



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 2010 – March 2011

31st December 2011

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 local context within which the South Somerset LDF is and will be formed. The year monitored is from 1st April 2010 – 31st March 2011.

The **South Somerset Profile** draws attention to the spatial vision of what South Somerset will be like in 2026 as set out in the emerging South Somerset Core Strategy 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.

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.

Progress on the **Local Development Scheme** outside of the South Somerset Core Strategy in the monitoring year was limited for a number of reasons principally, changes to the planning system and the emphasis on delivery of the Core Strategy. It is intended that the year ahead will bring about the review of the LDS.

The **Output Indicators** section summaries how frequently local plan policies are used, progress on delivery of local plan allocations, and delivery of policy objectives for the key themes housing, employment, retail, health and well being, transport and environmental quality.

A review of 400 planning applications shows that; 41 policies had not been used, 31 policies had only been used on between 1-4 occasions, 21 policies had been used on between 5-9 occasions and 15 policies had been used in excess of 10 occasions. A review of housing allocations shows good progress on the district's Key Sites, specifically with development commencing on the Lyde Road Key Site Yeovil, Crewkerne's Maiden Beach and Wincanton's New Farm Barns. 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 **Housing** section looks at the change in population and its demographic, the number of dwellings and households, local issues with homelessness and house prices. It also looks at housing targets over the plan period and how well we are managing to achieve them. This shows that during the plan period (1st April 2006 – 31st March 2011) 3,704 dwellings within Yeovil and 6,189 dwellings throughout the rest of the District have been granted planning permission, are under construction, completed or allocated. South Somerset District Council must therefore make provision for 4,496 dwellings at Yeovil and 2,211 dwellings for the rest of the district before the end of the plan period to achieve the Draft Core Strategy housing provision targets. The Housing Trajectory and 5 year housing land supply section has been assessed using the Strategic Housing Land Availability Assessment as base data. The Council has a 5 year land supply.

The **Employment** section looks at the levels of unemployment and the numbers of job seekers. This shows that South Somerset has had relatively stable employment and unemployment rates since 2000. However in line with national trends there is a more acute problem with young people out of work. The methods for recording the numbers of businesses formed has changed slightly, however the general trend data indicates fewer companies have formed and more have ceased operations, reflecting the economic climate.

The Council's Employment Land monitoring shows that during the Core Strategy plan period (1st April 2006 – 31st March 2011) 35.41 hectares of employment land within Yeovil and 66.45ha in the rest of the District have been granted planning permission, are under construction, completed or allocated, resulting in a requirement, in purely numeric terms, of 15.59ha for Yeovil and -10.3ha for the rest of the district.

The **Retail** data reflects a decline in the high street with an overall loss of -778m² A1/A2/B1a from town centre uses throughout the District, although there is an overall increase in floorspace throughout the district when out of town centre retail is taken into account. This includes such developments as the creation of Farm Foods in Yeovil.

There has been no update of the data available for **Transport** trends since the 2001 census. It is anticipated that the data from the 2011 Census will be available to update next year.

The **Health and Well Being** section looks at detail of levels of deprivation, health profiles and life expectancy. The levels of education in South Somerset remain general lower than the South West as whole, especially at the higher levels of education, which are also well below the national levels.

The **Environmental Quality** section looks at crime levels, which continue to show a general decreasing trend. The Natural and Historic Environments show details of the landscape, heritage and biodiversity assets South Somerset have, as well the steps that are being taken to protect or promote their continued well being, such the appraisal and review of Conservation Areas and input by the Conservation Team to protect and promote biodiversity.

Environmental quality indicators show no applications were granted contrary to Environment Agency advice and the installation of 1.935mw of renewable energy installations (entirely photovoltaics) 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 the Local Transport Plan, as well as the update of the Settlement Role and Function Study with the Housing and Economic Growth Forecasts for South Somerset and Yeovil.

The section entitled **Information Gap** identifies missing indicators and issues that require further work in the development of monitoring indicators in the coming year 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 24th 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

Policy Context and the Purpose of the AMR

This document is South Somerset District Council's seventh Annual Monitoring Report (AMR) dated December 2011 and covers the period 1st April 2010 – 31st March 2011. 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).

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.

In previous years the report was produced in line with the requirements of the Government's Good Practice Guide on LDF Monitoring. However in a letter of 30 March 2011 the Government announced their intention to abolish the Regional Spatial Strategies (RSSs) and their withdrawal of the GPG on LDF Monitoring, the AMR Best Practise and the RSS and Local Development Framework (LDF) Core Output Indicators. It is therefore a matter for each Council to decide what to include in their Monitoring Reports whilst ensuring they are prepared in accordance with the relevant UK and European Legislation. These requirements are included in a list produced by the Government to replace the previous Indicators and include housing and employment figures. These have been included within this report.

In view of these changes, whilst the content reflects the information previously reported upon, the structure of the report has been altered to reflect the key elements of the Draft Core Strategy. It will be for the Council to decide what information they wish to see included in this report in the future.

Content & Structure

The planning system is changing with the Introduction of the Localism Act and the proposed replacement of the National Planning Policy Guidance with the National Planning Policy Framework. Local Plans are being replaced by the LDF system set out in the Planning and Compulsory Purchase Act (2004). This seventh AMR must take into account this transitional period by containing a report structure that can be adapted over the next few years.

At this time the Local Development Framework system, set out in the Planning and Compulsory Purchase Act (2004), provides the basis for the production of the emerging Core Strategy. Although the CS has limited weight at this time (as it is only at draft stage) this will form the basis of the structure for this report, to enable easier transition for the AMR in the future.

This report concentrates on monitoring the 'Saved Policies' of the Adopted South Somerset Local Plan that now form part of the Local Development Framework. Local Plan 'Saved Policies' will be principally replaced by the Core Strategy DPD Policies as the Core Strategy is adopted. 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 output indicators. These indicators reflect the structure of the emerging Core Strategy and fall within the following categories:

- The Vision for South Somerset
- Housing
- Employment
- Transport
- Health and Well Being
- Environment

The AMR is not an isolated document but falls within a much wider policy context. The AMR has significant relationships with other documents as an evidence base across the work of this Council.

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 Core Strategy DPD options for policies and proposals where appropriate.

The revised SA/SEA scoping report can be viewed from the Council's website and was published in September 2009. A Sustainability Assessment report was produced alongside the draft Core Strategy showing how the assessment of sustainability issues has informed the draft and this is also available on the Council's website. The Sustainability Appraisal report will be reviewed and reprinted in the light of consideration of representations received in the Draft Core Strategy and emerging evidence base. This report will be placed on deposit for consideration alongside the redrafted Proposed Submission version of the Core Strategy and is anticipated early next year.

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) share common sustainability objectives. 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 was produced by the South Somerset Together Strategic Partnership and can be viewed on the Council website.

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 2010). 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 (Mid Census Estimates 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).

Significant Effects Indicators

Significant effect indicators are those that measure the significant effects of the Local Development Framework (including Saved Policies and proposals, and the emerging Core Strategy policies and proposals) on society, the economy and the environment, comparing predicted effects and actual effects. They are a requirement of the

Strategic Environmental Directive¹ 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 required 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 in accordance with strategic requirements. Following this stakeholder consultation the Sustainability Appraisal Framework has been amended.

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

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.

¹ Article 10.1, European Directive 2001.42/EC

Section 2: Local Development Scheme

Introduction

The current LDS covers the period April 2007 – March 2010. With the uncertainty of the future of the current Planning System and having regard to the proposed amendments put forward by the Government, there has been no further update of the timetable for delivery of the LDS. Energy has been focused as required by Government, on production as a priority of a Core Strategy DPD.

The Draft Core Strategy was published for consultation between October and December of 2010. Resources have been concentrated since then on updating of the evidence base informing the DCS and the analysis of the 2826 consultation responses and proposed amendments. It is anticipated that the proposed amendments will be presented to Area Committees and District Executive in February, March and April 2012, with the Proposed Submission document being submitted for consultation in June 2012.

The Statement of Community Involvement was formally submitted on 26th October 2006. The binding Inspector's Report was received in March 2007 and adopted on 19th July 2007, approximately two weeks ahead of schedule. The SCI is now an adopted LDF document.

As a consequence of focusing energies on the Core Strategy as a Government pre requisite, there has been no effective progress on the Yeovil Town Centre Area Action Plan. Efforts to undertake an update of the Town Centre Urban Development Framework have proved still born due to the all embracing nature of the Core Strategy and the withdrawal of funding proposals from the South West Regional Development Agency to provide extra resources to renew the Urban Development Framework. The Local Development Scheme, providing a three year project plan for forward planning, is still a requirement of Local Planning Authorities under the new Localism Act. There will be a requirement to provide a new scheme in the year ahead to give direction to the Authority's forward Development Planning effort as the Core Strategy nears finalisation. With the emergence of Neighbourhood Planning and the requirement to assist Local Councils to provide neighbourhood plans, there will need to be an engagement process with these councils to produce the new scheme.

Production of the Annual Monitoring Reports has improved with the experience 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 sixth AMR was submitted to the Secretary of State as a final draft AMR by the end of December 2010 with her agreement. The District Council formally approved it for submission to the Secretary of State on 3 March 2011.

Section 3. Output Indicators

Use of Saved Policies

For the more general development control policies, sampling has been carried out of their use over the period 1st April 2010 to 31st March 2011.

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

- Planning reports to Committees (52 examples);
- Officers reports on planning applications (305 examples);
- Appeal decisions (43 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	31
Number of policies used between 5 – 9 times	21
Number of policies used greater than 10 times	15

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 (31) have only been used on between 1-4 occasions and again this can be attributed to their particular nature. 21 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 (used on 268 occasions in the monitoring year) and ST6 Quality of Development (335) have been referred in over half of all sample applications.

Countryside environment policies EC3: Landscape Character (90), EC8: Protected Species (31) and historic environment policies EH1: Conservation Areas (79), EH3 Change of Use of Listed Buildings and Alterations to Listed Buildings (90) and EH5:

Development Proposals Affecting the Setting of Listed Buildings (95) demonstrating the emphasis placed on the historic and environmental considerations in the District.

Utilities policies have not been used to determine many applications and policies EU1, EU2 and EU5 are now no longer saved. Only EU4 Water Services has been used in excess of 10 times. The policy on transport that is most consistently used is TP7 (38) 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, has been used in excess of 10 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 been consistently used with policies CR2; Provision for Outdoor Play Space and Amenity Space in New Development (9), CR3; Off Site Provision (6), CR4; Provision of Amenity Open Space (7) and CR6; Horses and Development 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**.

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 71 completed and 3 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 development has commenced, with 216 completions during

this monitoring period. A Reserved Matters application for Lufton Key site is currently under consideration. The Reserved Matters application for the Thorne Lane Key site was also received towards the end of this monitoring period. 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.

There has been very little progress in taking the employment sites forward over the last year. Applications for 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.

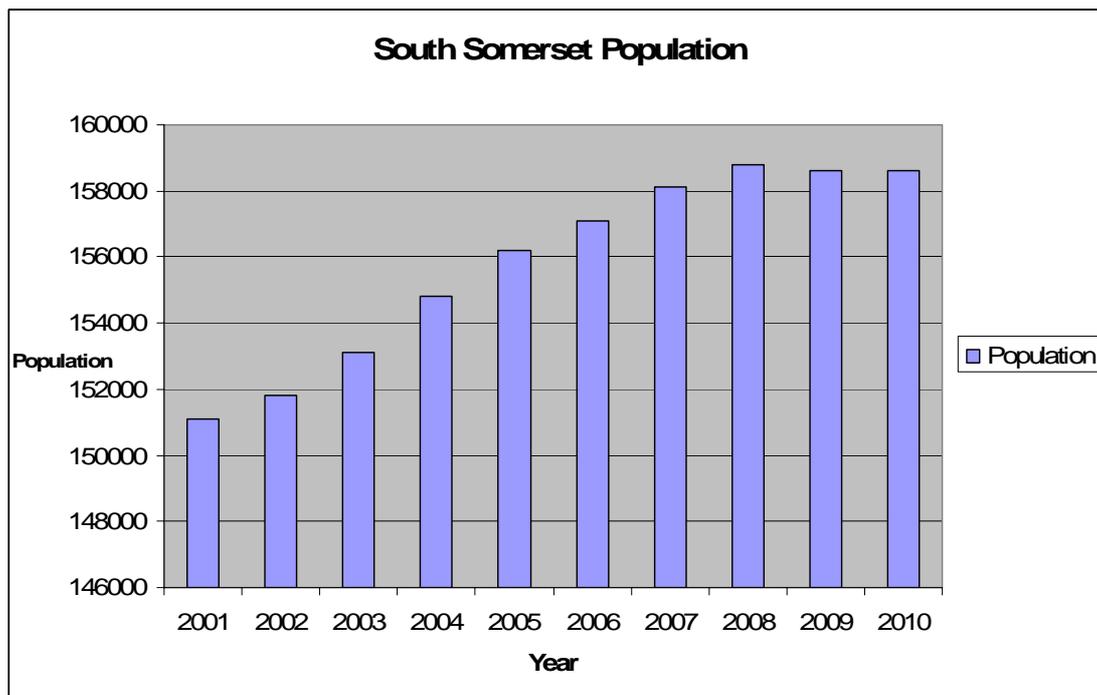
Monitoring has identified sites in Yeovil, Crewkerne and Ilminster where no progress has been made, should no further progress be made the District Council will again seek their removal from the list of saved policies.

Housing

Population

South Somerset's population has grown by 16,000 over the last 20 years, with the greatest change in the main towns where planning policy focuses development. However the District's population density is significantly lower than both regional and national rates and clearly illustrates the overall rural nature of South Somerset.

The graph below 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.

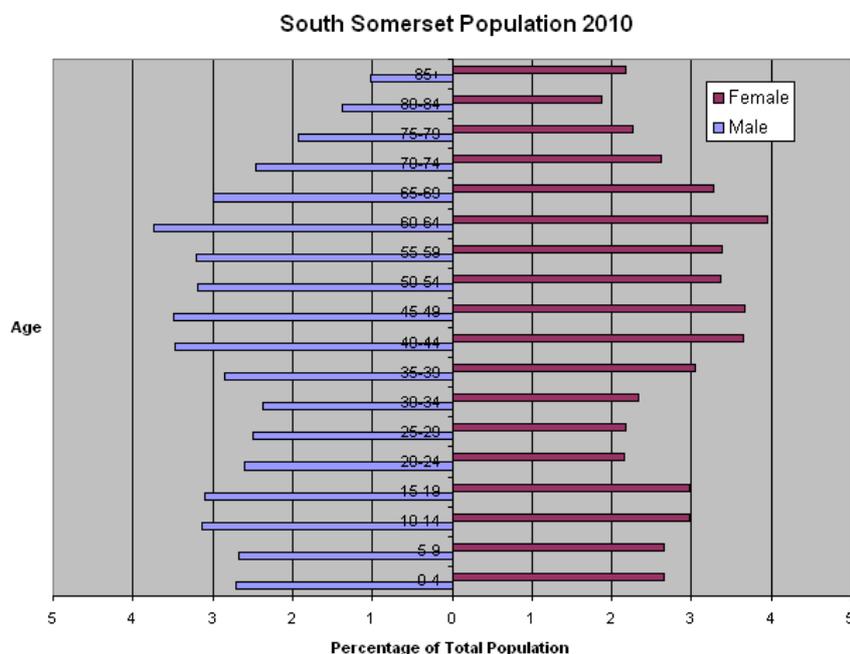


Source: National Statistics (Nomis: www.nomisweb.co.uk) Crown *copyright* material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

The population estimates for 2010 indicate the population for South Somerset has remained constant, with comparable rates of fertility, mortality and migration. Projected population growth for the next 20 years has been estimated at 14.7%, however this was taken from the 2008 based subnational population projections reflecting the then current demographic trends. As shown in the graph above the population trends up to 2008 showed a significant annual increase in population, which has not been reflected over the last two years. The slight decrease of 200 people seen in 2009 was attributed to out migration as a result of the current economic climate. It is suggested that the static level of population growth seen in 2010 may result for the continued slight decline of local migration against a decrease in mortality and an increase in births. This may be signalling a significant change in trend that might need to be reviewed. Clarification may be available through the 2010 base household projections, which will be available in May 2012.

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). In comparison the District has a lower proportion of young people (16-29yrs) compared to regional and national averages. The differences is attributed to 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 an ageing population will have considerable impact on services and the local economy.

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.

Dwelling Stock (April 2010)	South Somerset	South West
Total Dwelling Stock	72,320	2,385,500
Owner Occupied and Private Rented Dwelling Stock	61,580	2,060,400
Other Public Sector Dwelling Stock	566	12,715
RSL Dwelling Stock	10,174	210,593
LA Dwelling Stock	0	117,633

Source: National Statistics (Nomis: 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.

The District has little long term issue with empty homes having only 0.1% of the total stock vacant for up to 12 months.

Vacancy (March 2008)	South Somerset	South West
All Dwellings	71,388	2,068,546
Dwellings Vacant for up to Six Months	1,062 (1.4%)	25,797 (1.2%)
Dwellings Vacant for up to Twelve Months	76 (0.1%)	4,228 (0.2%)

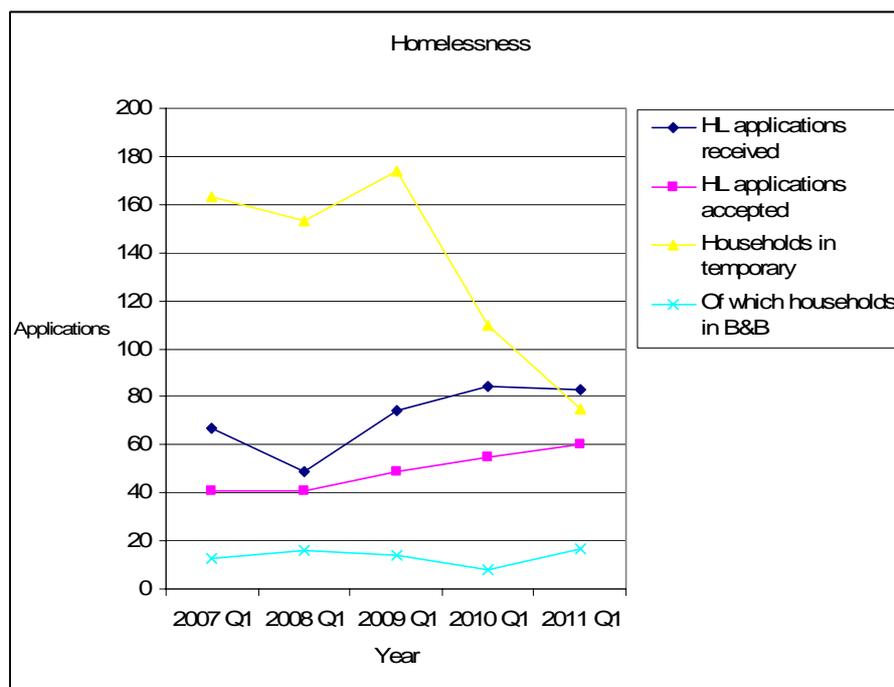
Source: National Statistics (Nomis: www.nomisweb.co.uk) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

Homelessness

The Housing Needs Assessment is a 'snapshot' survey that assesses 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 for the first quarter of 2011 (January to March).

83 applications were accepted as eligible homeless of which, 60 were in priority need. This shows a small rise to the previously reported second quarter of 2009. 75 households have been identified in temporary accommodation which is a considerable improvement on the previous monitoring period. However households in Bed & Breakfast have risen to 17 from a consistent level of below 15 applications since the third quarter of 2008.

The graph shows the annual change for the first quarter of each calendar year, from the monitoring period 2006/07 – 2010/11.



House Price

The average price of a house in South Somerset in 2002 was £145,120. Trends show that house prices have incrementally increased over the following years peaking in the third quarter of 2008 at £225,069. Land Registry data for the 4th quarter in 2009 showed a recovery of the average house prices up to £220,503, but the continuing economic uncertainty shows a drop to £209,667 for the first quarter to 2011.

Future AMR's will need to monitor this indicator closely to record the full impact of the decline.

House Price (Apr – Jun 2011)	South Somerset	South West
Average Cost	£209,667	£221,826
Detached	£310,672	£320,811
Semi-detached	£187,866	£197,422
Terraced	£159,353	£175,066
Flat	£109,246	£162,275

Source: Land Registry

Housing Targets

Plan Period and Housing Targets.

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

Source: South Somerset District Council

The table above presents housing targets as defined in the Somerset and Exmoor National Park Structure Plan and the SSSDC Draft Core Strategy. 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. It should be noted that the proposed housing growth was submitted for consultation during the current monitoring period (April 2010 – March 2011). The responses to the consultation process are currently being evaluated and in light of these responses and further emerging evidence, the proposed housing growth for the plan period may change in the Submission Document.

Current Housing Requirement & Supply by Town (March 2011)

The data table below shows the district's housing requirement and supply by town as at the 31st March 2011. The districts 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 (31st April 2006 – 31st March 2011) the district has granted planning permission; have under construction; completed or allocated 3,704 dwellings within Yeovil and 6,189 dwellings throughout the rest of the district. South Somerset District Council must therefore make further provision for 4,496 dwellings at Yeovil and 2,211 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 and coming forward within the Core Strategy process.

	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	Area Total
1. South Somerset Spatial Strategy Requirement (Draft Core Strategy)	8200	2191	1028	531	1053	500	300	500	151	145	246	217	299	55	1199	16615
2. Completions (06/11)	1221	370	190	132	238	23	153	38	0	103	52	91	126	5	693	3435
3. Under Construction	28	29	120	8	18	10	12	4	0	6	5	9	19	0	131	399
4. Commitments (Not Started)	2455	122	66	59	436	48	77	55	0	42	44	13	47	1	443	3908
5. Allocated (without permission)	0	1371	525	0	0	154	53	30	0	0	0	0	18	0	0	2151
6. Total	3704	1892	901	199	692	235	295	127	0	151	101	113	210	6	1267	9893
7. Residual Housing Requirement	4496	299	127	332	361	265	5	373	151	-6	145	104	89	49	-68	6722

Delivery during this monitoring period has shown an increase in completions to 1059 dwellings. This significantly exceeds the average build rates for South Somerset of 641 dwellings over the last 20 years. This can be attributed to the commencement of development of a number of the Key Sites, including Lyde Road in Yeovil, New Barns

Farm in Wincanton and Maiden Beech in Crewkerne and the completion of a significant replacement programme by Registered Providers, principally within Yeovil. The housing figures demonstrate a potential for the local development industry to 'up gear itself' to achieve higher numbers.

Housing Trajectory & 5 Year Housing Land Supply

Background

A primary government objective of Planning Policy Statement 3 (published November 2006) 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) to assess and demonstrate the extent to which existing plans already fulfill 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 as shown in the table below.

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

	<ul style="list-style-type: none"> • There are no known physical or environmental constraints; and • There are no conditions or section 106 agreements precluding or limiting development within the five-year period.
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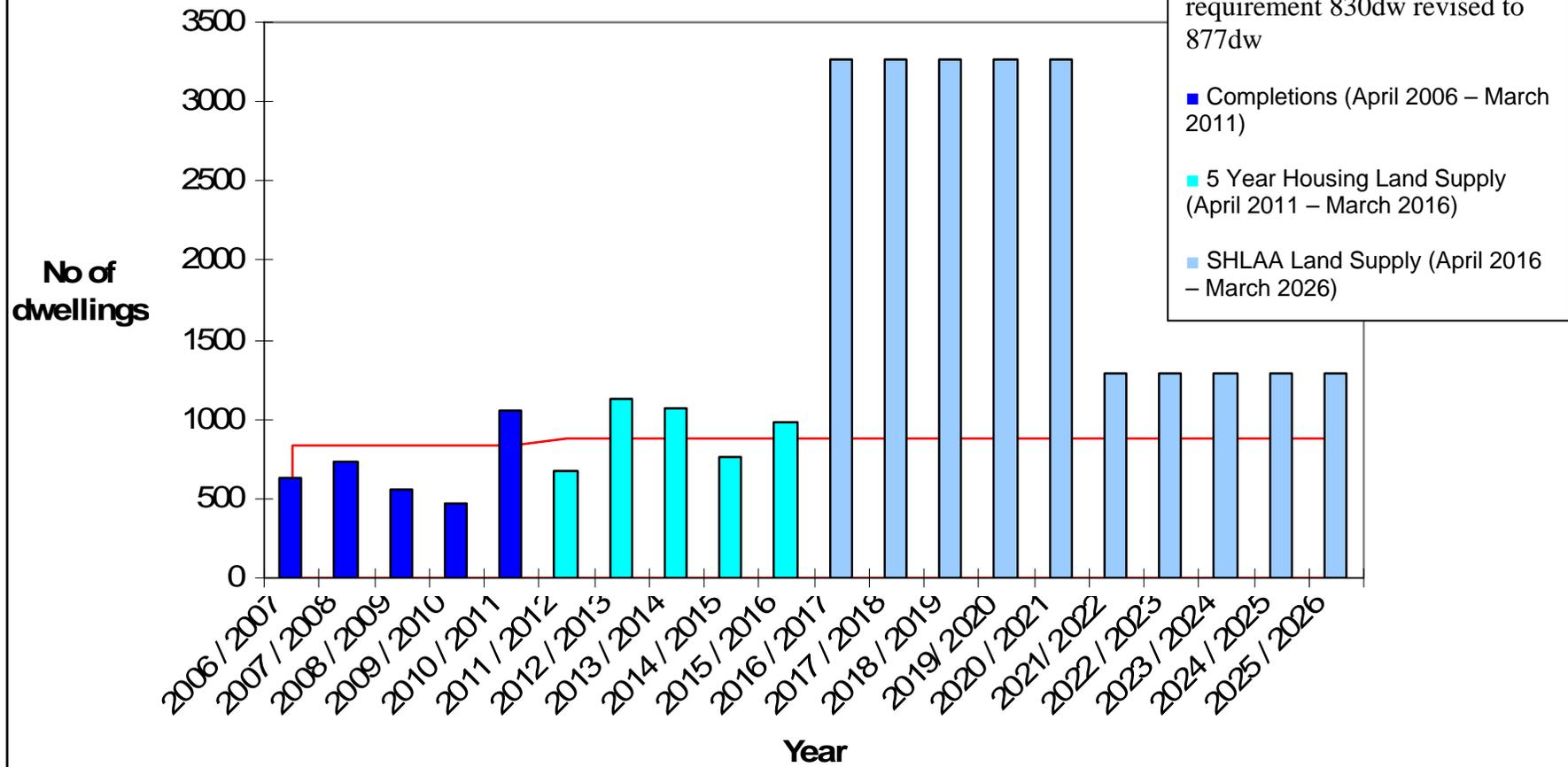
Previously in the 2009 AMR, for the purposes of the housing trajectory, the annualised strategic requirement was based on the South West Regional Spatial Strategy Proposed Modifications (2006-2026) housing provision for South Somerset. Since the change in government in May 2010, they have announced their intention to revoke Regional Spatial Strategies. As the RSS for the South West has not been formally adopted, South Somerset District Council, in 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 underlie this figure to inform a final view to be presented in due course in the Core Strategy Publication Plan for submission for examination.

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. A further call for sites was carried out in April 2010, the delivery expectations of which were evaluated in a 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

This assesses suitability, availability and viability of the sites and forms the base data for the assessment of sites to be included within the 5 year land supply. Whilst viability is usually viewed as deliverability, in line with the analysis of this data, this is not considered to be the same for these purposes. The SHLAA has no consideration for compliance with Local Plan Policies, whereas for the assessment of the 5 year land supply any site not in accordance with Local Plan Policy is removed. Further analysis of deliverability of the remaining sites is then done in specific consultation with landowners and developers for production of this AMR.

South Somerset Housing Trajectory



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 2011 – March 2016) and Residual over remaining plan period (April 2010)*	4385	877
SHLAA Land Supply (April 2010 – March 2015) **	4615	923
5 Year Land Supply	+ 230	

* Housing requirement 2006-2026 (16,600 minus completions to April 2011, 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 2011.

Of that 5-year supply, Yeovil (and the associated Parishes of Yeovil Without and Brympton) continue to have the more significant levels of growth with 40% of the projected 4615 houses to be built. The larger market towns (Chard, Wincanton, Crewkerne, Ilminster, Somerton, Langport and Castle Cary) have a projected growth of 48% of development for the district, whilst more local centres (Bruton, Milborne Port, Ilchester, Martock, South Petherton, Stoke Sub Hamdon,) have a projected 3.5% growth in total. The remaining 8.5% of projected growth is located in villages throughout the District.

Future Monitoring reports, in line with the proposed requirements by Government, will need to continue to monitor 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. This will be done through the updating of the Strategic Housing Land Availability Assessment (SHLAA) with continued private sector Panel engagement and incorporating the results into future AMR's.

Land should be allocated for strategic development in the Core Strategy and identify appropriate strategic directions for growth 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.

New and Converted Dwellings – On Previously Developed Land.

	Total
Gross	578
% gross on PDL	54.6%

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 10 – March 11 shows that South Somerset has provided over 54% of it's housing on brownfield land. This is a decrease on the previous year of 72%, but consistent with expectations as the Local Plan Greenfield key sites are now coming forward and in particular Lyde Road, Maiden Beach and New barns Farm.

As however South Somerset has consistently provided over the 60% target this indicator should be considered in the context of a 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 peripheral urban growth and a strategic urban extension for Yeovil and the delivery throughout the last decade of a consistently high brownfield provision.

Net Additional Pitches (Gypsy and Travellers).

Gypsy Pitch Provision 2010 - 2011		
Permanent	Transit	Total
6	0	6

Source: South Somerset District Council – Housing Monitoring

The Somerset Gypsy and Traveller Accommodation Assessment 2010, final Edit 14 January 2011, identifies the need for South Somerset to provide 10 residential pitches in the time period 2010 – 2015 and a further 8 pitches between 2015 - 2020. Whilst the Final Edit of the GTAA is dated January 2011 the last set of snap shot data was sent to De Montfort University in August 2010 this would therefore be the latest data used to inform the assessment of need, so using this as the base line, there is currently a net outstanding need in South Somerset to 2015 of 3 residential pitches (this takes account into 2 pitches with non-implemented planning permissions and 3 pitches that have been approved post 31/3/11).

Gross Affordable Housing Completions.

Affordable Housing completions for April 10 – March 11 show a split of 90% Social Rented to 10% 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, which is reflected in the Draft Core Strategy Policy.

Social rent Homes provided	Intermediate Homes provided	Affordable Homes Total
375	40	415

Source: South Somerset District Council – Housing Monitoring 2010-2011

It should be noted that there is a small discrepancy between the figures shown and the submission of affordable housing completions made by South Somerset's Strategic Housing Unit. This is inevitable as the data collated for the purposes of the AMR is taken annually as a snap shot in time, whilst the Strategic Housing data is collected via notification from the Housing Associations and may be influenced by budgetary deadlines.

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.

Initial indications in the revised Government list of data requirements indicate details for Building for Life Assessments will be required for the period 2011/12. This will need to be considered for the next monitoring period in the light of further Government Guidance, when received.

Employment

Employment / Unemployment

Trend data showed that South Somerset has had a relatively stable employment and unemployment rate since 2000. Statistics for 09/10 released by the Office of National Statistics showed a rise in unemployment rates, with the percentage of unemployed people rising from 3.1% in 2008 to 4.9% in 2010. This rising trend continued during this monitoring period with an increase to 5.3%, continuing to reflect the current economic climate. However this is still lower than the 6% rate for the South West and considerably lower than 7.6% nationally.

Significantly the numbers of unemployed remained fairly constant, but there is a change in the demographic of the population of South Somerset with 5,500 people less economically active.

Employed and unemployed (APR 2010-Mar 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Economically inactive	19,500	20.4	21.6
Economically active	79,600	79.6	78.4
In employment	73,600	73.3	73.6
Employees	60,900	62.2	62.6
Self employed	10,700	10.1	10.5
Unemployed	4,100	5.3	6

Source: National Statistics Labour Force Survey (Nomis: www.nomisweb.co.uk) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).

Job Seekers

There is a small increase in the number of people seeking Job Seekers Allowance (JSA) over the monitoring period from 1,564 in November 2010 to 1,725 in September 2011. The percentage of males has remained constant; the increase results from the number of females seeking JSA. A review of claimant's age shows that those in the 25-49 age bracket still form 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.

Despite the increase, South Somerset is still below average for the South West and Nationally.

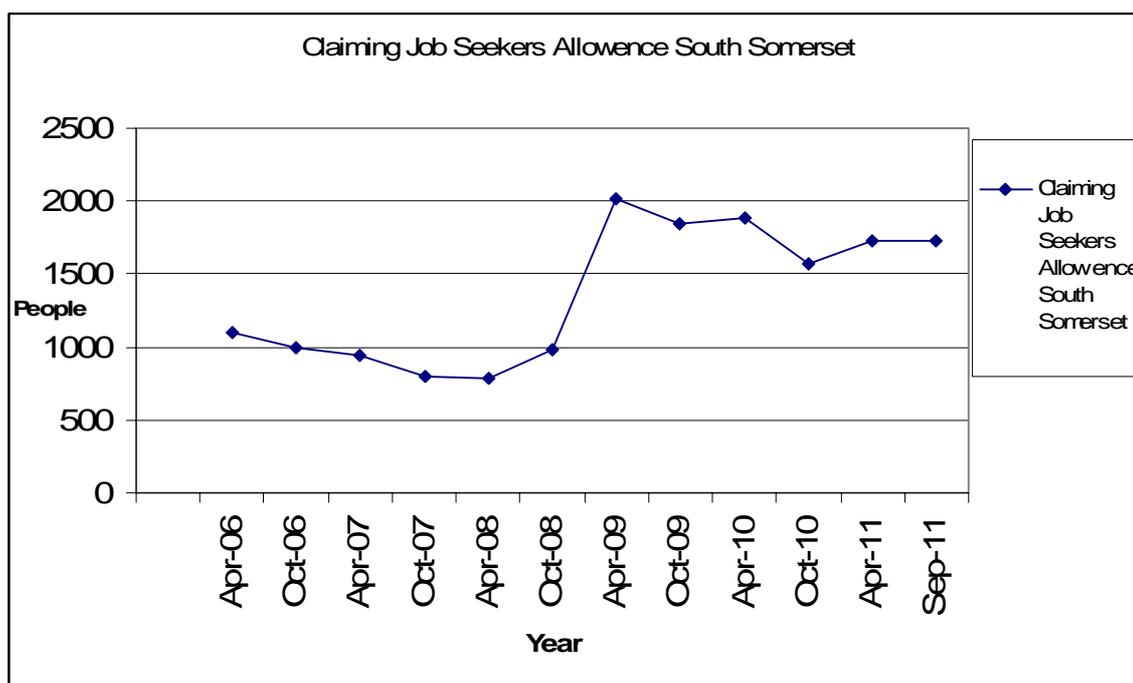
Total JSA claimants (Sept 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)
All People	1725	1.8	2.6
Males	1091	2.3	3.5
Females	634	1.3	1.8

JSA claimants by age (Sept 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Aged 18-24	635	5.7	5.7
Aged 25-49	785	1.7	2.7
Aged 50 and over	280	0.8	1.4

JSA claimants by duration (Sept 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Up to 6 months	1335	7.7	9.4
Over 6 up to 12 months	265	1	3.1
Over 12 months	105	0.7	1.7

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

Note: % is the number of persons claiming JSA as a proportion of the resident population of the same age



Businesses

Trend data shows that South Somerset has experienced a gentle increase in the number of VAT registered Business since 1994. Since 2007 the publication of these figures ceased. It was considered that this did not fully reflect the level of small businesses as a fifth of all registrations have turnover below the VAT threshold. The Business Births and Deaths data supplied for 2009 contain information on VAT traders and PAYE employees. To make the figures as comparable as possible over time, a number of adjustments are made. The registration figures for recent years are increased slightly to allow for the small number of registrations that take more than a few months to be reported. Similarly, the de-registration figures are decreased slightly to take account of dormant businesses which were classed as de-registered, but that have subsequently been found to be active again. The general trend between the 2007 VAT registration numbers and the 2009 Business Births and Deaths show fewer companies have formed and more have ceased operations. This reflects the general economic turndown.

Enterprise Births and Deaths (2009)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Registrations	490	7.6	8.7
Deregistrations	600	9.3	10.9
Stock (at end of year)	6,435		

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

South Somerset's manufacturing industry is still a main employer within the district and contributes 10% more of employee jobs at a local level than the south west as a whole. Finance, IT and Insurance jobs have seen an increase during the plan period of 2% of the labour market and public administration and health service jobs have shown a small increase of 0.9% although the percentage of District jobs is 4% lower than that of the south west. However it should be noted that this data is taken from 2008 (the last available publication of this detail at Local Authority level) and it is anticipated that more recent figures would show some decline, especially within the construction and public administration roles.

Employee jobs by Industry (2008)	South Somerset (Employee Jobs)	South Somerset (%)	South West (%)
Manufacturing	14,200	20.8	10.7
Construction	2,900	4.3	4.4
Services	49,300	72.3	82.5
Distribution, hotels & restaurants	16,900	24.7	25.2
Transport & communications	2,000	2.9	4.8
Finance, IT, other business activities	10,700	15.7	19.1
Public admin, education & health	17,000	24.9	28.7
Other services	2,800	4.1	4.7
Tourism-related	4,400	6.4	9.0

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

Note: % is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces

Current Employment Requirement & Supply by Town (April 2011)

The data table below shows the district's employment requirement and supply by town as at the 1st April 2011. 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 (1st April 2006 – 31st March 2011) the district has granted planning permission for; has under construction; completed; or allocated 35.41 hectares of employment land within Yeovil and 66.45ha in the rest of the District resulting in a requirement in numeric terms of 15.59ha for Yeovil and -10.3ha 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 promoting strategic employment provisions and a targeted employment policy.

	Yeovil	Chard	Crewkerne	Ilminster	Wincanton	Somerton	Langport / Huish Episcopi	Ansford / Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke Sub Hamdon	Total
1. South Somerset Employment Land Review Requirement	51	13	10.53	19.4	1.5	1	1.5	3	1	1	1	1	2	0.5	107.43
2. Completions (06/11) (Gross)	3.89	0.63	0.06	0.65	0.29	2.01	0.44	9.26	0.02	0.62	0.11	0.56	0.04	0	18.59
3. Under Construction	1.18	0	0	0	0	0	0	0	0	0	0.21	0	0	0	1.39
4. Commitments (Not Started)	25.54	0.75	0.02	3.53	0.17	0	0	0	0	1.18	0.02	0	0	0	31.21
5. Allocated (without permission)	4.8	13	10.5	18.75	0.9	0	0	0.93	0	0	1.8	0	0	0	50.68
6. Total	35.41	14.38	10.50	22.93	1.36	2.01	0.44	10.19	0.02	1.8	2.14	0.56	0.04	0	101.87
7. ELR Residual	15.59	-1.38	0.03	-3.53	-0.14	-1.01	1.06	-7.19	0.98	-0.8	-1.14	0.44	1.96	0.5	5.64

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 1st April 2006 to 31st March 2011. The 1st April 2006 is the base date of the Core Strategy and the South Somerset Employment Land Review.
3. Data shows employment land under construction as at the 31st March 2011 (SSDC Planning Policy Monitoring).
4. Data shows employment land commitments as at 31st March 2011 (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.
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.

Business Development

BD1: Total amount of additional employment floorspace (m²) – by type.

	B1a	B1b	B1c	B2	B8	Total
Gross	1468	0	1647.5	8500.5	4493	16109
Net	-516	-187	-1067.5	7438.5	2907	8575

Source: South Somerset District Council – Employment Monitoring

The table above shows employment floorspace completed in the monitoring year (1st April 10 – 31st March 11) by Business Use Class (B1/B2/B8). In total 16, 001 'gross internal' square metres (m²) have been completed across the district. Taking into account 'losses' this growth gain actually results in a net increase of 8575m², most significantly in B2 floor area.

BD2: Total Amount of employment floorspace (m²) on previously developed land – by type.

	B1a	B1b	B1c	B2	B8	Total
Gross	1468	0	500	2492	3848	8308
% gross on PDL	100%	0	30%	29%	86%	51%

Source: South Somerset District Council – Employment Monitoring

Table BD2 shows that approximately 51% 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 and B1a (offices) have been largely on PDL however B1c and B2 (industrial) uses have shown a greater reliance on Greenfield land.

BD3: Employment land available - by type.

The table below shows a total of 71.18ha of land allocated for employment use. Of which 2.19ha is currently under construction and 14.53ha has extant permission which has yet to be implemented. The remaining 54.07ha are Local Plan Allocations that are currently without consent.

		B1	B2	B8	B1/B2/B8		Total
Gross availability	Hectares	2.58	5.24	0	63.36		71.18
Under construction	Hectares	0.61	1.48		0.1		2.19
Allocations	Hectares				54.07		54.07

Source: South Somerset District Council – Employment Monitoring

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 71.18ha of land allocated for employment uses of which only 17.11ha have been granted permission with the remaining 54.07ha remaining as supply.

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.

Retail

BD4: Total amount of floorspace (m²) for 'town centre uses' 2010-2011.

			A1	A2	B1a	D2	Total
BD4 (i)	Gross		681	799	0	0	1480
	Net		22	-93	-707	0	-778

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/B1 and D2) in town centre areas defined by the saved policies in the South Somerset Local Plan proposal maps. Figures are presented as internal floorspace (m²) 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, 1480 m² (gross) were completed i.e. planning approval was granted for use in classes A1/A2/B1a and D2, however there was an overall net loss of -778 m² meaning even more consents were approved for change of use away from these use classes. There were no completions in developments defined by use class B1a or D2 in town centre locations.

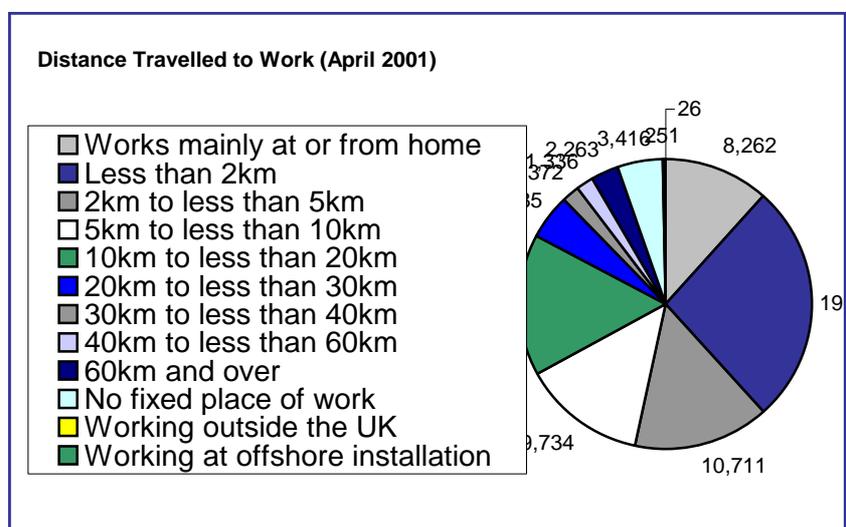
			A1	A2	B1a	D2	Total
BD4 (ii)	Gross		2669	876	1468	1157	6170
	Net		1637	-16	-516	1157	2262

Source: South Somerset District Council – Employment Monitoring

Table BD4 (ii) shows the same information as presented in table BD4 (i) however it shows completions for the whole local authority area. The table reveals that the District has secured 6,170 m² of floorspace (gross) with a net gain of 2,262m². The most significant increase is within A1 (shops) which includes the completion of Farm Foods in Yeovil. D2 (Assembly and Leisure) uses have also increased with a number of industrial units being converted to provide gymnasium and children's play facilities.

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.

It is anticipated that the data from 2011 Census will be available to update this next year.

Health & Well Being

Deprivation

The Indices of Deprivation assess various indicators within seven different Domains: Income; Employment; Health Deprivation and Disability; Education, Skills and Training; Barriers to Housing and Services; Crime and Living Environment. Further details of some of these domains are covered within their own topic area, such as housing, employment and the environment. Other aspects should be considered in the context of the health and well being of the population of South Somerset. Within the District the level of deprivation during this monitoring period is lower than average, however 4,120 children live in poverty. The levels of statutory homelessness also exceed the national average by 1.71%.

Health Profile

Life expectancy for both men and women is higher than the England average, with male life expectancy being 80 years old compared to the national level of 78.3 years and female life expectancy being 84 years old compared to the national average of 82.3 years. However life expectancy is 4.9 years lower for men in the most deprived areas in the District than in the least deprived areas.

Over the last 10 years, all cause mortality rates have fallen. Early death rates from cancer and from heart disease and stroke have fallen and are all significantly better than the England average. The only area of cause of death, in which South Somerset performs less well than the national average, is in road injuries and deaths.

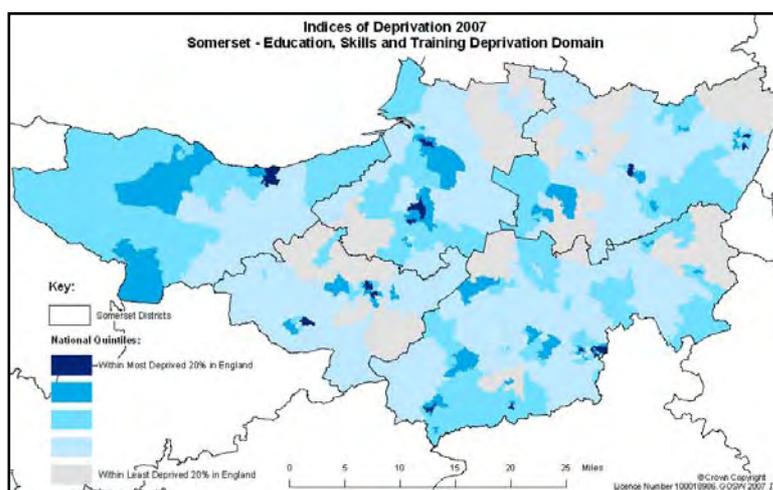
About 15.1% of Year 6 children are classified as obese (lower than the national average of 18.7%) and a lower percentage than the average of pupils spend at least three hours each week on school sport. However adult obesity is higher than the national average, with 26.2% of adults in South Somerset classified as obese compared to the national adult average of 24.2%.

Other areas of concern include the rate of smoking in pregnancy at 18.3% compared to 14% nationally, although 80.8% of mothers do initiate breast feeding.

Source: NHS Health Profile 2011

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 Lower Layer Super Output Areas (LSOAs) 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 2.7% less than the South West percentage.

January 2010 – December 2010

	South Somerset (numbers)	South Somerset (%)	South West (%)	Great Britain (%)
NVQ4 and above	27,600	28.8	31.5	31.3
NVQ3 and above	50,100	52.4	53.3	51.0
NVQ2 and above	69,000	72.1	71.0	67.3
NVQ1 and above	77,200	80.7	84.5	80.2
Other qualifications	9,800	10.3	7.2	8.5
No qualifications	8,600	9.0	8.4	11.3

Source: ONS annual population survey

Notes: Numbers and % are for those of aged 16-64

% is a proportion of resident population of area aged 16-64

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.

Priorities in South Somerset should include creating a healthier environment, tackling health inequalities, promoting physical activity and reducing obesity, smoking (overall and in pregnancy) and reducing road injuries.

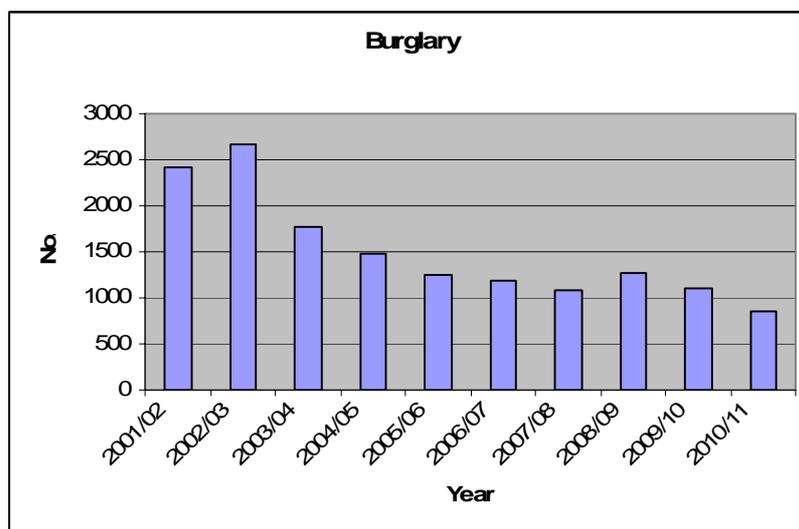
Environmental Quality

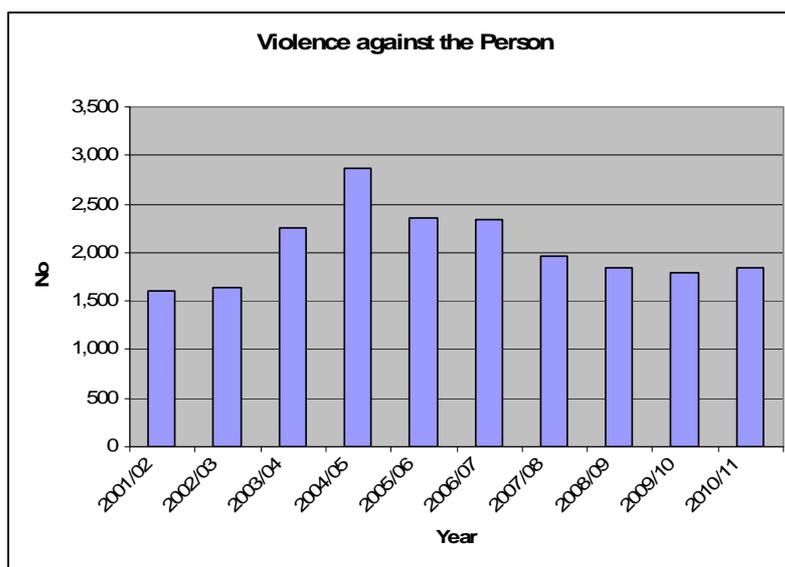
Crime

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

Trend data shows that South Somerset has experienced a general year on year decrease in reports of most crimes including robbery, burglary and car crime. Reports of robbery continued to fall, from 34 in 09/10 to 21 reports in 10/11 and burglary cases reported, dropped from 1,096 cases in 09/10 to 844 in 10/11.

Reports of Criminal Damage and Sexual Offences have remained broadly the same during this time period, however reports of violence against the person have seen a slight increase over the monitoring period.





Source: Crime in England and Wales 2010/11 – Home Office

The National Indicator Set launched by government in April 2008 contained a number of indicators which draw on the citizen's perspective of crime. These were collected via the Place Survey, which aimed to provide up to date statistical information on the overall quality of life for our residents. The National Indicator Set and Place Survey were abolished in 2010/11, so the expected update in 2010 has not been produced. The Performance Framework (national monitoring approach) is currently being refreshed so a decision has yet to be made as to whether this data will be collected in the future.

Natural & Historic Environment

South Somerset has a high quality Built environment with more conservation areas than almost every 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.
- 1 Designated Battlefield, Langport 1645

Source: SSDC Conservation Team

Within the monitoring period, thorough appraisals and reviews were carried out on the Bruton, Wincanton and Castle Cary Conservation Areas, as well as extending the boundary for Ansford Conservation Area.

Between April 2010 and end of March 2011 the following buildings were taken off the Buildings at Risk Register:

- The Towers, Redlynch
- Farm buildings at Hyde Farm, Sutton Bingham
- Nimmer Mill
- Balsam House, Wincanton
- Gateway to Hazelgrove House, Sparkford
- The Forge, West Coker
- Henley Manor, Crewkerne
- Clapton Mill, Clapton
- The Gateway, Langport

As of 31/3/11 there were 74 entries remaining on the Buildings at Risk Register.

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.

- o 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).
- o 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).
- o 3 designated National Nature Reserves: Barrington Hill, Hardington Moor and parts of the Somerset Levels and Moors.
- o 4 Local Nature Reserves: Bincombe Beeches, Crewkerne, Chard Reservoir, Chard, Eastfield, High Ham, and Moldrums Ground, Penselwood.
- o Country Parks at Ham Hill and Yeovil

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

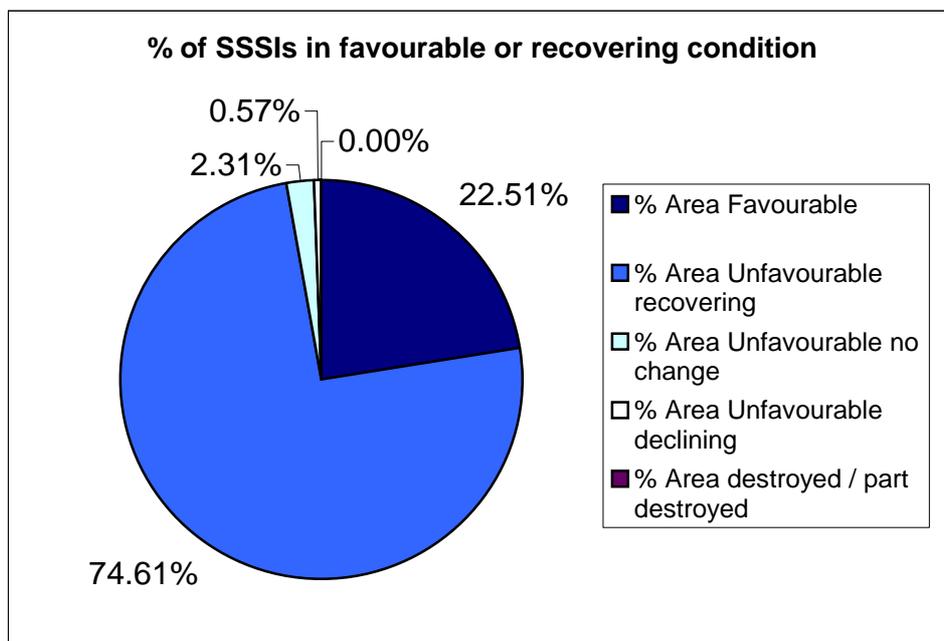
This data was collected for Defra by the Environment Agency. Since the publication of the 2006 data this has not been updated.

Defra have advised that they are now looking at a 'Catchment Based Approach' to focus on the management of land and water in a co-ordinated and sustainable way to balance environmental, economic and social demands at a catchment scale. They hope to develop a holistic approach that recognises the many different pressures facing ecosystems and align funding and actions within a catchment. The scheme was announced on World Water Day, 22nd March 2011, by Richard Benyon (Minister for the Natural Environment and Fisheries).

It may be possible to use this approach to monitor water quality in future AMR's

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 22.51% are in a favourable condition and 76.61% 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

Ambient particulate matter and nitrogen dioxide are measured in real time at Yeovil Hospital and monthly concentrations of nitrogen dioxide at various locations in Yeovil are assessed using tube gauges. All monitoring data collected indicates that the objectives have been achieved, with the exception of nitrogen dioxide at one roadside location.

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.

The table shows that 2010 concentrations of nitrogen dioxide have reduced from the recorded 2008 levels 2010 at all locations. It could be speculated that this is likely to be the result of the recession and reduced car use. However, the measured annual mean concentrations and collection efficiencies at two of the monitoring locations remain greater than 40 $\mu\text{g}/\text{m}^3$ as shown in the table below.

Yeovil Air Quality Management Plan

The annual mean objective for nitrogen dioxide continues to be exceeded at Ilchester Road Yeovil so the Yeovil Air Quality Management Area is still required.

Location	2005 Baseline Concentration ($\mu\text{g}/\text{m}^3$)	2006 Result ($\mu\text{g}/\text{m}^3$)	2007 Result ($\mu\text{g}/\text{m}^3$)	2008 Result ($\mu\text{g}/\text{m}^3$)	2010 Results ($\mu\text{g}/\text{m}^3$)
Yeovil AQ Station	25.4	26	25.3	26.06	24.88
Fiveways	50.8	50.3	58.7	58.77	52.29
Ilchester Road	40.5	42.6	45.2	58.31	56.53
Wyndham Street	30.3	32.9	34.6	35.21	26.93
73 Sherborne Road	32.2	33.8	35.7	37.56	31.5
26 Everton Road	N/A	36.9	40.7	40.47	35.18
42 The Crescent	N/A	23.4	22.7	24.35	22.8

Source: Screening Assessment for South Somerset District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management (April 2011)
*microgrammes of nitrogen dioxide per cubic metre

Flooding and Water Quality Advice

The Environment Agency raised objections to 9 planning applications on flooding and water quality grounds. Following further advice the EA withdrew their objections on 6 of the proposals, whilst the other 3 applications were withdrawn by the applicants before a decision was made on their planning applications. No planning permissions were granted contrary to Environment Agency advice.

Flooding	Quality	Total
0	0	0

Source: Environment Agency and South Somerset Housing Monitoring

Changes in areas of biodiversity importance.

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

The table below show details of the formal assessment of planning applications which were made in respect of nature conservation and biodiversity policies. Some data will link with actions in the South Somerset Biodiversity Action Plan and the Somerset Biodiversity Strategy.

In addition to those applications formally assessed and recorded in Table 1, many more applications are 'screened' by the in-house Ecologist for potential nature conservation / biodiversity issues.

	Relevant Local Plan policy	Number of applications formally assessed and outcome			
		No significant impacts or issues identified	Outcome positively influenced through development control process	Informative only	TOTAL
DESIGNATED SITES					
International importance	EC4	1			1
National importance (SSSI's)	EC5	3			3
Local importance ('Local Wildlife Sites')	EC6	3	1		4
Sub-total		7	1		8
PROTECTED SPECIES	EC8				
Bats (all species)		47	54	12	113
Dormouse			1		1
Badger		3	9	4	16
Reptiles		1	11		12
Barn Owl			2		2
Sub-total		51	77	16	144
OTHER (e.g. habitats, nesting birds, invasive species)	Part EC8 Part EC7 PPS9	3	10	8	21
TOTAL		61	88	24	173

Source: South Somerset District Council – Biodiversity Monitoring

Renewable Energy Generation.

Internal monitoring for the period 1 April 10 to the 31 March 11 confirm that South Somerset District Council have approved a number of smaller renewable energy generation schemes

There have been no hydropower installations because the DECC Microgeneration Certification Scheme (MCS) was to introduce impossible demands on installers and equipment suppliers, leading to uncertainty.

A steady stream of wind turbine schemes are being brought forward but even smaller turbines (15 - 50 kW), meet with objection at the planning stage leading to refusal or withdrawal.

Massive interest was shown with PV due to the generous Government Feed in tariffs. The Government has now reduced rates for large schemes and - for the moment - they are not now viable.

	Permitted /completed installed capacity in MW 2010 -2011
Wind onshore	0 (4 applications withdrawn or refused)
Solar photovoltaics *	1.935
Hydro	0
Biomass – Landfill gas	0
Biomass – Sewage sludge digestion	0
Biomass – Municipal solid waste combustion	0
Biomass – Co-firing of biomass with fossil fuels	0
Biomass – Animal Biomass	0
Biomass – Plant	
Total	1.935

Source: South Somerset District Council – Renewable Energy Monitoring

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. However take up on small domestic PV schemes has been impressive.

Section 4. 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 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 as a significant city or town.

The report recommends that settlements with a strong employment, retail and community role should be considered for emergent Regional Spatial Strategy 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 the then emergent RSS Development Policy C classification i.e. settlements appropriate for growth for local needs. This includes 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.

With the impending revocation of the RSS, Baker Associates were commissioned to re-examine the projected population and housing need and economic growth forecasts and the Housing requirement for South Somerset and Yeovil report was published in February 2011. This examined the level of housing provision by examining the population and household projections, provision of economic development and the capacity of the area to accommodate new housing development. It recommended a level of growth of 16,000 dwellings for the plan period 2006 – 2026.

Strategic Housing Market Assessment

The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment (SHMA) 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. However, 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. The Strategic Housing Land Viability Assessment Annex of May 2010 produced by Fordham Research reviewed the threshold and recommended 6 dwellings on the lower level.

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 final edit was produced January 14 2011.

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 with amendments in November 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 2011 – 2026 was published in February 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.

Active and low carbon travel

The draft final report was published on April 26 2010 presents a radical and challenging new departure for integrated transport planning. It presents a sustained programme of active and low carbon transport investment directed at a single town in the south west; Yeovil. The report shows how such investment can provide a very high ratio of benefit to cost - benefit distributed across a range of current national and local sectoral policy commitments, including climate change, public health, economic development, transport, social inclusion, biodiversity and the environment.

Open Space Strategy

The final strategy was adopted in March 2011. It 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 accessibly 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.

Habitats Regulation Assessment for the Somerset Levels and Moors International Sites

The final report was published 5 October 2010 and its remit was to consider the potential impacts of the Core Strategy Issues and Options Report upon the Somerset Levels and Moors and Severn Estuary internationally designated sites. The aim of the report is to identify those policies and options which were likely to, or could potentially, have a significant impact on these sites. It also determined the nature of the likely impacts, and to recommended, where necessary, mitigation and avoidance measures.

Yeovil Historic Environmental Assessment Report

The report was published in July 2010 and undertakes a Historic Environment Assessment of 360 degrees of Yeovil's periphery. It identified historic features of the area, likely archaeological significance, listed buildings and their setting and the capacity of the area to accommodate change.

Yeovil Ecotown Biodiversity Baseline and Scoping Report July 2010

This report was published in July 2010 and appraises the biodiversity requirements of each of the three Areas of Search for the potential site for the ecotown extension to Yeovil; Brympton & Coker, Keyford & Barwick and East Yeovil and Over Compton.

The Chard Regeneration Framework

The Implementation Plan was published in October 2010 and summarises the major proposals in the 'Regeneration Plan' and describes the process whereby they might be delivered.

Conclusion

The data from these evidence base studies will be reflected in the emerging core strategy. Further evidence base has been obtained or is in the process of being obtained post the end of March 2011 and as such is outside of this monitoring period. These will be presented in the next AMR.

Section 5. 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 from Government requirements, where there are gaps in the current monitoring process and the programme of actions required to meet them.

Information Gap	Actions
<ul style="list-style-type: none"> • Housing Quality – Building for Life Assessments 	<ul style="list-style-type: none"> • Develop formalised monitoring system through Uniform. • 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.

Section 6. 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 24th 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 3 – Health & Well Being)
	Access to services and facilities by public transport, walking and cycling (% of parishes covered by Demand Responsive Transport)	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 3 – Health & Well Being)
	Number of SOAs in South Somerset that rank within the most deprived 20% nationally for income (IMD);	2 (2007) (See Section 3 – Health & Well Being)
	Tackling fuel poverty - people receiving income based benefits living in homes with low energy efficiency rating;	<35 SAP = 22.7% >65 SAP = 25.2%
	% of people who believe people from different backgrounds get on well together in their local area;	75%
	Number of benefit recipients (Nomis). Income Support Benefit	1,725 (September 2011)
3. Provide sufficient housing to meet identified needs of the community	Net additional homes provided;	1059
	Number of affordable homes delivered (gross);	415
	House price to income ratio (Land Registry);	(See Section 3 - Housing)
	Number of homeless in the district (SSDC);	Accepted as Homeless - 83 (2011)
	Provision of gypsy and traveller sites in relation to identified need (SSDC).	6 (See Section 3 - Housing)
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 3 – Health & Well Being)
	Obesity among primary school age children in Year 6;	16.7 (County figure 2008/2009)
	Adult participation in sport;	23.3 (District 2008/2009)
	Healthy life expectancy at age 65;	15 (District 2001)
	Number of SOAs within the 20% most deprived nationally for health and disability (IMD).	1 (See Section 3 – Health and Well Being)
5. Improve education and skills of the population	Working age population qualified to at least Level 2 (GCSE) or higher;	72.1
	Working age population qualified to at least Level 4 (Degree) or higher.	28.8%
6. Reduce crime and fear of crime	Dealing with local concerns about anti-social behaviour and crime by the local council and police;	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 3 – Environmental Quality)

	% of residents who feel safe/very safe whilst outside (daytime and night time) (BMG Quality of Life survey 2005).	77% (2005) (See Section 3 – Environmental Quality)
7. Support a strong, diverse and vibrant local economy	Average earnings of employees;	412
	Overall employment rate;	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;	515 (2007) (See Section 2 - Context Indicators)
	VAT registered businesses in the area showing growth;	13.7 (District 2008)
	Travel to work – modal split (Census);	(See Section 3 - Transport)
	Proportion of retail, office and leisure development completed in town centre (SSDC: Core Output Indicator).	(See Section 2 - Retail)
8. Reduce the effect of traffic on the environment	Travel to work – modal split (Census);	(See Section 3 - Transport)
	Killed or seriously injured on South Somerset's roads;	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);	54.6%
	Average density of new housing development (SSDC);	55.29 Dwellings per Hectare
	% of new developments meeting 'Building for Life' criteria (SSDC).	(See Section 3 - Housing)
10. Conserve and where appropriate enhance the historic environment	Number of listed buildings lost / 'at risk' (English Heritage, SSDC);	(See Section 3 – Environmental Quality)
	Number of Conservation Area appraisals / Management Plans prepared (SSDC);	(See Section 3 – Environmental Quality)
	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;	4.2 (District 2007) 2.3 (County 2009/10)
	Renewable energy capacity installed (SSDC)	(See Section 3 – Environmental Quality)
	Adapting to climate change;	Level 1
12. Minimise pollution (including air, water, land, light, noise) and waste production	Number and extent of Air Quality Management Areas (SSDC);	(See Section 3 – Environmental Quality)
	Number of days of air pollution exceeding 40µg/m ³ in Yeovil AQMA (SSDC: SCS);	(See Section 3 – Environmental Quality)
	River quality (% of very good, good or fair) (EA);	(See Section 3 – Environmental Quality)
	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).	0
14. Conserve and enhance biodiversity and geodiversity	% of SSSIs in favourable or recovering condition (Natural England);	76.6%
	Health of Natural Environment 'basket of measures';	No Data Available
	Number/area of Local Wildlife Sites in South Somerset (Somerset Environmental Records Centre).	(See Section 3 – Environmental Quality)

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	Use 10/11
Chapter 2 Local Plan Strategy							
POLICY ST1	Rural Centres	12	9	10	8	17	11
POLICY ST2	Villages	13	16	22	7	5	5
POLICY ST3	Development Areas	102	108	154	75	82	57
POLICY ST4	Extensions and Alterations to Buildings in the Countryside	4	4	10	12	6	4
POLICY ST5	General Principles of Development	106	218	340	238	318	268
POLICY ST6	The Quality of Development	212	203	355	312	374	335
POLICY ST7	Public Space	5	8	3	1	6	4
POLICY ST8	Sustainable Construction	8	12	7	6	3	2
POLICY ST9	Crime Prevention	7	10	8	5	18	6
POLICY ST10	Planning Obligations	6	8	13	0	0	0
Chapter 3 Countryside Environment							
POLICY EC1	Protecting the Best and Most Versatile Agricultural Land	1	4	0	0	1	0
POLICY EC2	Areas of Outstanding Natural Beauty	5	14	2	2	6	7
POLICY EC3	Landscape Character	41	39	85	39	87	63
POLICY EC4	Internationally Important Sites	2	4	0	0	0	0
POLICY EC5	Nationally Important Sites - Sites of Special Scientific Interest	2	3	0	0	0	1
POLICY EC6	Locally Important Sites	1	2	1	1	1	2
POLICY EC7	Landscape Features of Major Importance to Wildlife	3	4	2	2	2	3
POLICY EC8	Protected Species	5	6	15	33	34	31
Chapter 4 Historic and Built Environment							
POLICY EH1	Conservation Areas	46	56	83	103	106	79
POLICY EH2	Demolition of Buildings in Conservation Areas	1	0	7	2	3	1
POLICY EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings	33	36	69	93	87	90
POLICY EH4	Demolition of Listed Buildings	5	1	3	3	0	1
POLICY EH5	Development Proposals Affecting the Setting of Listed Buildings	32	38	44	68	78	95
POLICY EH6	The Conversion of Buildings in the Countryside	11	7	11	9	10	4
POLICY EH7	The Conversion of Buildings in the Countryside	17	15	17	11	12	9
POLICY EH8	Historic Parks and Gardens	3	4	0	6	8	7
POLICY EH9	Historic Battlefields	0	2	0	0	0	0
POLICY EH10	No Development Areas	3	0	0	0	0	0
POLICY EH11	Archaeological Sites of National Importance (Scheduled Ancient Monuments)	0	1	0	0	0	0
POLICY EH12	Areas of High Archaeological Potential and Other Areas of Archaeological Interest	13	25	11	0	0	0
Chapter 5 Pollution Control							
POLICY EP1	Pollution and Noise	7	8	7	8	12	3
POLICY EP2	Pollution and Noise	13	9	6	2	9	7
POLICY EP3	Light Pollution	8	10	4	7	8	13
POLICY EP4	Building Waste	2	2	0	0	1	0

POLICY EP5	Contaminated Land	8	4	7	10	8	6
POLICY EP6	Demolition and Construction Sites	2	3	3	0	4	6
POLICY EP7	Potential Odour Generating Developments	2	0	0	1	3	4
POLICY EP8	Sewage Treatment Works	0	0	3	0	0	0
POLICY EP9	Control of other Potentially Polluting Uses	6	6	6	7	18	8
Chapter 6 Utilities							
POLICY EU1	Renewable Energy	1	0	4	4	0	0
POLICY EU2	Wind Turbines	1	0	0	1	0	2
POLICY EU3	Non-mains Sewerage	2	4	4	2	2	4
POLICY EU4	Water Services	8	6	9	13	27	28
POLICY EU5	Flooding	7	11	8	11	11	3
POLICY EU6	Culverting	2	1	1	3	1	0
POLICY EU7	Groundwater Catchment Areas	2	1	0	5	1	0
POLICY EU8	Telecommunications	1	1	0	0	0	0
Chapter 7 Transport							
POLICY TP1	New Development and Pedestrian Provision	8	13	8	1	28	13
POLICY TP2	Travel Plans	7	14	14	0	4	5
POLICY TP3	Cycle Parking	7	4	5	1	5	5
POLICY TP4	Safer Environments for New Developments and Existing Residential Areas	7	5	7	2	24	10
POLICY TP5	Public Transport	11	18	10	2	0	2
POLICY TP6	Non-Residential Parking Provision	18	20	12	7	6	6
POLICY TP7	Residential Parking Provision	20	33	44	33	43	38
POLICY TP8	Local Transport Plan Schemes	1	2	7	0	0	0
POLICY TP9	Trunk Roads	1	1	0	0	0	0
Chapter 8 Town Centres and Shopping							
POLICY MC1	Primary Shopping Frontages	1	5	3	0	0	0
POLICY MC2	Location of Shopping Development	8	9	5	2	2	3
POLICY MC3	Location of Shopping Development	5	5	8	2	1	5
POLICY MC4	Other Uses in Town Centres	3	8	8	2	4	1
POLICY MC5	Location of Non-Shopping Key Town Centre Uses	1	4	1	1	1	1
POLICY MC6	Location of Non-Shopping Key Town Centre Uses	3	3	1	1	0	2
POLICY MC7	Design in Town Centres	1	4	3	1	1	3
POLICY MS1	Local Shopping and Services	4	4	11	7	3	1
POLICY MS2	Local Shopping and Services	3	3	1	0	0	2
POLICY MS3	Local Shops and Services Outside Development Areas	0	1	1	0	0	0
POLICY MS4	Farm Shops	3	2	2	1	0	0
POLICY MS5	Petrol Filling Stations	1	2	0	0	0	0
POLICY MS6	Garden Centres and Nurseries	2	1	0	0	2	0
POLICY MS7	Control of Advertisements	1	4	10	7	12	5
Chapter 9 Employment and Tourism							
POLICY ME1	Provision for New Employment Land	3	5	0	3	1	5
POLICY ME2	Provision for New Employment Land	4	1	1	0	0	2
POLICY ME3	Employment within Development Areas	5	6	3	3	3	2
POLICY ME4	Expansion of Existing Businesses in the Countryside	5	1	3	2	2	3
POLICY ME5	Farm Diversification	1	0	9	1	7	2
POLICY ME6	Retention of Land and Premises	23	20	15	2	2	5

POLICY ME7	Retention of Land and Premises in Rural Areas	1	4	2	0	0	1
POLICY ME8	Hazardous Installations	0	0	0	0	1	0
POLICY ME9	Consultation Zones around Notifiable And Hazardous Installations	0	0	0	0	0	0
POLICY ME10	Tourist Accommodation	6	8	6	0	0	0
Chapter 10 Housing							
POLICY HG1	Provision for New Housing Development	6	17	5	12	17	15
POLICY HG2	Provision for New Housing Development	1	6	1	0	0	0
POLICY HG3	Phasing	5	8	1	0	0	0
POLICY HG4	Housing Densities	12	15	18	8	15	7
POLICY HG5	Replacement Dwellings in the Countryside	6	3	5	4	1	0
POLICY HG6	Affordable Housing	4	13	3	0	3	3
POLICY HG7	Affordable Housing - Site Targets and Thresholds	15	20	13	7	12	4
POLICY HG8	Affordable Housing - Commutation of Requirement	1	7	3	1	1	0
POLICY HG9	Rural Housing Needs	5	1	2	1	0	2
POLICY HG10	Transit/short stay sites	1	1	0	0	0	0
POLICY HG11	Long Term/Residential Sites	1	4	1	1	0	0
POLICY HG12	Low Impact Dwelling Sites	0	0	0	0	0	0
POLICY HG13	Sites for Travelling Show People	1	0	0	0	0	0
POLICY HG14	Sites for Travelling Show People	4	1	0	0	0	0
POLICY HG15	Agricultural and Forestry Dwellings	11	11	11	1	0	0
POLICY HG16	Agricultural and Forestry Dwellings	0	1	0	0	0	0
Chapter 11 Recreation and Community Facilities							
POLICY CR1	Existing Playing Fields/Recreation Areas	1	1	2	0	0	0
POLICY CR2	Provision of Outdoor Playing Space and Amenity Space in New Development	7	16	16	17	13	9
POLICY CR3	Off site provision	3	4	10	9	8	6
POLICY CR4	Provision of Amenity Open Space	2	5	3	1	11	7
POLICY CR5	Golf Development	0	0	1	0	0	0
POLICY CR6	Horses and Development	3	4	1	3	2	8
POLICY CR7	Commercial Development Involving Horses	2	0	1	3	3	2
POLICY CR8	New Recreational Uses in the Countryside	2	2	0	0	0	0
POLICY CR9	Public Rights of Way and Recreation Routes	3	3	5	0	3	0
POLICY CR10	Public Rights of Way and Recreation Routes	1	1	0	0	0	0
POLICY CR11	Inland Waterways	0	0	0	0	0	0
POLICY CR12	Allotments	0	0	0	1	0	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 (end of March 2011 basedate)
KS/WINC/1	Wincanton	New Barn Farm	250	Application Permitted with Conditions 05/00960/OUT (250 Dwellings) Application Permitted 09/00979/REM (283 Dwellings – 71 completed, 3 under construction, 209 not started)
HG/WINC/2	Wincanton	Southgate Road	23	No formal contact
HG/ANSF/1	Ansford / Castle Cary	Hill Crest School	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 58 complete, 2 under construction
HG/MIPO/1	Milborne Port	Wheathill Lane	18	09/004978/OUT (20 dwellings) pending consideration

Area North

Reference	Town	Site Name	Estimate	Comment (end of March 2011 basedate)
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 (was approved post March 2011)
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 - 2010)
HG/SOPE/1	South Petherton	Hayes End	30	Application permitted 10/01427/REM (29 dwellings)
HG/SOPE/2	South Petherton	Lightgate Lane	51	Complete (AMR 2006 - 2010)

Area South

Reference	Town	Site Name	Estimate	Comment (end of March 2011 basedate)
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) 139 complete 08/04785/REM (119 Dwellings) 77 complete 10/02968/REM (126 Dwellings) 10 complete 10/02973/REM (103 Dwellings) 10/04977/S73 (of 10/03252/REM) (63 Dwellings) 2 complete 11/03821/REM (2 Dwellings) pending consideration
KS/YEWI/2	Yeovil	Thorne Lane	830	Application Permitted with Conditions 05/00753/OUT (830 Dwellings) 11/00361/REM (298 Dwellings) pending consideration
HG/YEOV/1	Yeovil	Bucklers Mead	15	Application 08/00271/REM refused Approved on appeal (37 complete AMR 2011)
HG/YEOV/2	Yeovil	Larkhill Road	150	Complete (AMR 2006 - 2010)
HG/YEOV/3	Yeovil	Jewsons Yard	69	Complete (AMR 2006 - 2010)

Area West

Reference	Town	Site Name	Estimate	Comment (end of March 2011 basedate)
KS/CHAR/1	Chard	Furnham Road and Tatworth Road	1350	Awaiting implementation strategy (September 2009) and programme for delivery
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 (now approved post March 2011)
HG/CHAR/2	Chard	Lower Touches	24 (20)	Complete (AMR 2006 - 2010)
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 under construction)
HG/ILMI/1	Ilminster	Wharf Lane	18	Complete (AMR 2006 - 2010)

Employment**Area East**

Policy	Site Area (ha)	Progress	SSDC Action
KS/WINC/1: Land at New Barn Farm, Wincanton	2.1	Outline planning permission 05/00661/OUT & 10/00014/REM	No action required – 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.

Area North

Policy	Site Area (ha)	Progress	SSDC Action
ME/MART/2: Land west of Ringwell Hill, Bower Hinton, Martock	1.8	Application for employment development awaiting determination (Outline application 0500887OUT pending consideration)	Continue to determine application.

Area South

Policy	Site Area (ha)	Progress	SSDC Action
ME/WECO/1: Land off Bunford Lane, Yeovil	16.5	Application 07/05341/OUT approved 23/03/11 for 20.3ha	No action required at present. Funds for Western Avenue improvements being investigated
ME/YEOV/4: Land South of Yeovil Airfield, Yeovil	4.8	Outline planning permission (04/01278/OUT) for B1, B2 and B8 uses has lapsed.	No action required at present. Funds for Western Avenue improvements being investigated
ME/YEOV/5: Land at Higher Farm Trading Estate, Bunford Lane, Yeovil	2.42	No progress	No action has occurred. Allocation not to be saved.
KS/BRYM/1: Lufton Key Site Extension, Yeovil	4.7	Outline planning permission 06/04559/OUT for 4.98 ha employment B1/B2/B8	No action required at present. Funds for Western Avenue improvements being investigated

Area West

Policy	Site Area (ha)	Progress	SSDC Action
ME/CHAR/6: Land North of Millfield, Chard	1.25	Application 09/03321/FUL approved.	Awaiting implementation strategy and programme for delivery
ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne	0.12	Part of site has planning permission for employment use. No progress on the rest of the site.	Remaining allocation not to be saved.
ME/CREW/5: Land North of Cropmead Trading Estate, Crewkerne	0.8	No progress	Awaiting implementation strategy and programme for delivery
ME/ILMI/3: Land West of Horlicks Ltd., Hort Bridge, Ilminster	0.75 (of 1.5 allocation)	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 09/00051/OUT – decision pending	Determine application (now determined and implementation anticipated)
ME/ILMI/5: Land Adjacent to Powermatic Ltd., Hort Bridge, Ilminster	5.1	No progress	Awaiting implementation strategy and programme for delivery
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.