account of changing markets (July 2008) suggests a target of 30% based on the current market conditions. In order to address the issues of the changing housing market the SHMA suggests adopting a 2 stage flexible approach to policy by having an overall-district wide target but implementing a process of repeating the viability analysis on an annual basis.

An initial general threshold of 10 dwellings is suggested for all settlements in the SHMA further viability assessment work is needed to establish if a lower threshold is appropriate. This has been undertaken as part of the preparation of the Draft Core Strategy.

### **Employment Land Review**

In August 2009 stage 1 & 2 of the South Somerset Employment Land Review (ELR) were published. The ELR stage 1 looks at the supply of employment land available for employment development in the form of residual Local Plan allocations, extant planning permissions, lapsed planning permissions, developments under construction, and completions and looks at established business parks and trading estates.

The ELR stage 2 attempts to rationalise the employment land allocation provided for the district in policy HMA13 of the Secretary of States Proposed Modifications to the draft Regional Spatial Strategy (RSS), and apply the rational to local conditions, therefore creating a robust picture of future land requirements. The report concludes that there is a need for 104 hectares of employment land in South Somerset to 2026.

Stage 3 of the ELR was published in October 2010 and looks at developing policies for the implementation of this requirement.

### **Strategic Flood Risk Assessment**

South Somerset District Council published its Strategic Flood Risk Assessment – Level 1 (SFRA) in August 2008. The SFRA has been prepared to support the application of the Sequential Test outlined in PPS25: Development and Flood Risk and to provide information and advice in relation to land allocations and development control.

The SFRA has assessed all sources of flooding using the information supplied by the South Somerset District Council, the Environment Agency and other stakeholders. The SFRA has established that there are areas within South Somerset at risk of flooding. In order to minimise the flood risks proposed to all potential development the sequential test will need to be applied for all land use allocations. It has been generally accepted that the SFRA will need to undertake an annual review to identify any changes to the flood zones identified in the report.

### **Gypsy and Traveller Accommodation Needs Assessment**

An updated Somerset Gypsy and Traveller Accommodation Needs Assessment was finally approved in November 2010.

The report identifies the requirement for 10 additional residential pitches between 2010 – 2015 and 8 residential pitches between 2015 – 2020 for South Somerset. It also requires the provision of 10 transit pitches.

The report also makes a range of recommendations including:-

- collaborative working
- disposal of council sites
- site management
- site design and location
- site facilities
- traditional stopping places
- health, education and training
- sundry other recommendations

### **Retail Study**

The South Somerset Retail Study was published in January 2006 and identifies retail trends, the need for additional floorspace and an assessment of potential sites for retail development. The report recognises the need for the local authority to establish a retail hierarchy as indicated by PPS6. It recommends that the Council adopt the following hierarchy:

Town centres: Yeovil, Chard, Crewkerne, Ilminster, Wincanton

District centres: Somerton, Castle Cary, Langport

Local centres: Bruton, South Petherton, Martock, Milborne Port

The report recommends the provision of additional floorspace in Yeovil over the plan period, but finds no justification for allocating land for further development in any other centre. However, it does recommend the development of policy to encourage appropriate facilities to locate within local centres to prevent the loss of existing retail use.

This study was updated and the final report published July 2010. This sets the objectives, which are to assess the health of the key town centres within the District (Yeovil, Chard, Crewkerne, Ilminster, Wincanton, Castle Cary, Somerton and Langport), including an assessment of key performance indicators. It indicates potential retail capacity both for comparison and convenience floor space and assesses potential sites within centres. This study concentrates on Yeovil and the District's Market Towns as recommended in the Baker Settlement Role & Function Study. Its main findings are set out in the Draft Core Strategy.

### **Local Transport Plan**

The Local Transport Plan was published in March 2006 and sets out objectives and opportunities for the maintenance and improvement of the transport network, as well as investment priorities and quality of life issues. Points covered by the plan are road safety, improving accessibility, congestion, air pollution, strategic routes and cross boundary planning, maintenance. The report also highlights the importance of performance management monitoring and the development of locally-tailored performance indicators.

Somerset's Future Transport Plan is currently out for consultation until 7 January 2011. It sets out our transport policy for the next 15 years and describes the challenges we face and the policies and investments that will help us tackle these challenges.

### **Open Space Study**

South Somerset District Council have prepared a PPG17 compliant open space study that is due to be presented to District Executive Committee in early January 2011. PPG17 is the national planning guidance on planning for open space, sport and recreation and sets out the expected process for preparing an open space study. The open space study provides a review of the districts informal open spaces, parks and gardens and sets provision standards for Quantity, Quality and Accessibility. It also puts forward an action plan for sustainability, management, accessibility and

design. Play provision standards are considered in the Council's separate Play Space Strategy.

### **Green Infrastructure**

The Council is at an early stage in the preparation of a Green Infrastructure Strategy for South Somerset. The purpose of the Green Infrastructure is to guide the development of a network of green spaces at a sub-regional level, establish high quality accessible green infrastructure within a comprehensive landscape study and improve quality of life while addressing climate change. Early integration of Green Infrastructure can ensure that it is properly planned in advance or alongside new development.

### **Conclusion**

The data from these evidence base studies will be reflected in the emerging core strategy.

## Section 8. Information Gap

South Somerset District Council recognise that monitoring is a continually evolving process and as new indicators are introduced, new monitoring process will need to be set up. The table below identifies where there are gaps in the current monitoring process and the programme of actions required to meet them.

Indicator	Information Gap	Actions
Local Output Indicators	<ul style="list-style-type: none"> <li>• All emerging policies of the South Somerset Local Development Framework.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of new Local Output indicators through the preparation of the Council's Local Development Framework in conjunction with the production of the Draft Core Strategy.</li> </ul>
National Core Output Indicators (NCOI)	<ul style="list-style-type: none"> <li>• E3 Renewable Energy Generation</li> <li>• E2 Changes in biodiversity importance</li> <li>• H6 Housing Quality – Building for Life Assessments</li> </ul>	<ul style="list-style-type: none"> <li>• Develop formalised monitoring system through Uniform.</li> <li>• Officers have undertaken Building for Life Assessment training but are waiting for further advice on how to develop the scoring system envisaged by the Government. This has yet to be produced.</li> </ul>

## **Section 9. Saved Policies and Proposals**

The South Somerset Local Plan was adopted on 27 April 2006 and "saved" under the regulations until 26 April 2009 pending the preparation of the replacement Local Development Framework. As the replacement Local Development Documents have yet to emerge the District Council applied for direction under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 to effectively extend the life of the policies within the Local Plan until the replacement Local Development Documents are adopted.

In January 2009 South Somerset District Council submitted a letter to the Government Office for the South West (GOSW) requesting an extension of Local Plan Policies and Proposals for a further period until their replacement by the LDF. The letter attached a list of the policies and proposal requested to be saved beyond the three-year saved period, and a list of the policies and proposal that are not required to be saved, along with reasons.

South Somerset District Council received a letter from the GOSW on the 24<sup>th</sup> April 2009 setting out the Secretary of States assessment of the proposed saved policies and proposals and the Direction to save policies necessary to ensure continuity in the plan led system. The letter from GOSW agreed with South Somerset District Council with the exception of three policies that they considered should also not be saved: Policy EU2: Wind Turbines and Policies HG13/HG14: Sites for Travelling Show People. The letter from GOSW along with the final schedule of saved policies can be seen in the AMR 2008/2009.

## Appendix 1 – Significant Effects Indicators

SA Objective	Significant Effects Indicator (source)	Indicator (Cross-reference)
1. Improve access to essential services and facilities	Number of Super Output Areas (SOAs) in South Somerset where 'Road distance to GPs, Hospitals, Primary Schools and Post Offices' is in worst 20% nationally (Indices of Multiple Deprivation);	39 (2007) (See Section 2 - Context Indicators)
	Access to services and facilities by public transport, walking and cycling (% of parishes covered by Demand Responsive Transport) (LAA NI 175).	88%
2. Reduce poverty and social exclusion	Number of SOAs in South Somerset which are within the 20% most deprived nationally – overall weighted score (IMD);	3 (2007) (See Section 2 - Context Indicators)
	Number of SOAs in South Somerset that rank within the most deprived 20% nationally for income (IMD);	2 (2007) (See Section 2 - Context Indicators)
	Tackling fuel poverty - people receiving income based benefits living in homes with low energy efficiency rating (LA NI 187);	<35 SAP = 22.7% >65 SAP = 25.2%
	% of people who believe people from different backgrounds get on well together in their local area (LAA NI 1);	75%
	Number of benefit recipients (Nomis). Income Support Benefit	3,180 (August 2008)
3. Provide sufficient housing to meet identified needs of the community	Net additional homes provided (LAA NI 154);	552
	Number of affordable homes delivered (gross) (LAA NI 155);	172
	House price to income ratio (Land Registry);	(See Section 2 - Context Indicators)
	Number of homeless in the district (SSDC);	Accepted as Homeless - 280 (2005) (See Section 2 - Context Indicators)
	Provision of gypsy and traveller sites in relation to identified need (SSDC).	2 (See Section 7 - Core Indicators)
4. Improve health and well being	Number of SOAs in South Somerset where 'Road distance to GPs, Hospitals, Primary Schools and Post Offices' is in worst 20% nationally (Indices of Multiple Deprivation);	39 (2007) (See Section 2 - Context Indicators)
	Obesity among primary school age children in Year 6 (LAA NI 56);	16.7 (County figure 2008/2009)
	Adult participation in sport (LAA NI 8);	23.3 (District 2008/2009)
	Healthy life expectancy at age 65 (LAA NI 137);	15 (District 2001)
	Number of SOAs within the 20% most deprived nationally for health and disability (IMD).	1 (See Section 2 - Context Indicators)
5. Improve education and skills of the population	Working age population qualified to at least Level 2 (GCSE) or higher (LAA NI 163);	71.98
	Working age population qualified to at least Level 4 (Degree) or higher (LAA NI 165).	26.61%
6. Reduce crime and fear of crime	Dealing with local concerns about anti-social behaviour and crime by the local council and police (LAA NI 21);	23.9%
	Serious acquisitive crime rate (LAA NI 16);	8.7 (Somerset)
	Number of SOAs within the 20% most deprived nationally for crime and disorder (IMD).	4 (See Section 2 - Context Indicators)
	% of residents who feel safe/very safe whilst outside (daytime and night time) (BMG Quality of Life survey 2005).	77% (2005) (See Section 2 - Context Indicators)

7. Support a strong, diverse and vibrant local economy	Average earnings of employees (LAA NI 166);	412
	Overall employment rate (LAA NI 151);	2009/10 – Q1 - 84.8, Q2 - 84.8, Q3 - 80.7, Q4 - 79.3
	Proportion of employees in different sectors (Census);	No Data Available
	VAT registration rate (LAA NI 171);	515 (2007) (See Section 2 - Context Indicators)
	VAT registered businesses in the area showing growth (LAA NI 172);	13.7 (District 2008)
	Travel to work – modal split (Census);	(See Section 2 - Context Indicators)
	Proportion of retail, office and leisure development completed in town centre (SSDC: Core Output Indicator).	(See Section 7 - Core Indicators)
8. Reduce the effect of traffic on the environment	Travel to work – modal split (Census);	(See Section 2 - Context Indicators)
	Killed or seriously injured on South Somerset's roads (LAA NI 47).	3 year figure 2007 – 2009 District 8.7 Normally a 3 year average but individual number of incidents in 2009/10 is 304
9. Protect and enhance the landscape and townscape	% of new homes built on previously developed land (SSDC);	(See Section 7 - Core Indicators)
	Average density of new housing development (SSDC);	55.29 Dwellings per Hectare
	% of new developments meeting 'Building for Life' criteria (SSDC: Core Output Indicator).	(See Section 7 - Core Indicators)
10. Conserve and where appropriate enhance the historic environment	Number of listed buildings lost / 'at risk' (English Heritage, SSDC);	(See Section 2 - Context Indicators)
	Number of Conservation Area appraisals / Management Plans prepared (SSDC);	(See Section 2 - Context Indicators)
	Total area covered by conservation areas, historic parks and gardens (SSDC);	Conservation Areas 1,397.75 ha Historic Parks & Gardens 1,704ha
	Total number of archaeological sites (SCC).	4248
11. Reduce contribution to climate change and vulnerability to its effects	Per capita CO2 emissions (LAA NI 186);	4.2 (District 2007) 2.3 (County 2009/10)
	Renewable energy capacity installed (SSDC: Core Output Indicator);	(See Section 7 - Core Indicators)
	Adapting to climate change (LAA NI 188).	Level 1
12. Minimise pollution (including air, water, land, light, noise) and waste production	Number and extent of Air Quality Management Areas (SSDC);	No Data Available
	Number of days of air pollution exceeding 40µg/m <sup>3</sup> in Yeovil AQMA (SSDC: SCS);	(See Section 2 - Context Indicators)
	River quality (% of very good, good or fair) (EA);	(See Section 2 - Context Indicators)
	Residual household waste per year (LAA NI 191);	386.98
	Household waste recycled and composted (Somerset Waste Partnership, NI 192).	44.16%
13. Manage and reduce the risk of flooding	Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding or water quality grounds (EA; Core Output Indicator).	1 (See Section 7 - Core Indicators)
14. Conserve and enhance biodiversity	% of SSSIs in favourable or recovering condition (Natural England);	73% (See Section 2 - Context Indicators)

biodiversity and geodiversity	Health of Natural Environment 'basket of measures' (LAA LPI (6);	LAA LPI (6)
	Number/area of Local Wildlife Sites in South Somerset (Somerset Environmental Records Centre).	(See Section 2 - Context Indicators)

## Appendix 2. Schedule of Use of Saved Policies

Policy Proposal	Description	Use 05/06	Use 06/07	Use 07/08	Use 08/09	Use 09/10
<b>Chapter 2 Local Plan Strategy</b>						
POLICY ST1	Rural Centres	12	9	10	8	17
POLICY ST2	Villages	13	16	22	7	5
POLICY ST3	Development Areas	102	108	154	75	82
POLICY ST4	Extensions and Alterations to Buildings in the Countryside	4	4	10	12	6
POLICY ST5	General Principles of Development	106	218	340	238	318
POLICY ST6	The Quality of Development	212	203	355	312	374
POLICY ST7	Public Space	5	8	3	1	6
POLICY ST8	Sustainable Construction	8	12	7	6	3
POLICY ST9	Crime Prevention	7	10	8	5	18
POLICY ST10	Planning Obligations	6	8	13	0	0
<b>Chapter 3 Countryside Environment</b>						
POLICY EC1	Protecting the Best and Most Versatile Agricultural Land	1	4	0	0	1
POLICY EC2	Areas of Outstanding Natural Beauty	5	14	2	2	6
POLICY EC3	Landscape Character	41	39	85	39	87
POLICY EC4	Internationally Important Sites	2	4	0	0	0
POLICY EC5	Nationally Important Sites - Sites of Special Scientific Interest	2	3	0	0	0
POLICY EC6	Locally Important Sites	1	2	1	1	1
POLICY EC7	Landscape Features of Major Importance to Wildlife	3	4	2	2	2
POLICY EC8	Protected Species	5	6	15	33	34
<b>Chapter 4 Historic and Built Environment</b>						
POLICY EH1	Conservation Areas	46	56	83	103	106
POLICY EH2	Demolition of Buildings in Conservation Areas	1	0	7	2	3
POLICY EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings	33	36	69	93	87
POLICY EH4	Demolition of Listed Buildings	5	1	3	3	0
POLICY EH5	Development Proposals Affecting the Setting of Listed Buildings	32	38	44	68	78
POLICY EH6	The Conversion of Buildings in the Countryside	11	7	11	9	10
POLICY EH7	The Conversion of Buildings in the Countryside	17	15	17	11	12
POLICY EH8	Historic Parks and Gardens	3	4	0	6	8
POLICY EH9	Historic Battlefields	0	2	0	0	0
POLICY EH10	No Development Areas	3	0	0	0	0
POLICY EH11	Archaeological Sites of National Importance (Scheduled Ancient Monuments)	0	1	0	0	0
POLICY EH12	Areas of High Archaeological Potential and Other Areas of Archaeological Interest	13	25	11	0	0
<b>Chapter 5 Pollution Control</b>						
POLICY EP1	Pollution and Noise	7	8	7	8	12
POLICY EP2	Pollution and Noise	13	9	6	2	9
POLICY EP3	Light Pollution	8	10	4	7	8
POLICY EP4	Building Waste	2	2	0	0	1
POLICY EP5	Contaminated Land	8	4	7	10	8

POLICY EP6	Demolition and Construction Sites	2	3	3	0	4
POLICY EP7	Potential Odour Generating Developments	2	0	0	1	3
POLICY EP8	Sewage Treatment Works	0	0	3	0	0
POLICY EP9	Control of other Potentially Polluting Uses	6	6	6	7	18
<b>Chapter 6 Utilities</b>						
POLICY EU1	Renewable Energy	1	0	4	4	0
POLICY EU2	Wind Turbines	1	0	0	1	0
POLICY EU3	Non-mains Sewerage	2	4	4	2	2
POLICY EU4	Water Services	8	6	9	13	27
POLICY EU5	Flooding	7	11	8	11	11
POLICY EU6	Culverting	2	1	1	3	1
POLICY EU7	Groundwater Catchment Areas	2	1	0	5	1
POLICY EU8	Telecommunications	1	1	0	0	0
<b>Chapter 7 Transport</b>						
POLICY TP1	New Development and Pedestrian Provision	8	13	8	1	28
POLICY TP2	Travel Plans	7	14	14	0	4
POLICY TP3	Cycle Parking	7	4	5	1	5
POLICY TP4	Safer Environments for New Developments and Existing Residential Areas	7	5	7	2	24
POLICY TP5	Public Transport	11	18	10	2	0
POLICY TP6	Non-Residential Parking Provision	18	20	12	7	6
POLICY TP7	Residential Parking Provision	20	33	44	33	43
POLICY TP8	Local Transport Plan Schemes	1	2	7	0	0
POLICY TP9	Trunk Roads	1	1	0	0	0
<b>Chapter 8 Town Centres and Shopping</b>						
POLICY MC1	Primary Shopping Frontages	1	5	3	0	0
POLICY MC2	Location of Shopping Development	8	9	5	2	2
POLICY MC3	Location of Shopping Development	5	5	8	2	1
POLICY MC4	Other Uses in Town Centres	3	8	8	2	4
POLICY MC5	Location of Non-Shopping Key Town Centre Uses	1	4	1	1	1
POLICY MC6	Location of Non-Shopping Key Town Centre Uses	3	3	1	1	0
POLICY MC7	Design in Town Centres	1	4	3	1	1
POLICY MS1	Local Shopping and Services	4	4	11	7	3
POLICY MS2	Local Shopping and Services	3	3	1	0	0
POLICY MS3	Local Shops and Services Outside Development Areas	0	1	1	0	0
POLICY MS4	Farm Shops	3	2	2	1	0
POLICY MS5	Petrol Filling Stations	1	2	0	0	0
POLICY MS6	Garden Centres and Nurseries	2	1	0	0	2
POLICY MS7	Control of Advertisements	1	4	10	7	12
<b>Chapter 9 Employment and Tourism</b>						
POLICY ME1	Provision for New Employment Land	3	5	0	3	1
POLICY ME2	Provision for New Employment Land	4	1	1	0	0
POLICY ME3	Employment within Development Areas	5	6	3	3	3
POLICY ME4	Expansion of Existing Businesses in the Countryside	5	1	3	2	2
POLICY ME5	Farm Diversification	1	0	9	1	7
POLICY ME6	Retention of Land and Premises	23	20	15	2	2
POLICY ME7	Retention of Land and Premises in Rural Areas	1	4	2	0	0

POLICY ME8	Hazardous Installations	0	0	0	0	1
POLICY ME9	Consultation Zones around Notifiable And Hazardous Installations	0	0	0	0	0
POLICY ME10	Tourist Accommodation	6	8	6	0	0
<b>Chapter 10 Housing</b>						
POLICY HG1	Provision for New Housing Development	6	17	5	12	17
POLICY HG2	Provision for New Housing Development	1	6	1	0	0
POLICY HG3	Phasing	5	8	1	0	0
POLICY HG4	Housing Densities	12	15	18	8	15
POLICY HG5	Replacement Dwellings in the Countryside	6	3	5	4	1
POLICY HG6	Affordable Housing	4	13	3	0	3
POLICY HG7	Affordable Housing - Site Targets and Thresholds	15	20	13	7	12
POLICY HG8	Affordable Housing - Commutation of Requirement	1	7	3	1	1
POLICY HG9	Rural Housing Needs	5	1	2	1	0
POLICY HG10	Transit/short stay sites	1	1	0	0	0
POLICY HG11	Long Term/Residential Sites	1	4	1	1	0
POLICY HG12	Low Impact Dwelling Sites	0	0	0	0	0
POLICY HG13	Sites for Travelling Show People	1	0	0	0	0
POLICY HG14	Sites for Travelling Show People	4	1	0	0	0
POLICY HG15	Agricultural and Forestry Dwellings	11	11	11	1	0
POLICY HG16	Agricultural and Forestry Dwellings	0	1	0	0	0
<b>Chapter 11 Recreation and Community Facilities</b>						
POLICY CR1	Existing Playing Fields/Recreation Areas	1	1	2	0	0
POLICY CR2	Provision of Outdoor Playing Space and Amenity Space in New Development	7	16	16	17	13
POLICY CR3	Off site provision	3	4	10	9	8
POLICY CR4	Provision of Amenity Open Space	2	5	3	1	11
POLICY CR5	Golf Development	0	0	1	0	0
POLICY CR6	Horses and Development	3	4	1	3	2
POLICY CR7	Commercial Development Involving Horses	2	0	1	3	3
POLICY CR8	New Recreational Uses in the Countryside	2	2	0	0	0
POLICY CR9	Public Rights of Way and Recreation Routes	3	3	5	0	3
POLICY CR10	Public Rights of Way and Recreation Routes	1	1	0	0	0
POLICY CR11	Inland Waterways	0	0	0	0	0
POLICY CR12	Allotments	0	0	0	1	0

Highlighted policies are no longer 'saved' but were in use during the monitoring period.

### Appendix 3. Review of Allocations

#### Housing

##### Area East

Reference	Town	Site Name	Estimate	Comment
KS/WINC/1	Wincanton	New Barn Farm	250	Application Permitted with Conditions 05/00960/OUT (250 Dwellings) Application Permitted 09/00979/REM (283 Dwellings – 74 under construction, 209 not started)
HG/WINC/2	Wincanton	Southgate Road	23	No formal contact
HG/ANSF/1	Ansford / Castle Cary	Hill Crest School	24 (18)	Application Permitted with conditions 02/02107/FUL (24 Dwellings)
HG/CACA/1	Ansford / Castle Cary	W of Surgery	8	No formal contact
HG/CACA/2	Ansford / Castle Cary	Remalard Court	30	Pending Consideration 08/00189/OUT (36 Dwellings)
HG/BRUT/1	Bruton	Frome Road	60	08/03187/REM under construction
HG/MIPO/1	Milborne Port	Wheathill Lane	18	09/00478/OUT (20 dwellings) pending consideration

##### Area North

Reference	Town	Site Name	Estimate	Comment
HG/HUEP/1	Huish Episcopi	Newtown Park	53	10/03541/FUL (51 dwellings) pending consideration
HG//MART/1	Martock	Old Gas Works Site, Coat Road	14	No formal contact
HG/SOME/1	Somerton	Bancombe Road	140	10/00370/FUL (138 dwellings) pending consideration
HG/SOME/2	Somerton	Maypole Knapp	19	No formal contact
HG/SOME/3	Somerton	Home Farm, West End	14	Pre-application discussions
HG/SOME/4	Somerton	Mill House, Sutton Road	46 (12)	Complete (AMR 2006 - 2009)
HG/SOPE/1	South Petherton	Hayes End	30	Application permitted 08/00726/REM (31 dwellings)
HG/SOPE/2	South Petherton	Lightgate Lane	51	Complete (AMR 2010)

**Area South**

Reference	Town	Site Name	Estimate	Comment
KS/BRYM/1	Yeovil	Lufton	620	Application permitted with conditions 05/00931/OUT (620 dwellings) 10/01875/REM (717 dwellings) pending consideration
KS/YEWI/1	Yeovil	Lyde Road	717	Applications Permitted with Conditions 06/01050/OUT 08/04443/REM (226 Dwellings) 08/04785/REM (119 Dwellings)
KS/YEWI/2	Yeovil	Thorne Lane	830	Application Permitted with Conditions 05/00753/OUT (830 Dwellings)
HG/YEOV/1	Yeovil	Bucklers Mead	15	Application 08/00271/REM refused Approved on appeal (37 dwellings – 16 under construction, 21 not started)
HG/YEOV/2	Yeovil	Larkhill Road	150	Complete (AMR 2006 - 2009)
HG/YEOV/3	Yeovil	Jewsons Yard	69	Complete (AMR 2006 - 2009)

**Area West**

Reference	Town	Site Name	Estimate	Comment
KS/CHAR/1	Chard	Furnham Road and Tatworth Road	1350	Awaiting implementation strategy (September 2009)
KS/CREWI/1	Crewkerne	Between Yeovil Road and Station Road	438	Application recommended for approval 05/00661/OUT (525 dwellings). Viability issues to be discussed before issuing consent
HG/CHAR/2	Chard	Lower Touches	24 (20)	Complete (AMR 2006 - 2009)
HG/CHAR/3	Chard	Bews Lane	21	Application refused 07/05600/REM (22 dwellings)
HG/CREW/2	Crewkerne	Charlton Close	19	No formal contact made
HG/CREW/3	Crewkerne	Maiden Beech	110	Application permitted 07/04736/FUL (114 dwellings)
HG/ILMI/1	Ilminster	Wharf Lane	18	Complete (AMR 2006 - 2009)

**Employment**

<b>Policy</b>	<b>Site Area (ha)</b>	<b>Progress</b>	<b>SSDC Action</b>
ME/WECO/1: Land off Bunford Lane, Yeovil	16.5	Application submitted November 2007 - Committee Resolution to grant permission subject to Section 106.	Resolve Section 106.
ME/YEOV/4: Land South of Yeovil Airfield, Yeovil	4.8	Outline planning permission (04/01278/OUT) for B1, B2 and B8 uses.	Pre application discussions on Reserved Matters.
ME/YEOV/5: Land at Higher Farm Trading Estate, Bunford Lane, Yeovil	2.42	No progress	No action required at present – review in due course.
ME/CHAR/6: Land North of Millfield, Chard	1.25	Application submitted covering the southeast part of the site. Application 09/03321/FUL	Determine application in due course.
ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne	0.12	Part of site has planning permission for employment use.	No action required at present – review in due course.
ME/CREW/5: Land North of Cropmead Trading Estate, Crewkerne	0.8	No progress	No action required at present – review in due course.
ME/WINC/3: Land between Lawrence Hill and A303, Wincanton	0.9	No progress, albeit a small part of the site on the eastern edge is part of an application for adjoining lands.	No action required at present – review in due course.
ME/CACA/3(I): Land at Torbay Road, Castle Cary	0.93	No change on majority of site. Planning permissions on one part of site. Pre application discussion.	No action required at present – review in due course.
ME/ILMI/3: Land West of Horlicks Ltd., Hort Bridge, Ilminster	1.5	Application 09/04401/FUL gives approval for half of the site to for Highway Agency maintenance depot	No action required at present – review in due course.
ME/ILMI/4: Land off Station Road, Ilminster	12.9	Outline application for employment development submitted – decision pending	Determine application.
ME/ILMI/5: Land Adjacent to Powrmatic Ltd., Hort Bridge, Ilminster	5.1	No progress	No action required at present – review in due course.
ME/MART/2: Land west of Ringwell Hill, Bower Hinton, Martock	1.8	Application for employment development awaiting determination (Outline application 0500887OUT)	Continue to determine application.

KS/BRYM/1: Lufton Key Site Extension, Yeovil	4.7	Outline planning permission 06/04559/OUT for employment B1/B2/B8	No action required at present – review in due course.
KS/CHAR/1: Extension Land east of Chard between Furnham Road & Tatworth Road	13	No Progress	No action required at present – review in due course.
KS/CREW/1: Land between Yeovil Road & Station Road, Crewkerne	10.5	Outline planning permission 05/00661/OUT – pending consideration	No action required at present – review in due course.
KS/WINC/1: Land at New Barn Farm, Wincanton	2.1	Outline planning permission 05/00661/OUT	No action required at present – review in due course.