



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 2008 – March 2009

31st December 2009

Making a difference where it counts

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Executive Summary

The **Introduction** explains that the submission of an Annual Monitoring Report (AMR) is a statutory requirement. Its function is to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies such as those in the South Somerset Local Development Framework (LDF) are being achieved. AMR results should inform the review and development of policy. This section also identifies the different types of monitoring indicators and the national, regional and local context within which the South Somerset LDF is and will be formed.

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

The **Local Development Scheme (LDS)** explains that the overall progress in the monitoring year was limited for a number of reasons principally staffing shortages at that time, changes to the planning system and underestimation of the complexity of drawing together the required evidence base. In light of the above, the LPA agreed a recommendation in June 2008 to undertake a comprehensive review of the current LDS. In light of this and subsequent emergent factors of influence, that review has been delayed given the priority to re-establish the team in personnel terms, to establish the evidence base in detail and to ensure a timely response to the consultation on the Issues and Options report that was consulted on from March 2008 to May 2008.

The LDS review is anticipated for presentation to the Council's District Executive and thence to the Government Office in February 2010 and is expected to result in significant changes to the current LDS. A comprehensive resources paper has been prepared to be more accurate about the resource requirements for the LDF delivery, in terms of amount, type, source and timing of required resources and will inform the LDS review.

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. This is the first year in which the Significant Effects Indicators have been collected and consequently should act as a baseline data source for future AMRs.

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

A review of 400 planning applications shows that; 38 policies had not been used, 37 policies had only been used on between 1-4 occasions, 16 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 the granting of outline planning permission on Yeovil's three Key Sites and the drafting of an Implementation Strategy for Chards Key Site. A review of employment allocations has highlighted progress on four of the allocated sites through either the granting of outline or full planning permission.

The Housing Trajectory and 5 year housing land supply section of the Annual Monitoring Report remain outstanding at the present time. It will be produced later on in January and will be submitted as a supplement to the Annual Monitoring Report before the end of January. This is due largely to delays in developing the Strategic Housing Land Availability Assessment, as the Developers' Panel were keen to review every site. The exercise, which has taken a number of months, has now recently concluded and is to be presented shortly to the Panel for final confirmation (December 2009)

Much of the information for the trajectory is already in place but information for small sites requires a call for information from each prospective developer/builder as the original call for sites information is now based on information from September 2008, before the deepening of this unprecedented recession in the housing industry, so cannot easily be projected forward.

The Government Office has been informed of this delay and has indicated that this is acceptable. There is no penalty associated with the delayed delivery of the Housing Trajectory.

The Council's housing monitoring shows that during the plan period (1st April 2006 – 31st March 2009) 3,646 dwellings within Yeovil and 6,018 dwellings throughout the rest of the district the district have been granted planning permission are under construction, completed or allocated. South Somerset District Council must therefore make provision for 7,754 dwellings at Yeovil and 2,282 dwellings before the end of the plan period.

The Council's Employment Land monitoring shows that during the plan period (1st April 2006 – 31st March 2009) 33.11 hectares of employment land within Yeovil and an over provision of 4.28 hectares elsewhere have been granted planning permission are under construction, completed or allocated. Although there is a general over provision of total employment land within the district the Employment Land Review Stage 2 has identified a number of development issues with key allocations that will need to be redressed and rebalanced through the Core Strategy process.

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

Indicators on business development and town centres shows a net loss of net employment floor space, that half of new employment sites are located on previously developed land (PDL) and a significant supply of available employment land. Housing indicators show a high percentage of new and converted dwellings on PDL, progress towards gypsy and traveller provision as well as affordable housing provision. Due to recent changes in the Core Indicators set no data was collected for indicator H6: Housing Quality – Building for Life Assessment but arrangements are now in place to collect this data in future years. Environmental quality indicators show only one applications granted contrary to environment agency advice (at appeal), no changes in areas of biodiversity importance and the installation of 30kw of renewable energy during the monitoring year.

The **Development of South Somerset's Evidence Base** demonstrates the Council's commitment to developing a comprehensive evidence base to underpin the production of the LDF. The chapter reveals the completion of the Council's settlement role and function study, strategic housing market assessment, strategic flood risk assessment and progress on the strategic housing land availability assessment as well as updates to the district's employment land review, gypsy and

traveller accommodation needs assessment underway and retail study updated near completion. The section also clarifies the timetables for the completion of the open space study and green infrastructure strategy.

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

The final chapter **Saved Policies and Proposals** explains that in January 2009 South Somerset District Council wrote to the Government Office for the South West (GOSW) to request an extension of local plan policies and proposal for a further period until they are replaced principally by the LDF Core Strategy Development Plan Document. South Somerset District Council received a letter from the GOSW on the 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

Purpose of the AMR

This document is South Somerset District Council's fifth Annual Monitoring Report (AMR) and covers the period 1st April 2008 – 31st March 2009. 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).

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

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

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

The Government's Good Practice Guide on LDF Monitoring advises¹ that the AMR should include an assessment of:

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

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

Content & Structure

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

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

Policy performance is monitored through the following types of indicators:

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

Core Output Indicators, which assess the direct effects of policy performance. Defined in government guidance² they can, as a consistent data source, be used to build a wider picture of policy performance;

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

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

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

Wider Policy Context

The AMR is not an isolated document but falls within a much wider policy context relating to the Government's Sustainable Communities agenda. The AMR has significant relationships with other documents as an evidence base for both higher government levels including national and regional Monitoring documents and across the work of this Council.

Regional Monitoring

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

The Core Output Indicators are intended to be a consistently collected data source that would allow a meaningful analysis of national and regional policies. The work carried out on the AMR will be carried out in close collaboration with the South West Regional Planning Body. The aim of this collaboration is to produce local and regional monitoring reports that complement each other and avoid duplication.

Sub-Regional Monitoring

To assist regional monitoring the Regional Planning Body has set up a specialist officer group drawn from local authorities and agencies called the Strategic Information Providers Group (SIP). The aim of this group is to facilitate data flow and assist in the production of the AMR. South Somerset District Council supports its (SIP) group member by attending the Somerset local monitoring group (SubSIP). In collaborating with Somerset County Council it is expected that South Somerset District Council will be able to draw on existing data sets, resources and experience.

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. The SA/SEA scoping report includes a list of objectives and indicators that will be used to assess the significant effects of all the DPD options.

The revised SA/SEA scoping report can be viewed from the Councils website and will be presented for final signoff by members when the draft Core Strategy is published in Spring of 2010.

Sustainable Community Strategy

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

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

Section 2: South Somerset Profile

The draft vision for South Somerset in 2026 as presented in the Core Strategy Issues and Options document. The vision will be updated in light of consultation responses received to the draft Core Strategy.

The Vision for South Somerset in 2026

South Somerset will be a thriving, attractive, affordable and sustainable district which to live, work and play in settlements with high quality community facilities, improved transport infrastructure, and high levels of self-containment. This District will be built on its economic, cultural, tourism and educational strengths, recognising its diversity and respecting and protecting its urban and rural environmental assets such as its 80+ Conservation Areas and some 6,000 Listed Buildings, and areas of high landscape character including the network of navigable and potentially navigable waterways.

As a "Strategically Significant City or Town" (SSCT), Yeovil will be the prime economic driver within the district. The Town will be a high quality, economically stronger, destination for the district and parts of adjoining districts. It will be attractive to existing and new businesses and workers through continued investment in its existing manufacturing and service sectors. Particular attention will be focussed on encouraging high-tech diversification in support of its dominant aerospace industries. Yeovil will be an attractive town for students, residents, and cultural and tourist visitors with even more prestigious higher education facilities, a high quality, vibrant town centre based on the Yeovil Vision's co-ordinated mix of uses in defined "Quarters" and the successful regeneration of the eastern side of the town.

Beyond Yeovil, South Somerset will have a thriving, revitalised and diversified economy, based on existing and new modest-sized but successful businesses focussed in our Market Towns. This will help to deliver the Chard Vision and other regeneration schemes, reduce outward commuting for example from Ilminster to Taunton, provide a local focus to more remote parts of the district and adjoining districts for example Wincanton for parts of Somerset, Dorset and Wiltshire, improve tourist accommodation and attractions, and a create/maintain a viable agricultural economy supported by appropriate diversification schemes.

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 157,800 (nomis 2007). The District is predominantly an agricultural area with diverse and attractive landscapes and can be characterised by its rural nature.

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

Economically, a large proportion of the workforce work in the service sector 71.2% and manufacturing sector 21.7% (nomis 2007). 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. 86% of businesses in Somerset employ ten or less members of staff. Only 0.5% of businesses employ over 200 people.

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.

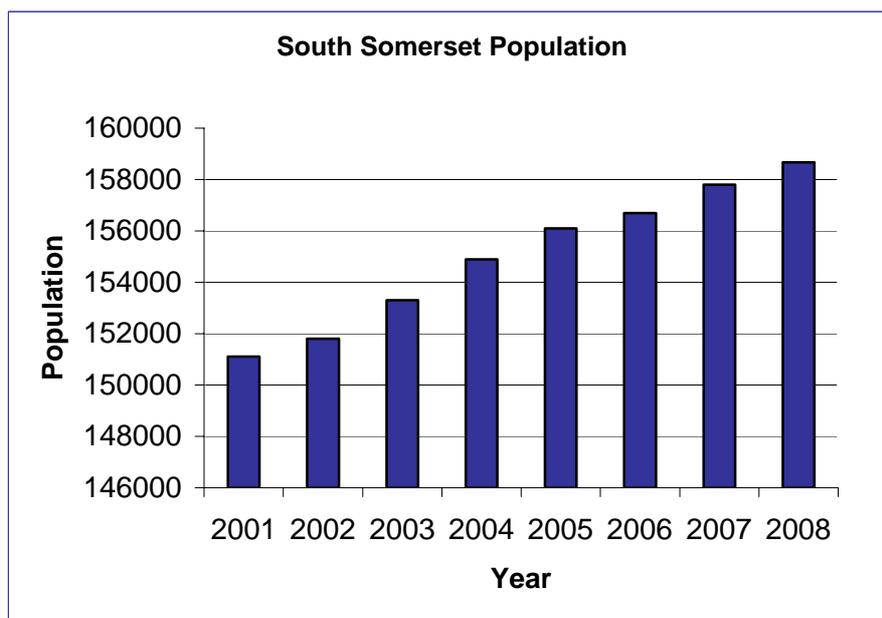
Yeovil also provides employment for a significant hinterland as evidenced by the emerging Draft Yeovil Transport Strategy Review (November 2008). The review shows a significant net-in-commute (AM peak: 60% inbound/40% outbound, PM peak 40% inbound/60% outbound) based on a study of traffic volumes during the morning and afternoon peak hours. This trend will influence future infrastructure delivery requirements for the town and 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.

Context Indicators

Population

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



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

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

Population growth over the last 10 years has almost been twice the national average and an even larger increase in the districts population is predicted over the next 20 years. Population growth will largely be attributed to migration both internal and external, rather than increases in birth rates and decreases in death rates as in the past.

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

In comparison the District has a lower proportion of young people (16-29yrs) compared to regional and national averages. Differences are attributed young people leaving to pursue higher education and not returning, contributing to a shortage of highly skilled young graduates entering the local workforce. However, this trend does appear to be slowing with an increase in people studying for qualifications locally or via distance learning. The graph below shows the age structure for South Somerset.



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

Density

Population estimates show that the South Somerset population density has increased from 1.57 persons per square hectare (2001) to 1.64 persons per square hectare (2007). In context the South West has increased from 2.07 persons per square hectare (2001) to 3.01 persons per square hectare (2007) and Great Britain increased from 3.77 persons per square hectare (2001) to 4.55 persons per square hectare (2007).

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.

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

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

Dwelling Stock (April 2008)	South Somerset	South West
Total Dwelling Stock	71,404	2,329,343
Owner Occupied and Private Rented Dwelling Stock	61,029	2,007,888
Other Public Sector Dwelling Stock	471	14,396
RSL Dwelling Stock	9,903	189,426
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).

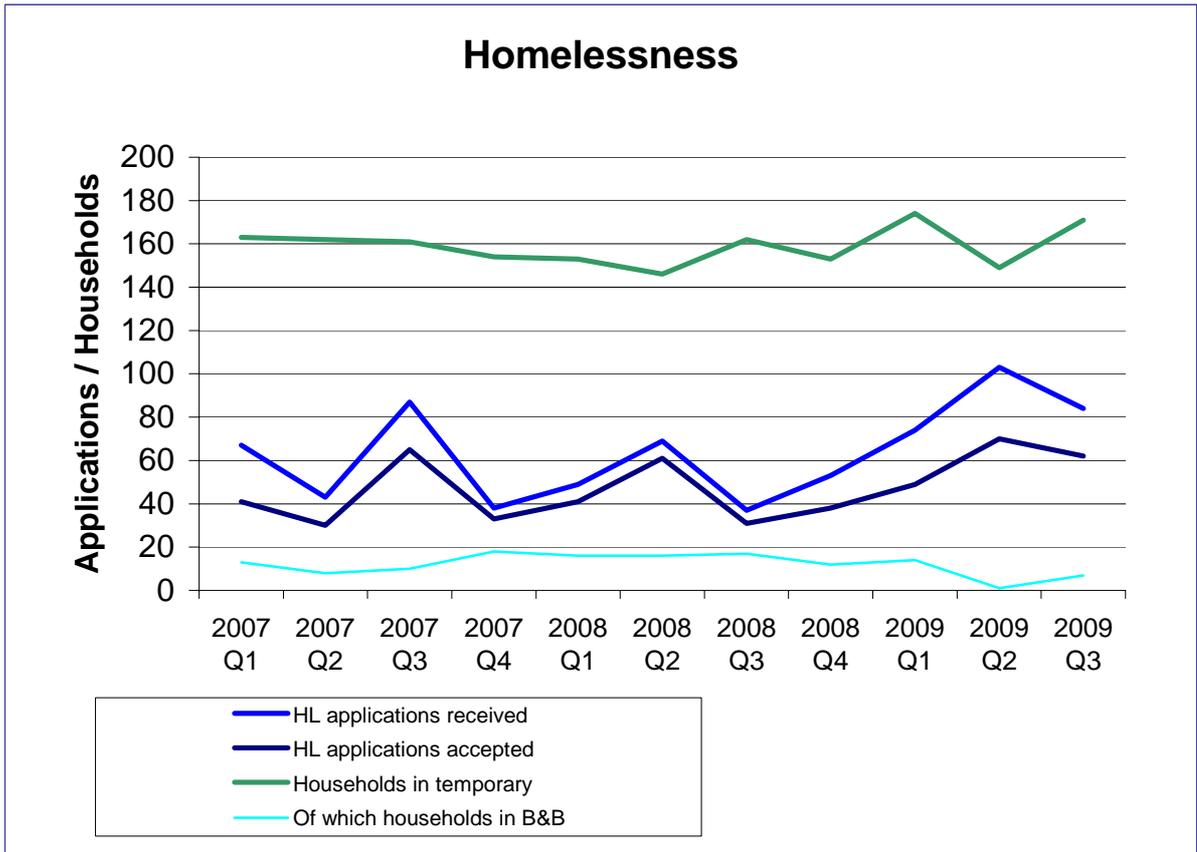
Private ownership is higher in the District than nationally with a converse lower level of public control.

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

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

Homelessness

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



Applications to register as homeless have increased from 37 in the third quarter 2008 up to a peak of 103 in the second quarter 2009. Households in temporary accommodation remain consistently above 150 but have not significantly increase over this period while households in B&B number 7 in the third quarter 2009.

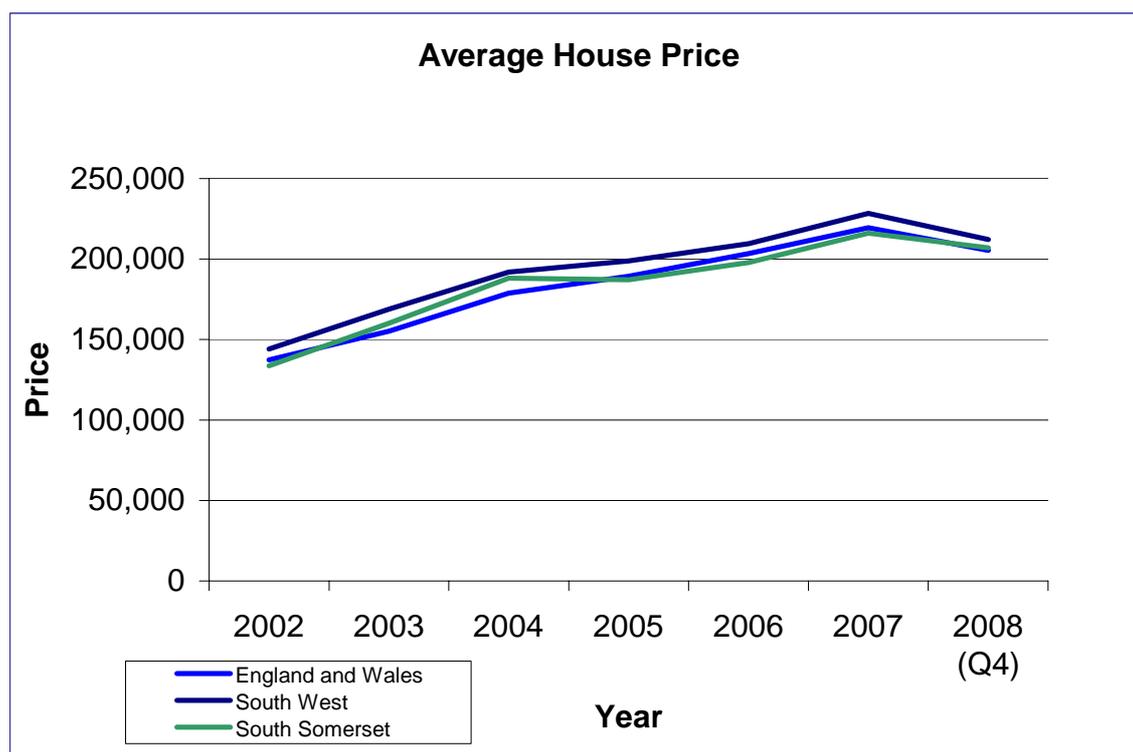
House Price

The average price of a house in South Somerset in 2002 was £145,120. Tend shows that house prices have since incrementally increased over the following years peaking in the third quarter of 2008 at £225,069. More up to date Land Registry data for the 4th quarter in 2008 shows a decrease in the average houses price down to £206,900 and reflecting the current downturn in world economics.

The full scope of the recession’s impact on average house prices has yet to emerge with suggestions that 2009 will see even further reductions. Future AMR’s will need to monitor this indicator closely to record the full impact of the decline.

House Price (Oct-Dec 2008)	South Somerset	South West
Average Cost	£206,900	£212,116
Detached	£332,528	£317,064
Semi-detached	£175,278	£191,924
Terraced	£144,510	£166,949
Flat	£84,881	£152,978

Source: Land Registry



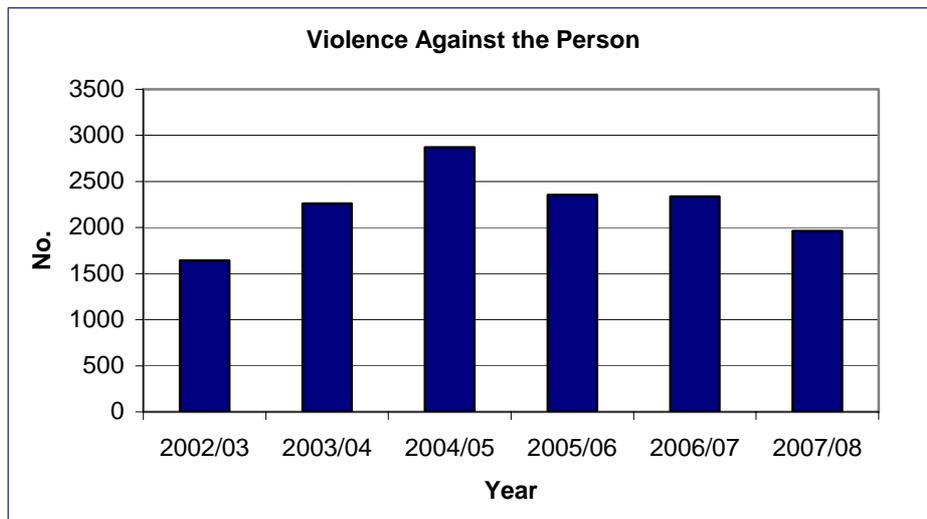
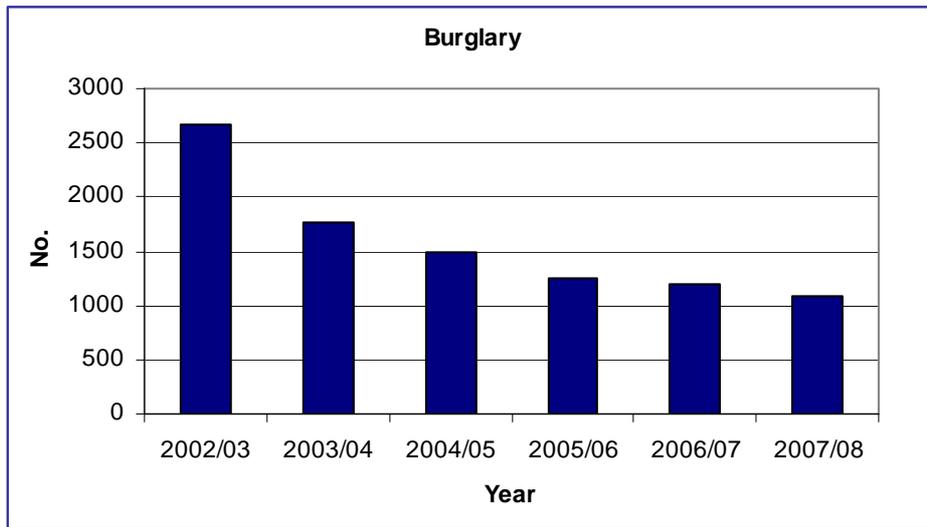
Source: DCLG except 2008 4Q, which is Land Registry

Crime

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

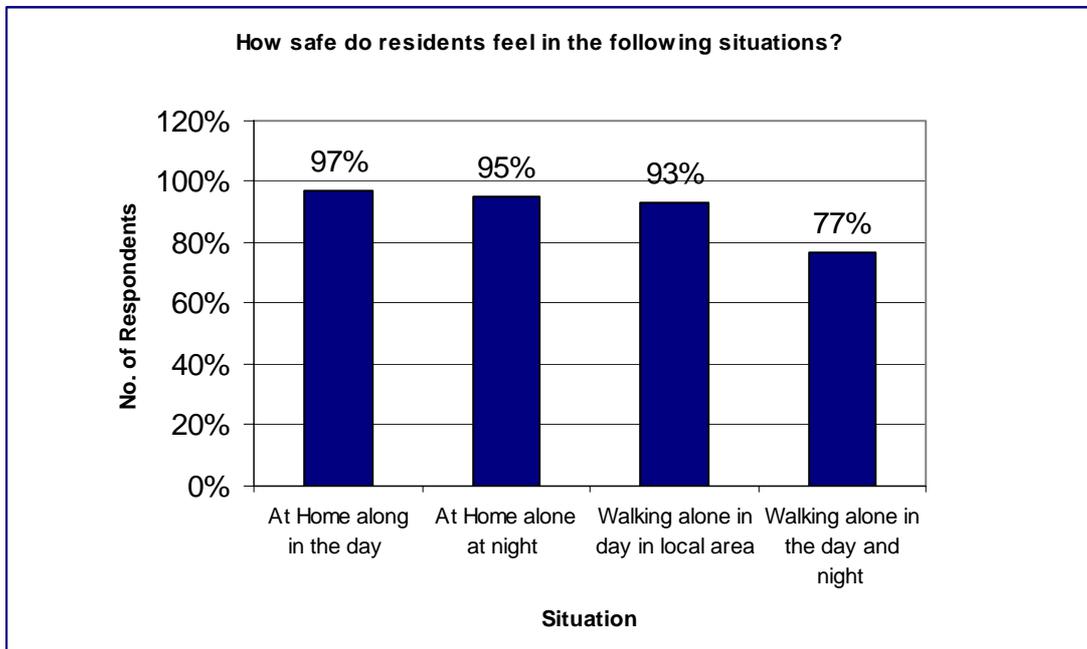
Trend data shows that South Somerset has experienced year on year decreases in reports of robbery, burglary, fraud and forgery. Reports of burglary have dropped from 2,676 reported cases in 02/03 down to 1,092 cases in 07/08 while robbery fell from 69 reports in 02/03 to 37 reports in 07/08. Reports of Criminal Damage, Sexual Offences and Violence Against the Person have remained broadly the same during this time period.

Data for 08/09 has not yet been released but will likely show increases in some statistics related to short-term financial gain and domestic violence recognising the current economic climate and financial pressures on the general population.



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

In 2005 South Somerset undertook a quality of life survey aiming to provide up-to-date statistical information on the overall quality of life of our residents. A key indicator of this survey is community safety and the perceived safety of local residents. The survey found that the majority of residents do feel safe in their homes and local area, although perceived safety at night is lower than by day. This is a particular problem in urban areas with only 65% of residents in Area South (Yeovil Area) feeling safe out at night compared to 87% in Area North (Langport and Somerton Area) where it is much more rural. Thus, it could be inferred that the fear of crime is greatest in the urban areas. Data from a survey carried out by Avon and Somerset Police in 2004/5 found very similar results.



Source: Quality of Life Survey (2005)

Health & Well Being

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

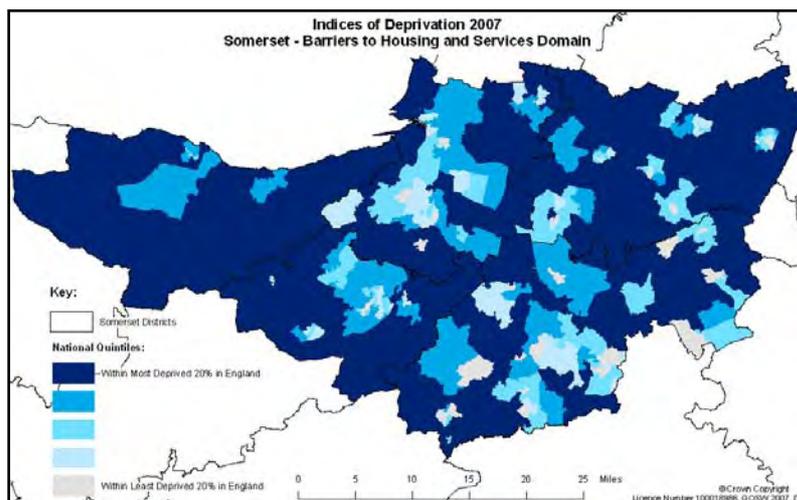
The table below shows that South Somerset performs well nationally against the rest of England within the; Income and Health domains with none of its 103 LSOA being recorded within the most deprived 10% of LSOA in the country. South Somerset however does have 1 LSOA in the most deprived 10% of the country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

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

Source: Communities and Local Government

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

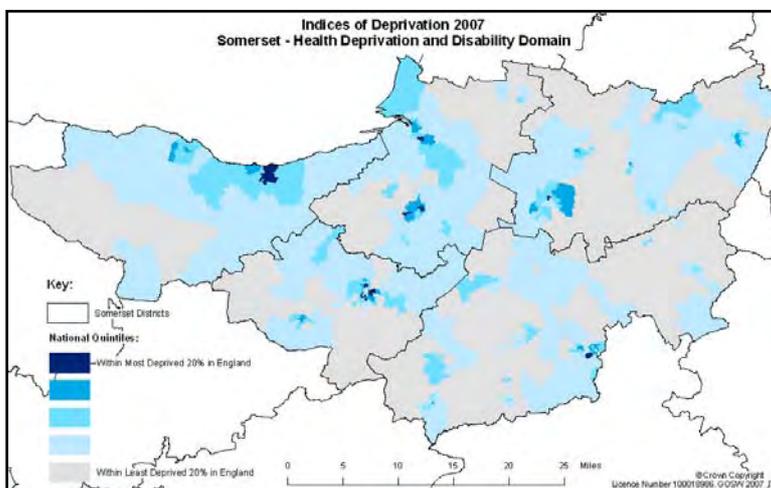
Barriers to Housing and Services Domain



Source: Communities and Local Government

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

Health Deprivation and Disability Domain



Source: Communities and Local Government

Life Expectancy

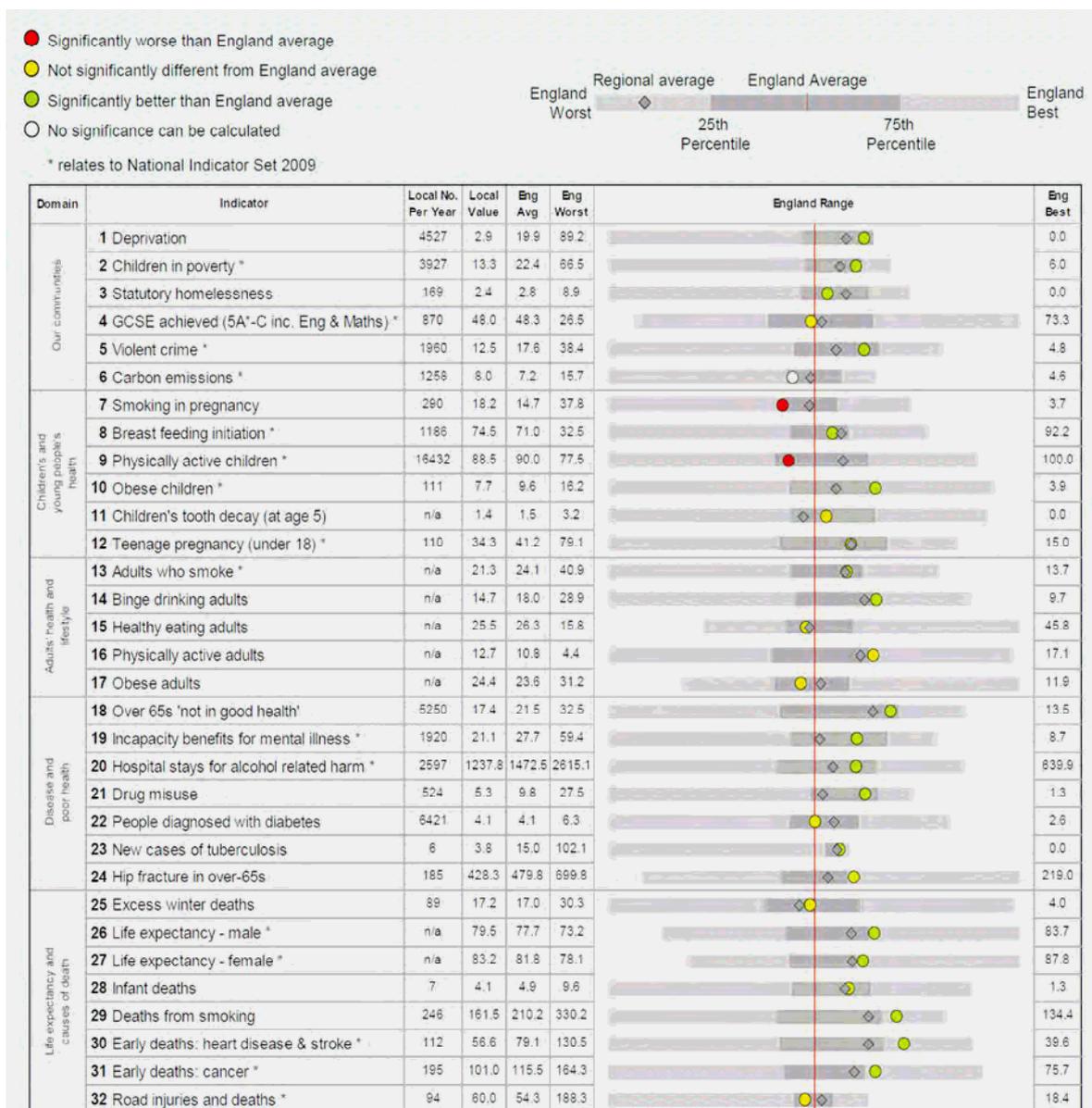
Life Expectancy at Birth (December 2006)	South Somerset	South West
Males	79.1	78.5
Females	82.8	82.8

Mortality Rate

Standard Mortality Ratios (December 2003)	South Somerset	South West
	87	92

Health Profile

Health Profiles, produced annually by the Association of Public Health Observatories, give a snapshot of health in local areas. The South Somerset Health Profile 2009 identifies the district as a prosperous rural area where health indicators are generally better than the England average.



Notes (numbers in bold refer to the above indicators)

1 % of people in this area living in 20% most deprived areas of England 2007 2 % of children living in families receiving means-tested benefits 2007 3 Crude rate per 1,000 households 2007/08 4 % at Key Stage 4 2007/08 5 Recorded violence against the person crimes crude rate per 1,000 population 2007/08 6 Total end user CO2 emissions per capita (tonnes CO2 per resident) 2006 7 % of mothers smoking in pregnancy where status is known 2007/08 8 % of mothers initiating breast feeding where status is known 2007/08 9 % 5-16 year olds who spent at least 2 hours per week on high quality PE and school sport 2007/08 10 % of school children in reception year 2007/08 11 Average number of teeth per child age 5 which were actively decayed, filled or had been extracted 2005/06 12 Under-18 conception rate per 1,000 females (crude rate) 2005-2007 13 % Modelled estimate from Health Survey for England 2003-2005 14 % Modelled estimate from Health Survey for England 2003-2005 15 % Modelled estimate from Health Survey for England 2003-2005 16 % aged 16+ 2007/08 17 % Modelled estimate from Health Survey for England 2003-2005 18 % who self-assessed general health as 'not good' (directly age and sex standardised) 2001 19 Crude rate per 1,000 working age population 2007 20 Directly age and sex standardised rate per 100,000 population 2007/08 21 Crude rate per 1,000 population aged 15-64 2006/07 22 % of people on GP registers with a recorded diagnosis of diabetes 2007/08 23 Crude rate per 100,000 population 2004-2006 24 Directly age-standardised rate for emergency admission 2006/07 25 Ratio of excess winter deaths (observed winter deaths minus expected deaths based on non-winter deaths) to average non-winter deaths 1.08.04-31.07.07 26 At birth, 2005-2007 27 At birth, 2005-2007 28 Rate per 1,000 live births 2005-2007 29 Per 100,000 population age 35+, directly age standardised rate 2005-2007 30 Directly age standardised rate per 100,000 population under 75 2005-2007 31 Directly age standardised rate per 100,000 population under 75 2005-2007 32 Rate per 100,000 population 2005-2007

The chart above, taken from the South Somerset Health Profile 2009, shows how people's health in South Somerset District compares to the rest of England and also against the average for the South West region. The local result for each indicator is shown as a circle, against the range of results for England which is shown as a bar. A green circle may still indicate an important public health problem. The regional average is shown as a diamond.

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

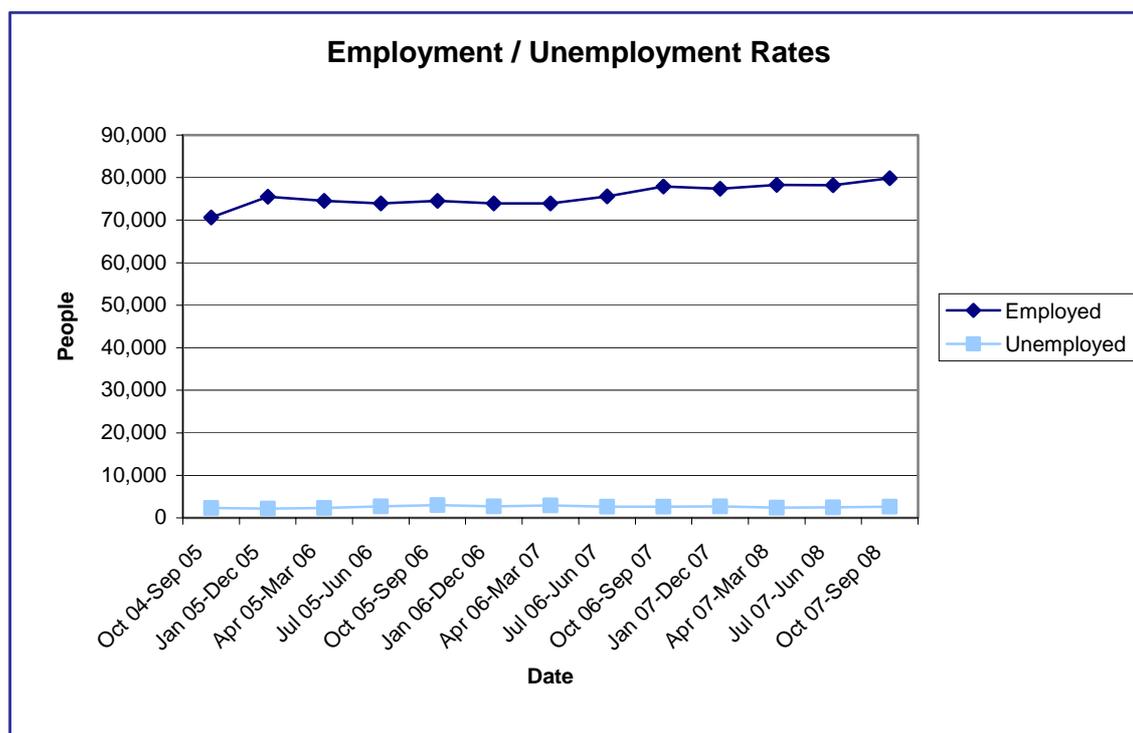
Economic Well Being

Employment / Unemployment

Trend data shows that South Somerset has had a stable employment and unemployment rate since 2000. Although statistics for 08/09 have yet to be released by the Office of National Statistics they are likely to show a steep decline in employment rates and rise in unemployment. Trend data for the last 8 years is therefore presented in this report as baseline data for next years AMR when the true picture of the recession can be monitored.

Employed and unemployed (Oct 2007-Sep 2008)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Economically inactive	13,200	14.6	18.3
Economically active	82,200	85.4	81.7
In employment	79,900	83.1	78.5
Employees	66,800	70.1	66.7
Self employed	12,000	12.1	11.3
Unemployed	2,600	3.1	3.9

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Job Seekers

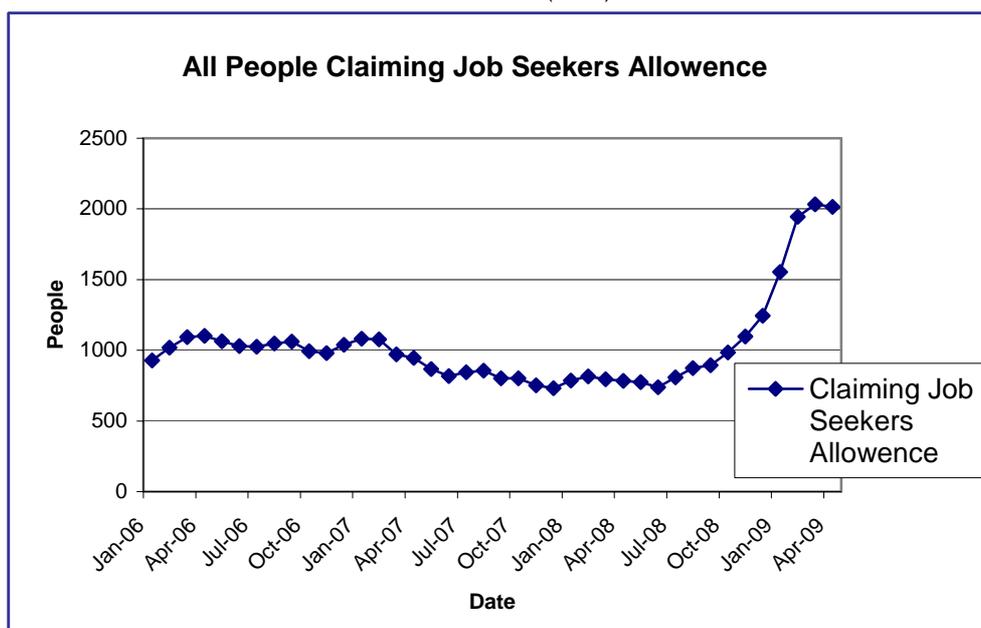
South Somerset has received a surge of claimants for job seekers allowance over the last year with claimants rising from 783 in April 2008 to 2,014 in April 2009. More detailed analysis indicates that most of these claimants are new having only claimed during the last 6 months. Trend data indicates that 1,775 claimants fall into this group as of April 2009, this is up from 665 claimants at the same time last year. A review of claimants age shows that those in the 25 - 49 age bracket have experienced the greatest rise in claims, 1,025 up from 375 last years. It is noted that claimants in the younger and older brackets have also experienced significant rises in making claims.

Total JSA claimants (April 2009)	South Somerset (Numbers)	South Somerset (%)	South West (%)
All People	2,014	2.2	3.1
Males	1,481	3.1	4.4
Females	533	1.2	1.7

JSA claimants by age (April 2009)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Aged 18-24	570	28.5	29.9
Aged 25-49	1,025	51.3	52
Aged 50 and over	380	19	17.4

JSA claimants by duration (April 2009)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Up to 6 months	1,775	88.6	81
Over 6 up to 12 months	195	9.7	14.2
Over 12 months	35	1.7	4.8

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Businesses

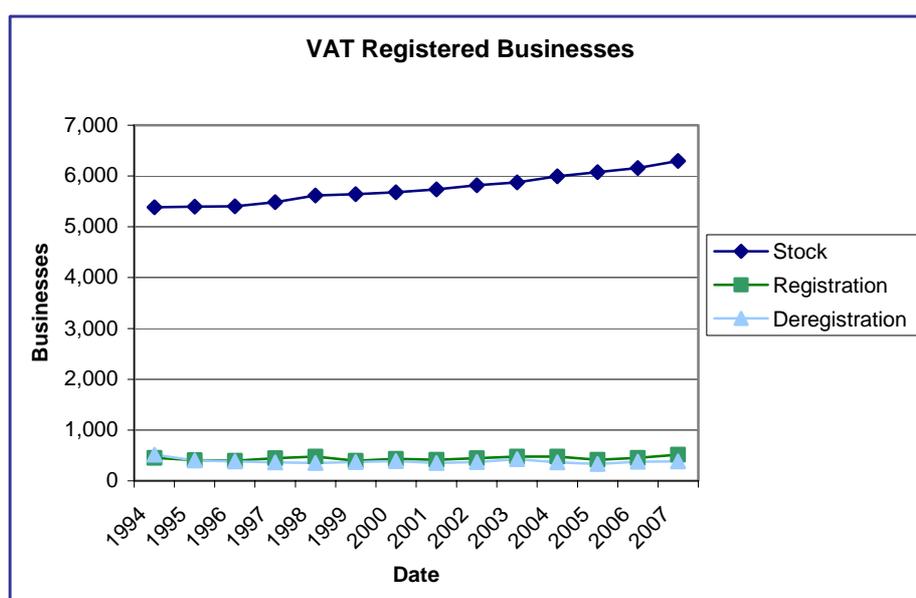
Trend data shows that South Somerset has experienced a gentle increase in the number of VAT registered Business since 1994. The Office of National Statistics has not yet released data for the period 08/09. It is therefore unknown what effect the recession has had on registration of Businesses. Trend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

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

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

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

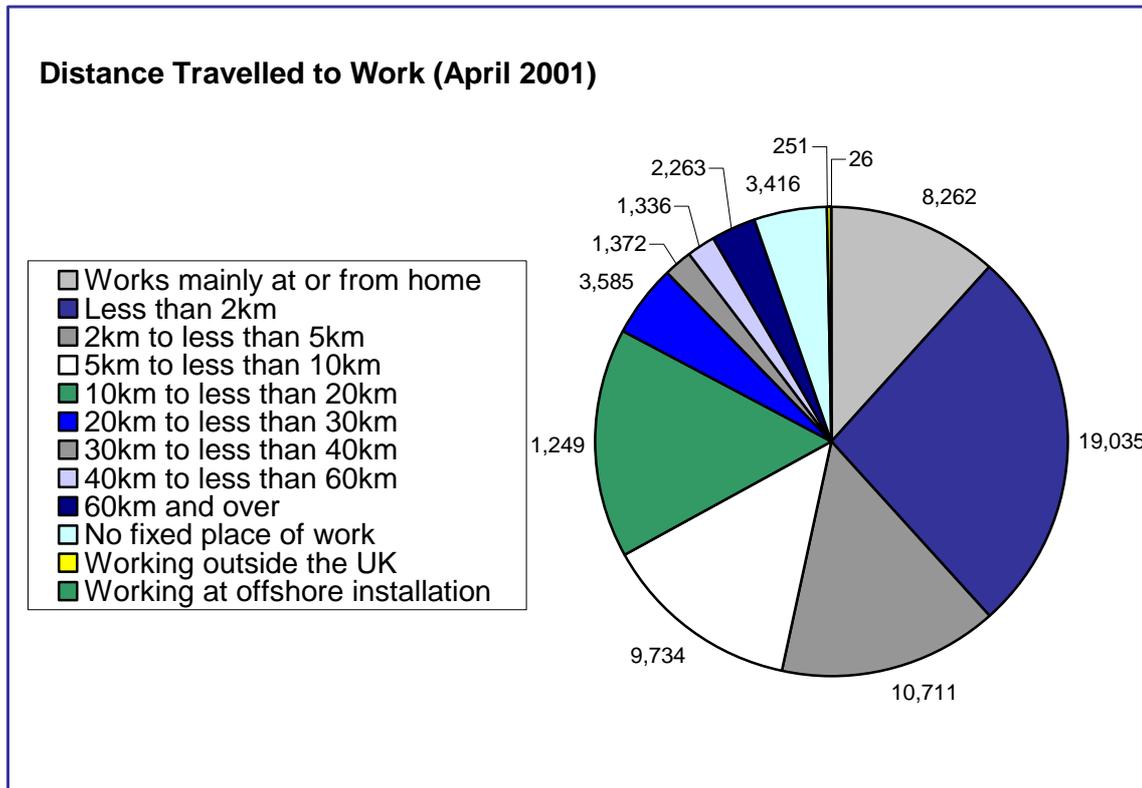


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Transport and Commuting Patterns

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.

The County Council Transport department update these figures with a small local survey of 200 Yeovil residents every six months. In March 2009 the survey showed that the average travel to work distance for Yeovil residents to be 8.6 miles (13.8 km) in comparison the same survey carried out in September 2008 gave an average of 7.7 miles (12.4 km). Due to the small scale of the survey, the results have limited statistical weight but can be used to understand the commuting context for Yeovil.

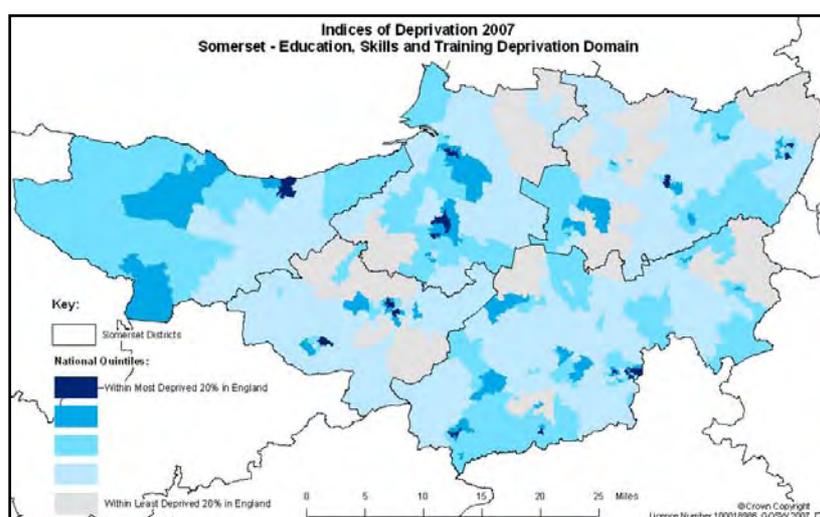


Source: Census 2001

The 2001 Census also provides detailed information on the transport method used to travel to work. Data shows that, 47,902 residents or 45% of the economically active workforce travel to work by car/van. This high figure is considered to reflect the rural nature of the district.

Education

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



Source: Communities and Local Government

The table below shows that the number and percentage of South Somerset residents who have reached National Vocational Qualifications 1-4. Information from the Office of National Statistics (NOMIS) reveals that South Somerset performs less well than the South West Region as a whole with the number of South Somerset residents with 'NVQ4 and above' being 8.3% less than the South West percentage and those with no qualifications being 1.8% higher.

Qualifications (Jan 2008-Dec 2008)	South Somerset (%)	South West (%)	Great Britain (%)
NVQ4 and above	20.0	28.3	29.0
NVQ3 and above	45.4	48.8	47.0
NVQ2 and above	68.7	68.1	65.2
NVQ1 and above	83.8	83.8	78.9
Other qualifications	5.4	7.3	8.7
No qualifications	10.8	9.0	12.4

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Natural & Historic Environment

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

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

Source: SSDC Conservation Team

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

- The District has 86 designated Conservation Areas.
- There are 4,700 entries on the listed building register equating to more than 5,000 individual buildings.
- There are 15 designated Historic Parks and Gardens.

Source: SSDC Conservation Team

Water Quality

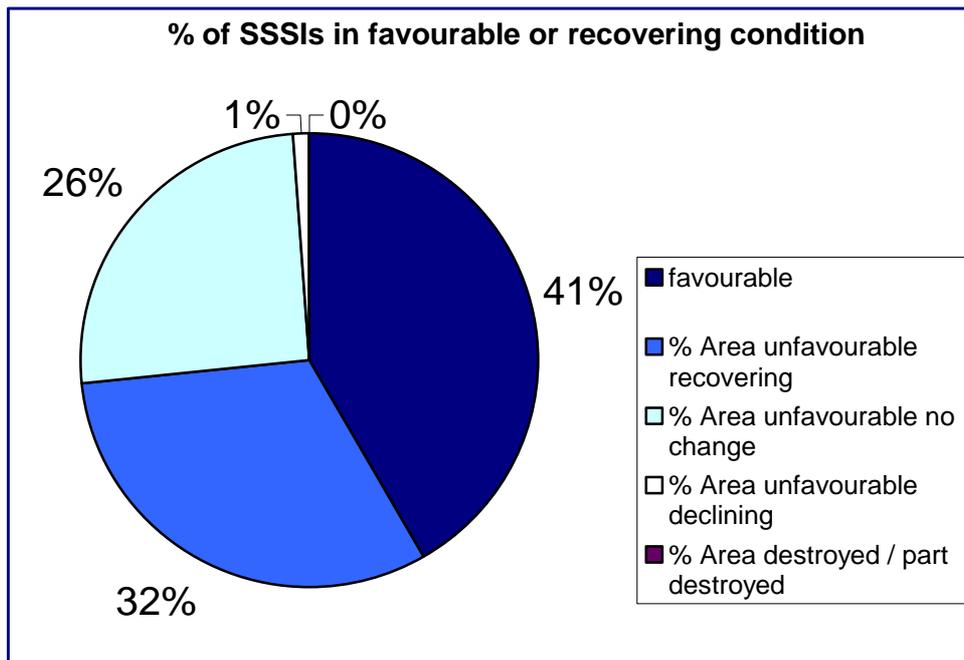
The table below shows the percentage length of rivers in South Somerset recorded as good in terms of biological and chemical quality.

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

Source: www.defra.gov.uk

Sites of Significant Scientific Interest

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



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

Air Quality

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

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

Yeovil Air Quality Management Plan

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

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

Monitoring data collected inside the existing Yeovil Air Quality Management Area shows that the annual mean objective for nitrogen dioxide continues to be exceeded at some kerbside locations in Yeovil. The existing Yeovil Air Quality Management Area is therefore to be retained.

Section 3: Local Development Scheme

Introduction

One of the key monitoring tasks of the AMR is to review actual progress in Local Development Document (LDD) preparation against the timetable and milestones in the Local Development Scheme (LDS). Government Guidance in paragraph 4.47 of PPS12³ advises that AMR's should assess:

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

Progress on LDS implementation to March 2008 was reviewed in the December 2008 AMR. No amendments were made to the current LDS (September 2007) in light of its findings.

³ Planning Policy Statement 12: Local Spatial Planning (CLG: June 2008)

⁴ Town and Country Planning (Local Development) (England) Regulations 2004 as amended 2008

Although the current LDS was approved in September 2007, the draft LDS was submitted to the Secretary of State in March 2007. The current LDS covers the period April 2007 – March 2010 and therefore the current monitoring year (April 2008 – March 2009). LDF progress in this AMR is assessed against that current LDS.

For the purposes of Regulation 48⁵ the LDS programme is attached as Appendix 1 and includes the following documents that were to be prepared during the period April 2007 – March 2010:

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

Overall, progress in the monitoring year was limited for a number of reasons:

- i. Departure of the Planning Policy Team Leader and difficulties in recruiting his successor
- ii. Departure of the Strategic Monitoring & Appraisal Officer and difficulties in recruiting her successor
- iii. Recruitment difficulties in achieving an appropriate and full job share arrangement for one of the planning officer posts
- iv. Long duration illness of the planning assistant
- v. Unanticipated complex, extensive and protracted discussions regarding the appropriateness and timing of the YTCAAP document's preparation;
- vi. Under-estimation of amount and nature of resource requirement associated with the newly-introduced requirement (July 2007) to undertake a Strategic Housing Land Availability Assessment (SHLAA);
- vii. A need to undertake considerable additional work associated with the identification and proposal of "Strategic Sites" within Core Strategies, introduced in June 2008.
- viii. Considerably extra work than originally anticipated (both within South Somerset and in other Authorities in the South West and the Country) in producing the comprehensive evidence base required for a Core Strategy
- ix. Higher than anticipated work involved in responding to the comments received on the Issues and Options report

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

- x. Considerable Planning Policy input given to the preparation of the approved Sustainable Community Strategy
- xi. Higher than anticipated support to Area West colleagues in establishing the Chard Urban Regeneration Framework process and determining how it will be integrated in due course into the Core Strategy

Consequent LDS Review/Revision

In light of the much of the above, the LPA agreed a recommendation in June 2008 to undertake a comprehensive review of the current LDS. In light of this and subsequent emergent factors, that review has been delayed given the priority to re-establish the team in personnel terms, to establish the evidence base in detail and to ensure a timely response to the consultation on the Issues and Options report that was consulted on from March 2008 to May 2008.

The Government's expanding expectations of the Core Strategy expressed through a number of sources from direct contact to published Planning Policy Statements (especially PPS1 supplements, PPSs 4 and 6 and 12) has also presented pressure for a deferment of the LDS review. The expectation now from PPS 12 that Core Strategies include strategic sites and locations for growth in particular has required an expansion of the Core Strategy workload and objectives

The LDS review is anticipated for presentation to the Council's District Executive and thence to the Government Office in February of 2010 and is expected to result in significant changes to the current LDS. A comprehensive Resources Paper has been prepared to be more accurate about the resource requirements for the LDF delivery, in terms of amount, type, source and timing of required resources.

The Spatial Policy Team was re-established at the end of the outgoing monitoring year (March 2009) with use of agency staff, the return of the planning assistant from illness and long term resolution of the job share post (and since March additional resource has been provided). The current Local Development Scheme is now considerably out of date and its review and upgrade now due as a priority.

Progress on individual LDS documents, including commentary up to December 2009, is considered in more detail in the individual timetables and commentaries below:

Core Strategy

	2008									2009		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
LDS (Sept' 2007)	Develop preferred options and final sustainability reports					Pre submission consultation on preferred options and sustainability reports			Consider representations			
Progress	Pre-production/Survey		Issues & Options development and community engagement									

Commentary:

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

During the course of the monitoring year the comments received (in non electronic format) were put onto the computerised database and responses commenced to be drafted. Progress on responding was slow due to the reasons identified above (this exercise has now been concluded and the results submitted to the District Executive -December 2009 meeting- a detailed programme of policy development and proposals has been established in consequence)

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

The requirement to undertake strategic site or locations within the Core Strategy has led to a detailed work programme of front loaded consultations. Commencement of preparation for these began at the end of the monitoring year in question. Early progress on the Chard Urban regeneration Framework was achieved at the start of the calendar year 2009 and the strategic elements of this will feed into the Core Strategy in relation to Chard and the appropriate scale and location of growth and appropriate strategies policies relevant to the town.

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

Yeovil Town Centre Area Action Plan

	2008									2009			
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
LDS (Sept' 2007)	Issues and options development including early stakeholder and community engagement			Develop preferred options report and final sustainability report								Pre submission consultation on preferred options	
Progress	Pre-production/Survey												
<p>Commentary:</p> <p>It became evident during 2007/8 that the Yeovil Town Centre Area Action Plan (YTCAAP) would no longer be "fit for purpose" from extensive discussions with other stakeholders in the YTCAAP in the first half of 2008. This was compounded by and allied to then emerging concerns regarding the LDS's delivery, particularly around the Core Strategy. It was identified that what was and is needed for Yeovil is a refreshed coherent spatial planning framework for Yeovil's future development, redevelopment and regeneration within the next 1-2 years, which should assist in realising the right development opportunities within the town centre. It was concluded in Summer 2008 that as a DPD, the YTCAAP would take too long to prepare, thereby failing to deliver that coherent framework.</p> <p>Preparation of a refreshed Yeovil Urban Development Framework (UDF) as a Supplementary Planning Document (SPD) according with the emerging Core Strategy was identified as a suitable way forward. This document could be prepared within the requisite 1-2 years according with the SCI and be subject to Sustainability Appraisal. The document could be approved by the LPA as draft SPD and implemented with a reasonable degree of materiality in advance of the Core Strategy. Upon receipt of the Core Strategy's Inspector's Report, the draft SPD could be checked for consistency and compliance with the Core Strategy, appropriate re-consultation could be undertaken before adoption as a formal SPD. This approach has been discussed with and informally supported as an appropriate way forward by the Government Office for the South West. The approach was predicted, in light of the resource requirements to produce a Core Strategy on the provision of additional resources (which in turn required funding)</p> <p>Funding was secured from the Yeovil Vision Project and SWRDA. However in April 2009 SWRDA withdrew funding from Yeovil Vision due to budgetary constraints. This decision required the Yeovil Vision Board to re-evaluate their previous commitment to a proposed refresh of the UDF. In July 2009 the Yeovil Vision Project Management Board agreed that due to the importance of this project consideration should be given to preparing a scaled down version of the UDF refresh utilising approx £80k of Yeovil Vision funds.</p> <p>As this project required considerable input from SSSC in-house staff resources it was agreed to hold matters until the SSSC senior management re-structure was completed. In October 2009 it became apparent that SWRDA were re-considering their previous decision to withdraw funding from Yeovil Vision and may again be prepared to fund a refresh of the UDF. Discussions are currently taking place between SSSC and SWRDA to assess whether the previous proposal to fund a refresh of the UDF can be resurrected. Should an agreement be reached it is intended that external consultants be employed to deliver the refresh.</p> <p>Consideration of the practicality of the Yeovil UDF refresh in terms of both funding and other priorities, including the prospective need to provide a formal planning vehicle to deliver the detailed urban extension for Yeovil, will be undertaken in the LDS review.</p>													

Statement of Community Involvement

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

Monitoring Report

	2008									2009		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
LDS (Sept' 2007)	Data collection, analysis and report preparation									◆	Submission	
Progress	Data collection, analysis and report preparation									◆	Submission	
Commentary:												
Experience has been gained from previous monitoring cycles regarding the appropriate timing of data collection and analysis. This, combined with the creation of a dedicated post in Summer 2007 to undertake such monitoring (and appraisal) in response to increased monitoring requirements, has led to an improved monitoring regime and established monitoring cycle, which are now well-embedded into the Planning Policy Team's work programme.												
The AMR was submitted to the Secretary of State as a final draft AMR by the end of December 2008 with her agreement. The District Council formally approved it for submission to the Secretary of State on 9th January 2009.												

Section 4. Significant Effects Indicators

Significant effect indicators are those that measure the significant effects of the plan on society, the economy and the environment, comparing predicted effects and actual effects. They are a requirement of the Strategic Environmental Directive⁶ which states that 'Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action'. The indicators are presented in the attached **Appendix 1**.

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

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

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

A checklist tool to facilitate the assessment of sustainability issues with regard to LDF policies has been produced in conjunction with the sustainability framework. The framework and checklist are being used in developing the emerging Core Strategy to Sustainability Appraise key development options and planning policy objectives.

⁶ Article 10.1, European Directive 2001.42/EC

Section 5. Local Output Indicators

Use of Saved Policies

For the more general development control policies, sampling has been carried out of their use over the period April 2008 to March 2009.

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

- Planning reports to Committees (92 examples);
- Officers reports on planning applications (235 examples);
- Appeal decisions (73 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	38
Number of policies used between 1 – 4 times	37
Number of policies used between 5 – 9 times	16
Number of policies used greater than 10 times	15

A significant number of the saved South Somerset Local Plan policies (38) were not used during the monitoring period. This can be attributed to the very specific nature of many of the policies. A similar proportion of the saved policies (37) have only been used on between 1-4 occasions and again this can be attributed to their particular nature. A relatively small number of policies (15) were used more frequently 10 or more times. The more frequent use of these policies reflects the strategic nature of their objectives making ideal Core Strategy policies and supporting the approach emerging through the 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, ST4, ST5 and ST6. Indeed both policies ST5 General Principles of Development (238) and ST6 Quality of Development (312) have been referred in over half of all sample applications.

Countryside environment policies EC3: Landscape Character (39) & EC8: Protected Species (33), historic environment policies EH1: Conservation Areas (103) as well as listed building policies EH4 & EH5 and Conversion of buildings in the countryside

EH7. Policies on pollution control have not been used widely with only EP5: Contaminated Land being used on 10 or more occasions.

Utilities policies have not been used to determine many applications, indeed three of these policies are now no longer saved EU1, EU2 and EU5. The policy on transport that stands out as being most consistently used is TP7 Residential Parking Provision.

Surprisingly 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, however past trend data could be used to justify their continued use.

The Local Plan housing policies have not been used on excessive occasions with only HG1 Provision of new Housing Development being referred to regularly, again reflecting the downturn in the housing market.

Finally recreation and community facilities policies have not been identified as being regularly used with the exception of policy CR2 Provision for Outdoor Play Space and Amenity Space in New Development (17) reflecting its wide use by the sports and recreation team to collect contributions.

Allocated Sites

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

Housing

The review was undertaken in July 2009 and 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 enabling 250 dwellings to come forward. In Yeovil a similar positive picture can be reported with all three of the key sites gaining Outline Planning permission and awaiting the submission of reserved matters or full planning applications. In total this will bring forward a supply of approximately 2170 dwellings for Yeovil. The Chard key site has received significant addition from the Council to help bring the site forward through a detailed implementation plan, prepared by Planning Consultants LDA. If this work identifies any serious implementation / delivery constraints that are unable to be resolved this issue will have significant consequences towards the delivery of the plan and will have to be addressed in the Councils Core Strategy DPD. 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.

Employment

The review was carried out in December 2009 and shows progress on only 4 employment allocations. The majority of land off Buckland Road, Penn Mill Trading Estate, Yeovil now has permission for employment use, an application for the south east part of the site has now been submitted at land north of Millfield, Chard, an outline application has been submitted at land off Station Road, Ilminster with a decision due in early 2010 and outline planning permission has been granted with some full applications for individual buildings at Lopen Head Nursery, Lopen.

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 Trajectory & 5 Year Housing Land Supply

The Housing Trajectory and 5 year housing land supply section of the Annual Monitoring Report remain outstanding at the present time. It will be produced later on in January 2010 and will be submitted as a supplement to the Annual Monitoring Report before the end of January. This is due largely to delays in developing the Strategic Housing Land Availability Assessment, as the Developers' Panel were keen to review every site. The exercise, which has taken a number of months, has now recently concluded and is to be presented shortly to the Panel for final confirmation (December 2009)

Much of the information for the trajectory is already in place but information for small sites requires a call for information from each prospective developer/builder as the original call for sites information is now based on information from September 2008, before the deepening of this unprecedented recession in the housing industry, so cannot easily be projected forward.

The Government Office has been informed of this delay and has indicated that this is acceptable. There is no penalty associated with the delayed delivery of the Housing Trajectory.

Current Housing Requirement & Supply by Town (April 2009)

The data table below shows the district's housing requirement and supply by town as at the 1st April 2009. The districts housing requirement has used the targets as dictated by the Regional Spatial Strategy (RSS) Secretary of State's Proposed Changes. The RSS divides its housing targets between Yeovil (11400 dwellings) and the Rest of the District (8300 dwellings) to be built during the plan period.

The Council's housing monitoring shows that during the plan period (31st April 2006 – 1st March 2009) the district has granted planning permission are under construction, completed or allocated 3,646 dwellings within Yeovil and 6,018 dwellings throughout the rest of the district. South Somerset District Council must therefore make further provision for 7,754 dwellings at Yeovil and 2,282 dwellings before the end of the plan period. These figures are subject to current commitments coming forward in this timescale and current allocations being reaffirmed within the Core Strategy process and coming forward within timescale.

	Yeovil	Chard	Crewkerne	Ilminster	Wincanton	Somerton	Langport / Huish Episcopi	Ansford / Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke Sub Hamdon	Other	Rest of South Somerset
1. South West Regional Spatial Strategy Requirement (Proposed Changes)	11400	8300														8300
2. Completions (06/09) (Net)	599	234	158	90	120	17	48	28	0	58	47	10	37	5	448	1300
3. Under Construction	120	50	16	11	7	6	2	5	0	38	2	3	27	1	141	309
4. Commitments (Not Started)	2890	216	107	85	540	36	85	156	1	57	29	82	128	0	602	2124
5. Allocated (without permission)	37	1371	639	0	23 (0)	173 (154)	53	58 (50)	0	0	14 (0)	0	18	0	0	2285
6. Total	3646	1871	923	189	667	213	188	239	1	153	78	95	210	6	1191	6018
7. RSS Residual	7754	2282														2282

Footnotes:

1. The Government has delayed publication of the South West Regional Spatial Strategy (RSS) following a High Court judgment that found that the RSS for the South East of England did not meet certain requirements of the Environmental Assessment rules.

2. Data shows housing completions for the period 01/04/06 – 31/03/09. The 1st April 2006 is the base date of the RSS Plan Period.
3. Data shows the number of dwellings under construction as at the 01/04/09 (SSDC Planning Policy Monitoring).
4. Data shows housing commitments as at the 01/04/09 (SSDC Planning Policy Monitoring). Housing commitments will be re-assessed through the Strategic Housing Land Availability Assessment (SHLAA) currently underway in time for the 1-2-1 parish meetings in the autumn. Note that housing allocations with permission but without signed S106 agreements have been included under this heading. Note this heading includes the three allocations at Yeovil (Lufton, Lyde Road and Brimsmore).
5. Allocated sites without planning permission have been subject to an initial review. This review used any pre-application advice and planning officer knowledge to determine the likelihood of sites coming forward. Sites in brackets reflect small sites where a lack of developer interest in the past has lead the Council to question their retention as allocations. The Chard Key site will be subject to a viability report in early September at which point a decision to retain or exclude these residential numbers (1350 dwellings) can be taken. LDA consultants who were commissioned by SSDC to produce the Chard Regeneration Strategy are preparing the report. For the purpose of this exercise the allocation is presented in the table and therefore presumed to be retained.
6. Data shows total housing numbers anticipated to come forward during the plan period in advance of future housing provision through the LDF.
7. The Regional Spatial Strategy residual is the remaining housing provision that the Council must provide for through the Core Strategy, by identification of scale of growth at Yeovil and Settlement Policy B⁷ or Settlement Policy C⁸ and in some cases actual locations in/around towns (8). The requirement is divided between Yeovil as a Strategic Significant City or Town (SSCT), identified separately in the RSS and the rest of the district.
8. Key determination of housing provision between B & C settlements will be by previous provision as presented in the above table, settlement capacity as established by the forthcoming SHLAA and settlement hierarchy as recommended by the Settlement Role and Function Study (April 2009).

⁷ RSS Policy B: Development at Market and Coastal Towns

⁸ RSS Policy C: Development at Small Towns and Villages

Current Employment Requirement & Supply by Town (April 2009)

The data table below shows the district's employment requirement and supply by town as at the 1st April 2000. The districts employment targets are based on the South Somerset Employment Land Review (ELR) Requirement (Stage 1). The ELR divides the employment provision between Yeovil (41 hectares) and the rest of the district (64 hectares) to be provided for during the plan period.

The Council's Employment Land monitoring shows that during the plan period (31st April 2006 – 1st March 2009) the district has granted planning permission are under construction, completed or allocated 33.11 hectares of employment land within Yeovil and an over provision of 4.28 hectares in the rest of the provision.

The ELR Stage 2 identifies a number of development issues surrounding various sites allocated without permission included within the table that may never come forward. The data table also shows an unbalanced distribution pattern between employment land provision and the need across the district. To address these two issues the Core Strategy will need to rebalance the districts employment land through strategic employment allocations and a targeted employment policy.

	Yeovil	Chard	Crewkerne	Ilminster	Wincanton	Somerton	Langport / Huish Episcopi	Ansford / Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke Sub Hamdon	Rest of South Somerset	
1. South Somerset Employment Land Review Requirement	41	64													64	
2. Completions (06/09) (Net)	2.35	0.21	0.06	0.41	0.19	1.08	0.44	9.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.68
3. Under Construction	0.32	0.00	0.00	0.12	0.00	0.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
4. Commitments (Not Started)	9.46	0.59	0.00	0.24	2.37	0.00	0.13	1.48	0.42	0.00	0.00	0.01	0.04	0.00	0.00	5.28
5. Allocated (without permission)	20.98	15.50	11.33	21.00	0.90	0.00	0.00	0.54	0.00	0.00	1.17	0.00	0.00	0.00	0.00	50.44
6. Total	33.11	16.30	11.39	21.77	3.46	1.84	0.57	11.31	0.42	0.00	1.17	0.01	0.04	0.00	0.00	68.28
7. ELR Residual	7.89	-4.28													-4.28	

Footnotes:

1. The South Somerset Employment Land Review is a three-staged process. Stage 1 and 2 were published in August 2009 and Stage 3 is currently underway. Stage 2 presents a District-wide employment land requirement. Stage 3 will assess if the land available is in the right place and is of the right type for the identified demand.
2. Data shows employment completions for the period 1st April 2006 to 31st March 2008. The 1st April 2006 is the base date of the Regional Spatial Strategy and the South Somerset Employment Land Review.
3. Data shows employment land under construction as at the 31st March 2008 (SSDC Planning Policy Monitoring).
4. Data shows employment land commitments as at 31st March 2008 (SSDC Planning Policy Monitoring). Note that employment allocations, which have been agreed in principle, are NOT included in this figure.
5. Allocated sites without planning permission are being reviewed as a lack of developer interest in certain sites (some have been allocated for over 10 years) has led the Council to question their retention as allocations. The Chard Key will be subject to a viability report through the LDA consultants work. There are also concerns about the delivery of the Ilminster and Crewkerne Key Sites, and the Council will need to make the decision to retain or exclude this employment land in due course.
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, as stated earlier, will assess if the land available is in the right place and is of the right type for the identified demand. The data illustrates that the majority of employment land provision in the Rest of the District is in 3 main settlements – Chard, Crewkerne and Ilminster and there are delivery concerns with all of the key sites and so with 44.5 hectares of employment land. This issue will be concluded through Stage 3 of the Employment Land Review.

Section 6. Core Output Indicators

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

Business Development and Town Centres

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

		B1a	B1b	B1c	B2	B8	Total
BD1	Gross	726	0	1379	95	190	2390
	Net	198	0	613	-1660	-95	-944

Source: South Somerset District Council – Employment Monitoring

The table above shows employment floorspace completed in the monitoring year (1st April 08 – 31st March 09) by Business Use Class (B1/B2/B8). In total 2390 'gross internal' square metres (m²) have been completed across the district. Taking into account 'losses' this growth gain actually results in a net decrease of -944 m². The decrease in floor area can be attributed to significant losses in use class B2 floor area.

B2: Total Amount of employment floorspace on previously developed land – by type.

		B1a	B1b	B1c	B2	B8	Total
BD2	Gross	106	0	789	95	190	1180
	% gross on PDL	14.6%	0	57.2%	100%	100%	49.4%

Source: South Somerset District Council – Employment Monitoring

Table BD2 shows that approximately 50% of gross employment land completed during the monitoring year was located on previously development land. Breaking this figure down inspection shows that developments within use classes B2/B8 have been whole located on PDL. Data for use classes B1a/B1c show a reliance on greenfield land however analysis of data shows that this reliance can be attributed to two single large applications.

BD3: Employment land available - by type.

		B1a	B1b	B1c	B2	B8	B1/B2/B8
BD3 (i)	Hectares	0.05	0	1.49	3.35	0.58	66.32
		B1	B1/B2	Total			
	Hectares	15.15	1.33	88.27			
		B1a	B1b	B1c	B2	B8	B1/B2/B8
BD3 (ii)	Hectares	2.42	0	2.86	5.89	2.08	0.02
		B1	B1/B2	Total			
	Hectares	1.09	0	14.36			

Source: South Somerset District Council – Employment Monitoring

Table BD3 (i) shows total land in hectares remaining allocated for employment uses or allocated with permission. Sites allocated but without permission have been recorded under the heading B1/B2/B8 or B1/B2 as no specific use class has been defined. The table shows that the district has 88.27 hectares of land allocated for employment uses of which only 20.62 have been granted permission with the remaining 66.32 hectares remaining as supply.

Table BD3 (ii) shows sites in hectares for which planning permission has been granted for employment uses but not completed. Allocated sites with permission have been excluded from this figure and have instead been recorded under BD3 (i). In total 14.36 hectares have been granted permission representing a small but important windfall supply of land.

BD4: Total amount of floorspace for ‘town centre uses’.

			A1	A2	B1a	D2	Total
BD4 (i)	Gross		2122	108	0	0	2230
	Net		1700	-23	0	0	1677

Source: South Somerset District Council – Employment Monitoring

			A1	A2	B1a	D2	Total
BD4 (ii)	Gross		3413	233	726	179	4551
	Net		2758	102	198	179	3237

Source: South Somerset District Council – Employment Monitoring

Table BD4 (i) shows the amount of completed floorspace (gross and net) for town centre uses (A1/A2/B1a/D2) in town centre areas defined by the saved policies in the South Somerset Local Plan proposal maps. Figures are presented as internal floorspace (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, 2230 m² were completed (gross) resulting in a net

gain of 1677 m². There were no completions in developments defined by use class B1a or D2 in town centre locations.

Table BD4 (ii) shows the same information as presented in table BD4 (i) except that it now shows completions for the whole local authority area. The table reveals that the district has secured 4551 m² of floorspace (gross) with a net gain of 3237 m².

Housing

H1: 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	19700	South West Regional Spatial Strategy Proposed Changes Document

Source: South Somerset District Council

Table H1 above present housing targets as defined in the Somerset and Exmoor National Park Structure Plan. The emerging South West Regional Spatial Strategy is set to replace the Structure Plan targets on its adoption. The RSS specifies that South Somerset should provide 19700 dwellings across the plan area of which 6400 dwellings should be within the urban area of Yeovil and 5000 dwellings at an area of search around Yeovil.

H2: Net Additional dwellings

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

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

		Total
H3	Gross	469
	% gross on PDL	75.4%

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 08 – March 09 shows that South Somerset has provided over 75% of it's housing on brownfield land, far in excess of the national target. The South West Regional Spatial Strategy (RSS) Proposed Changes document sets out within 'Development Policy H' the

South West Regions position on re-using land. The RSS recognises that previously developed land may not always be the most sustainable location for developed and accordingly sets a lower target of 50%. It is considered that this target more accurately reflects changes in regional planning policy that places a greater emphasis on larger Greenfield urban extensions typified by 5000 dwellings to be found on the edge of Yeovil. It can therefore be anticipated that South Somerset's currently high PDL provision will fall to reflect these changes.

Furthermore the 'bulk' of Local Plan key sites now with consent and awaiting commencement within the next 5 years are on Greenfield sites and mean the Council is unlikely to meet national or regional targets. As however South Somerset has consistently met this target over the previous 5 years future monitoring of this indicator should be considered in the context of this wider more positive picture.

H4: Net Additional Pitches (Gypsy and Travellers).

	Permanent	Transit	Total
H4	2	0	2

Source: South Somerset District Council – Housing Monitoring

The South West Regional Spatial Strategy Proposed Modifications Policy GT1 sets a Regional Pitch Requirement of 1634 pitches over the period 2006-2011. Table 4.3 breaks this figure down by Local Authority area by allocating South Somerset with a requirement of 20 permanent pitches and 10 transit pitches during this period. Monitoring shows that of this projected need South Somerset District Council have approved applications for 9 permanent pitches since 2006, (most recently two pitches as an extension to an existing site at March Lane, Tintinhull). The Council are now working towards a joint Somerset wide Gypsy and Traveller Accommodation Needs Assessment (GTAA) that will look towards identify need beyond this period. The survey is programmed for October 2010.

H5: Gross Affordable Housing Completions.

	Social rent Homes provided	Intermediate Homes provided	Affordable Homes Total
H5	101	25	126

Source: South Somerset District Council – Housing Monitoring

The Somerset Housing Market Assessment Countywide Report (January 2006) by ARK Consultancy sought to seek an affordable housing split of 50% Social Rented to 50% Intermediate Housing with nil public subsidy subject to negotiation and viability. Affordable Housing completions for April 08 – March 09 show a split of 80% Social Rented to 20% Intermediate. This relatively high Social Rented figure reflects the

previous Housing Needs Survey (2002) by Fordham that sought to achieve 90% Social Rented to 10% Intermediate. The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment (February 2009) now supersedes both studies and seeks a split of 67% Social Rented to 33% Intermediate.

H6: Housing Quality – Building for Life Assessments

There is no data available for this monitoring year for the 11 key indicators for housing quality but arrangements are in place to redress this issue (See Section 8: Information Gap).

Environmental Quality

E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

	Flooding	Quality	Total
E1	1	0	1

Source: Environment Agency and South Somerset Housing Monitoring

In summary the Environment Agency made only a single objection to a planning application on Water Quality grounds however a total of 15 objections were made on flood risk grounds. A more detailed analysis of the applications demonstrates that in all but one case either the Environment Agency objection was addressed, the application was refused or the application was withdrawn. Only in one instance at planning appeal did the Environment Agency objection remain and the permission given.

E2: Changes in areas of biodiversity importance.

	Loss	Addition	Total
E2	0	0	0

Source: South Somerset District Council – Biodiversity Monitoring

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

E3: Renewable Energy Generation.

		Permitted installed capacity in MW	Completed installed capacity in MW
E3	Wind onshore	0.015	0
	Solar photovoltaics	No Data	No Data
	Hydro	0.017	0
	Biomass – Landfill gas	0	0
	Biomass – Sewage sludge digestion	0	0
	Biomass – Municipal solid waste combustion	0	0
	Biomass – Co-firing of biomass with fossil fuels	0	0
	Biomass – Animal Biomass	0	0
	Biomass – Plant	0	0
	Total	0.032	0

Source: South Somerset District Council – Renewable Energy Monitoring

Internal monitoring for the period 1 April 08 to the 31 March 09 confirm that South Somerset District Council have approved two renewable energy generation schemes.

The first scheme is a 15 kilo-watt turbine (08/00967/R3D) approved in April 2008 and installed at the Council's Yeovil Innovation Centre in June 2009. The project aims to reduce the council's own carbon emissions and will produce over 29,000 kilo-watt hours of energy each year. The £56,000 project has been funded through grants including an £18,000 contribution from EDF Energy's Green Fund and £22,820 from the Low Carbon Building Programme – with South Somerset District Council funding the remaining £15,563. As installation was completed in the forthcoming monitoring period the capacity figure will be carried over into next years AMR.

The second scheme is a 17 kilo-watt hydro-electric turbine (08/02127/FUL) approved in August 2008 at Hainbury Mill, Ilchester. This project is part of the South Somerset Hydro Power Group and is the latest development in a series of schemes that seek to convert mills to generate hydro electricity. Installation is programmed for the end of the year and as such the installation figure will be carried over into next years AMR.

Note: The Council can now longer accurately monitor solar photovoltaics installed by capacity for each monitoring year due to changes in permitted development rights that allow solar panels to be installed without needing planning permission and therefore outside the Council's monitoring framework. Large schemes that require planning permission will continue to be monitored.

Section 7. Development of South Somerset's Evidence Base

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

Settlement Role and Function Study

The South Somerset Settlement Role and Function Study was published in April 2009 and in broad terms comprises the development of a methodology, its subsequent application and desk based analysis of information to provide recommendations on settlement classification. The settlement role and function study recognises the strategic nature of Yeovil and its RSS Policy A designation as a SSCT.

The report recommends that settlements with a strong employment, retail and community role should be considered for RSS Development Policy B classification. This would include Chard, Crewkerne, Ilminster, Wincanton, Somerton, Langport/Huise Espiscopi 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 RSS Development Policy C classification. This would include Ilchester, South Petherton, Martock, Bruton, Milborne Port and Stoke Sub Hamdon. The report recommends Settlement Classification by Employment Indicators, Retail and Community Service Role and Self Containment and Sustainable Travel Opportunities form the basis of future monitoring.

Strategic Housing Market Assessment

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

An initial general threshold of 10 dwellings is suggested for all settlements in the SHMA further viability assessment work is needed to establish if a lower threshold is appropriate.

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 will be published in January 2010 and will look 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

The Somerset Gypsy and Traveller Accommodation Needs Assessment final report was published in February 2006 and comprises the development and application of a four-phase research methodology, its findings, conclusions and recommendations.

The report recognises that a number of previous projects have been undertaken in the South Somerset District, and reinforces the findings of SSDC that there is a need for Transit facilities for Irish Travellers and Gypsies within the District. The report also identifies a need for accommodating 24 caravans for Gypsies. New travellers require a mixture of permanent, long stay and short stay sites in the area, as identified by the recurring incidents of unauthorised encampment, and the numbers will be established through the local Caravan Count.

The report recommends a consultation exercise as part of the Local Development Framework in order to establish the long-term need for authorised sites, as well as the immediate accommodation needs of individuals and families. It also recognises a need for further monitoring of seasonal movements to be met by short-stay sites.

The report is scheduled for an update in October 2010.

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. The study is scheduled for an update in January 2010.

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.

The report indicates that £15-18 million per annum will be available for maintenance and improvement across Somerset, and £4.5 million for integrated transport schemes. The report notes that this is a fall in funding from the previous plan period, and emphasises casualty reduction and passenger transport as key investment priorities.

Open Space Study

South Somerset District Council are in the process of preparing a PPG17 compliant open space study that is due out for consultation in the early 2010. PPG17 is the national planning guidance on planning for open space, sport and recreation and sets out the expected process for preparing an open space study. The open space study is broken into two sections the first provides a review of the districts informal open spaces, parks and gardens while the second section reviews the districts formal sports and recreation facilities. In both instances the study discusses local needs, sets provision standards (Quantity, Quality and Accessibility) applies the standards to South Somerset and makes planning policy recommendations. Play provision standards are considered in the Council's separate Play Space Strategy.

Green Infrastructure

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

Conclusion

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

Section 8. Information Gap

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

Indicator	Information Gap	Actions
Context Indicators	<ul style="list-style-type: none"> • Fear of crime in daytime / night-time 	<ul style="list-style-type: none"> • Update quality of life survey.
Significant Effects Indicators	<ul style="list-style-type: none"> • Obesity among primary school age children in Year 6 (LAA NI 56) • Adult participation in sport (LAA NI 8) • Healthy life expectancy at age 65 (LAA NI 137) • Overall employment rate (LAA NI 151) • VAT registered businesses in the area showing growth (LAA NI 172) • Killed or seriously injured on South Somerset's roads (LAA NI 47) • Per capita CO2 emissions (LAA NI 186) 	<ul style="list-style-type: none"> • Joint working with the South Somerset Policy and Performance Team.
Local Output Indicators	<ul style="list-style-type: none"> • All emerging policies of the South Somerset Local Development Framework. 	<ul style="list-style-type: none"> • Development of new Local Output indicators through the preparation of the Council's Local Development Framework.
National Core Output Indicators (NCOI)	<ul style="list-style-type: none"> • E3 Renewable Energy Generation • E2 Changes in biodiversity importance • H6 Housing Quality – Building for Life Assessments 	<ul style="list-style-type: none"> • Develop formalised monitoring system through Uniform. • Officers to undertake Building for Life Assessment training.

Section 9. Saved Policies and Proposals

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

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

South Somerset District Council received a letter from the GOSW on the 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 is attached **Appendix 5**.

Appendix 1 – Significant Effects Indicators

SA Objective	Significant Effects Indicator (source)	Indicator (Cross-reference)
1. Improve access to essential services and facilities	Number of Super Output Areas (SOAs) in South Somerset where 'Road distance to GPs, Hospitals, Primary Schools and Post Offices' is in worst 20% nationally (Indices of Multiple Deprivation);	39 (2007) (See Section 2 - Context Indicators)
	Access to services and facilities by public transport, walking and cycling (% of parishes covered by Demand Responsive Transport) (LAA NI 175).	88%
2. Reduce poverty and social exclusion	Number of SOAs in South Somerset which are within the 20% most deprived nationally – overall weighted score (IMD);	3 (2007) (See Section 2 - Context Indicators)
	Number of SOAs in South Somerset that rank within the most deprived 20% nationally for income (IMD);	2 (2007) (See Section 2 - Context Indicators)
	Tackling fuel poverty - people receiving income based benefits living in homes with low energy efficiency rating (LA NI 187);	<35 SAP = 22.7% >65 SAP = 25.2%
	% of people who believe people from different backgrounds get on well together in their local area (LAA NI 1);	75%
	Number of benefit recipients (Nomis). Income Support Benefit	3,180 (August 2008)
3. Provide sufficient housing to meet identified needs of the community	Net additional homes provided (LAA NI 154);	552
	Number of affordable homes delivered (gross) (LAA NI 155);	172
	House price to income ratio (Land Registry);	(See Section 2 - Context Indicators)
	Number of homeless in the district (SSDC);	Accepted as Homeless - 280 (2005) (See Section 2 - Context Indicators)
	Provision of gypsy and traveller sites in relation to identified need (SSDC).	2 (See Section 7 - Core Indicators)
4. Improve health and well being	Number of SOAs in South Somerset where 'Road distance to GPs, Hospitals, Primary Schools and Post Offices' is in worst 20% nationally (Indices of Multiple Deprivation);	39 (2007) (See Section 2 - Context Indicators)
	Obesity among primary school age children in Year 6 (LAA NI 56);	No Data Available
	Adult participation in sport (LAA NI 8);	No Data Available
	Healthy life expectancy at age 65 (LAA NI 137);	No Data Available
	Number of SOAs within the 20% most deprived nationally for health and disability (IMD).	1 (See Section 2 - Context Indicators)
5. Improve education and skills of the population	Working age population qualified to at least Level 2 (GCSE) or higher (LAA NI 163);	71.98
	Working age population qualified to at least Level 4 (Degree) or higher (LAA NI 165).	26.61%
6. Reduce crime and fear of crime	Dealing with local concerns about anti-social behaviour and crime by the local council and police (LAA NI 21);	23.9%
	Serious acquisitive crime rate (LAA NI 16);	8.7 (Somerset)
	Number of SOAs within the 20% most deprived nationally for crime and disorder (IMD).	4 (See Section 2 - Context Indicators)
	% of residents who feel safe/very safe whilst outside (daytime and night time) (BMG Quality of Life survey 2005).	77% (2005) (See Section 2 - Context Indicators)

7. Support a strong, diverse and vibrant local economy	Average earnings of employees (LAA NI 166);	412
	Overall employment rate (LAA NI 151);	No Data Available
	Proportion of employees in different sectors (Census);	No Data Available
	VAT registration rate (LAA NI 171);	515 (2007) (See Section 2 - Context Indicators)
	VAT registered businesses in the area showing growth (LAA NI 172);	No Data Available
	Travel to work – modal split (Census);	(See Section 2 - Context Indicators)
	Proportion of retail, office and leisure development completed in town centre (SSDC: Core Output Indicator).	(See Section 7 - Core Indicators)
8. Reduce the effect of traffic on the environment	Travel to work – modal split (Census);	(See Section 2 - Context Indicators)
	Killed or seriously injured on South Somerset's roads (LAA NI 47).	No Data Available
9. Protect and enhance the landscape and townscape	% of new homes built on previously developed land (SSDC);	(See Section 7 - Core Indicators)
	Average density of new housing development (SSDC);	55.29 Dwellings per Hectare
	% of new developments meeting 'Building for Life' criteria (SSDC: Core Output Indicator).	(See Section 7 - Core Indicators)
10. Conserve and where appropriate enhance the historic environment	Number of listed buildings lost / 'at risk' (English Heritage, SSDC);	(See Section 2 - Context Indicators)
	Number of Conservation Area appraisals / Management Plans prepared (SSDC);	(See Section 2 - Context Indicators)
	Total area covered by conservation areas, historic parks and gardens (SSDC);	Conservation Areas 1,397.75 ha Historic Parks & Gardens 1,704ha
	Total number of archaeological sites (SCC).	4248
11. Reduce contribution to climate change and vulnerability to its effects	Per capita CO2 emissions (LAA NI 186);	No Data Available
	Renewable energy capacity installed (SSDC: Core Output Indicator);	(See Section 7 - Core Indicators)
	Adapting to climate change (LAA NI 188).	Level 1
12. Minimise pollution (including air, water, land, light, noise) and waste production	Number and extent of Air Quality Management Areas (SSDC);	No Data Available
	Number of days of air pollution exceeding 40µg/m ³ in Yeovil AQMA (SSDC: SCS);	(See Section 2 - Context Indicators)
	River quality (% of very good, good or fair) (EA);	(See Section 2 - Context Indicators)
	Residual household waste per year (LAA NI 191);	386.98
	Household waste recycled and composted (Somerset Waste Partnership, NI 192).	44.16%
13. Manage and reduce the risk of flooding	Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding or water quality grounds (EA; Core Output Indicator).	1 (See Section 7 - Core Indicators)
14. Conserve and enhance biodiversity and environment	% of SSSIs in favourable or recovering condition (Natural England);	73% (See Section 2 - Context Indicators)
	Health of Natural Environment 'basket of measures' (LAA LPI (6));	LAA LPI (6)

geodiversity	Number/area of Local Wildlife Sites in South Somerset (Somerset Environmental Records Centre).	(See Section 2 - Context Indicators)
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Appendix 2. Schedule of Use of Saved Policies

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

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

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

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

Appendix 3. Review of Allocations

Housing

Reference	Town	Site Name	Estimate	Comment
HG/CACA/1	Ansford / Castle Cary	W of Surgery	8	Application Permitted for a Doctors Surgery (0 Dwellings)
HG/CACA/2	Ansford / Castle Cary	Remaland Court	30	Pending Consideration 08/00189/OUT (36 Dwellings)
HG/ANSF/1	Ansford / Castle Cary	Hill Crest School	24	Application Permitted with conditions 02/02107/FUL (24 Dwellings) Application Withdrawn 07/03554/FUL (24 Dwellings)
HG/WINC/2	Wincanton	Council Depot	23	No formal contact has been made.
KS/WINC/1	Wincanton	Key Site	250	Application Permitted with Conditions 05/00960/OUT (250 Dwellings) Application Permitted 09/00979/REM (250 Dwellings) Awaiting signing of S106
HG/BRUT/1	Bruton	Frome Road	60	Under Construction (60 Dwellings)
HG/MIPO/1	Milborne Port	Wheathill Lane	18	Pre-application discussions.
HG/MART/1	Martock	Old Gas Works	14	No formal contact has been made.
HG/SOME/2	Somerton	May Pole Knapp	19	No formal contact has been made.
HG/SOME/3	Somerton	Home Farm	14	Pre-application interest. Site is up for sale. Awaiting formal pre-application enquiry.
HG/SOME/4	Somerton	The Mill House	46	Complete
HG/SOME/1	Somerton	Bancombe Road	140	Detailed pre-application scheme. Expecting application in the next three months.
HG/HUEP/1	Huish Episcopi	Newton Park	53	Application Refused 01/01676/FUL (41 Dwellings) Application Withdrawn 01/01095/FUL (41 Dwellings)
HG/SOPE/1	South Petherton	Hayes End	31	Application Permitted with Conditions 08/00726/REM (31 Dwellings)
HG/SOPE/2	South Petherton	Lightgate Lane	55	Application Permitted with Conditions 07/03984/FUL (18 Complete & 37 Under Construction)

HG/YEOV/1	Yeovil	Bucklers Mead	15	Application Refused 08/00271/REM (37 Dwellings) Approved on Appeal
HG/YEOV/2	Yeovil	Larkhill Road	150	Complete
HG/YEOV/3	Yeovil	Jewson Yard	69	Complete
KS/BRYM/1	Yeovil	Lufton Key	620	Application Permitted with Conditions 05/00931/OUT (620 Dwellings) S106 completed. Affordable Housing likely to come forward first.
KS/YEWI/1	Yeovil	Lyde Road	717	Application Permitted with Conditions 06/01050/OUT Pending Decision 08/04443/REM (226 Dwellings) Pending Decision 08/04785/REM (119 Dwellings)
KS/YEWI/2	Yeovil	Brimsmore	830	Application Permitted with Conditions 05/00753/OUT (830 Dwellings)
HG/CHAR/2	Chard	Lower Touches	24	Complete
HG/CHAR/3	Chard	N of Brews Lane	18	Application Refused 07/05600/REM (22 Dwellings)
KS/CHAR/1	Chard	Key Site	1350	Awaiting implementation Strategy (September 2009)
HG/ILMI/1	Ilminster	Wharf Lane	18	Complete
KS/CREW/1	Crewkerne	CLR Key Site	438	Application Permitted 05/00661/OUT (525 Dwellings) Viability issues to be discussed before issuing consent.
HG/CREW/2	Crewkerne	Charlton Close	19	No formal contact has been made.
HG/CREW/3	Crewkerne	Maiden Beech	110	Application Permitted 07/04736/FUL (114 Dwellings) Viability issues to be discussed before issuing consent.

Employment

Policy	Progress	SSDC Action
ME/WECO/1: Land off Bunford Lane, Yeovil	Application submitted November 2007 - Committee Resolution to grant permission subject to Section 106.	Resolve Section 106.
ME/YEOV/4: Land South of Yeovil Airfield, Yeovil	Outline planning permission for B1, B2 and B8 uses.	Pre application discussions on Reserved Matters.
ME/YEOV/5: Land at Higher Farm Trading Estate, Bunford Lane, Yeovil	No progress	No action required at present – review in due course.
ME/YEOV/6: Land East of Buckland Road, Penn Mill Trading Estate, Yeovil	Complete February 2008.	Allocation no longer needs to be saved.
ME/YEOV/7: Land off Buckland Road, Penn Mill Trading Estate, Yeovil	Majority of site has permission for employment use.	Allocation no longer needs to be saved.
ME/CHAR/6: Land North of Millfield, Chard	Application submitted covering the southeast part of the site. Application 09/03321/FUL	Determine application in due course.
ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne	Part of site has planning permission for employment use.	No action required at present – review in due course.
ME/CREW/5: Land North of Cropmead Trading Estate, Crewkerne	No progress	No action required at present – review in due course.
ME/WINC/3: Land between Lawrence Hill and A303, Wincanton	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	No change on majority of site. Planning permissions on one part of site.	No action required at present – review in due course.
ME/CACA/3(II): Land north of Torbay Road, Castle Cary	Complete February 2008	Allocation no longer needs to be saved.
ME/ILMI/3: Land West of Horlicks Ltd., Hort Bridge, Ilminster	No progress. Application for mixed use development on larger area including this site refused. Pre-application discussions on revised scheme.	Continue pre-application discussions and respond to application when submitted.
ME/ILMI/4: Land off Station Road, Ilminster	Outline application for employment development submitted – decision due early 2010.	Determine application.
ME/ILMI/5: Land Adjacent to Powrmatic Ltd., Hort Bridge, Ilminster	No progress	No action required at present – review in due course.
ME/MART/2: Land west of Ringwell Hill, Bower Hinton, Martock	Application for employment development awaiting determination (Outline application 0500887OUT)	Continue to determine application.

<p>ME/LOPE/1: Lopen Head Nursery, Lopen</p>	<p>Outline planning permission granted, with some full applications for individual buildings built out.</p>	<p>Allocation no longer needs to be saved.</p>
<p>ME/HENS/1: Land south of Henstridge Airfield, Henstridge</p>	<p>Master Plan approved by Committee. Continuing negotiations on S106. See Section 4 above for more details.</p>	<p>Continue to implement policy using Master Plan approach when considering planning applications and seek completion of legal agreement. Need for policy to be reviewed in light of further progress on Master Plan and legal agreement.</p>

Appendix 4: Local Development Scheme (2007-2011)

This appendix contains the Local Development Scheme for the South Somerset Local Development Scheme (2007-2011).

Appendix 4: Local Development Scheme (2007-2011)

ID	Document	Monitoring Year 2007-2008												Monitoring Year 2008-2009												Monitoring Year 2009-2010												Monitoring Year 2010-2011														
		2007												2008												2009												2010												2011		
		Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar			
1	Core Strategy DPD	1	2					3					4	5			6	7	8	9	8a	9a	9	10	11			12	13	14																						
2	Yeovil Town Centre Area Action Plan DPD							1	2			3			4	5			6	7	8	9	8a	9a	9	10	11			12	13	14																				
3	Statement of Community Involvement	M																																																		
4	Annual Monitoring Report	i												ii												iii												iv														

Legend - Stages in LDD Preparation

Development Plan Documents (DPD's)

1	Completion of pre-production/survey phase
2	Issues and options development, including early stakeholder & community engagement
3	Develop Preferred Options Report and Final Sustainability Report
4	Pre-submission consultation on Preferred Options and Sustainability Reports
5	Consider representations
6	Prepare Final Development Plan Document
7	Submission of DPD and Final Sustainability Report to Secretary of State
8	Public Consultation on submission DPD
8a	Public Consultation on objection sites
9	Pre-examination consideration of representations and prepare for Examination
9a	Pre-examination meeting
10	Examination
11	Await Inspector's Report
12	Receipt of Inspector's binding Report
13	Incorporate changes and prepare for adoption
14	Estimated date of adoption

Statement of Community Involvement (SCI)

A	Scoping - issues and potential stakeholders
B	Develop SCI, including early stakeholder and community engagement
C	Draft SCI
D	Pre-submission consultation on Draft SCI
E	Consider representations
F	Prepare Final SCI
G	Submission of SCI to Secretary of State
H	Public Consultation on submission SCI
I	Pre-examination consideration of representations and prepare for Examination
Ia	Pre-examination meeting
J	Examination
K	Await Inspector's Report
L	Receipt of Inspector's binding report
M	Incorporate changes and prepare for adoption
N	Estimated date of adoption

Annual Monitoring Report (AMR)

i	Evidence gathering, analysis and preparation of AMR (incorporating review of LDS)
ii	Submission of AMR to Secretary of State
iii	Preparation of Revised LDS incorporating AMR findings
iv	Potential Submission of Revised LDS to Secretary of State

Appendix 5: Schedule of Saved Policies

This appendix contains the letter from GOSW along with the final schedule of saved policies.



GOVERNMENT OFFICE
FOR THE SOUTH WEST

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24 April 2009

Dear Mr Foyne,

This letter is a replacement for our letter of 22 April 2009 in which we referred to Government Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites' rather than Circular 04/2007 'Planning for Travelling Showpeople'. The table at the end of this letter has been amended to reflect this.

I am writing with reference to your application of 16 January 2009 applying for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the South Somerset Local Plan adopted 27 April 2006.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 26 April 2009.

For clarity, where the Secretary of State's decisions differ from the views of your authority those reasons are set out in the table at the end of this letter.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12 and the Department for Communities and Local Government Protocol on saving policies.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. LPAs should adopt a positive spatial strategy led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of many regional spatial strategies and the development plan status of the Regional Spatial Strategy/Spatial Development Strategy.

Following 26 April 2009 the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 Housing and Strategic Housing Land Availability Assessments in relevant decisions.

Policy Ref	Reason	Extended	Not Extended
EU2	Inconsistent with National Planning Policy PPS22 'Renewable Energy' 2004		Not extended
HG13	Inconsistent with Government Circular 04/2007 'Planning for Travelling Showpeople'		Not extended
HG14	Inconsistent with Government Circular 04/2007 'Planning for Travelling Showpeople'		Not extended

Please note that if you any queries concerning the contents of this letter they should be directed to Tracey Williams.

Yours sincerely



Tracey Williams
Planning Manager – Somerset
Government Office for the South West



GOVERNMENT OFFICE
FOR THE SOUTH WEST

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Your reference:

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22 April 2009

Dear Mr Foyne,

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN THE SOUTH SOMERSET LOCAL PLAN
ADOPTED 27 APRIL 2006.**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Thoss Shearer
Deputy Regional Director
Regional Strategies, Housing and Planning



GOVERNMENT OFFICE
FOR THE SOUTH WEST

SCHEDULE

POLICIES CONTAINED IN THE

South Somerset Local Plan adopted on 27th April 2006

Policy/ Proposal	Description
POLICY ST1	Rural Centres
POLICY ST2	Villages
POLICY ST3	Development Areas
POLICY ST4	Extensions and Alterations to Buildings in the Countryside
POLICY ST5	General Principles of Development
POLICY ST6	The Quality of Development
POLICY ST7	Public Space
POLICY ST8	Sustainable Construction

POLICY ST9	Crime Prevention
POLICY ST10	Planning Obligations
POLICY EC1	Protecting the Best and Most Versatile Agricultural Land
POLICY EC2	Areas of Outstanding Natural Beauty
POLICY EC3	Landscape Character
POLICY EC4	Internationally Important Sites
POLICY EC5	Nationally Important Sites – Sites of Special Scientific Interest
POLICY EC6	Locally Important Sites
POLICY EC7	Landscape Features of Major Importance to Wildlife
POLICY EC8	Protected Species
POLICY EH1	Conservation Areas
POLICY EH2	Demolition of Buildings in Conservation Areas
POLICY EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings
POLICY EH4	Demolition of Listed Buildings
POLICY EH5	Development Proposals Affecting the Setting of Listed Buildings
POLICY EH6	The Conversion of Buildings in the Countryside
POLICY EH7	The Conversion of Buildings in the Countryside
POLICY EH8	Historic Parks and Gardens
POLICY EH9	Historic Battlefields
POLICY EH10	No Development Areas
POLICY EH11	Archaeological Sites of National Importance (Scheduled Ancient Monuments)
POLICY EH12	Areas of High Archaeological Potential and Other Areas of Archaeological Interest
POLICY EP1	Pollution and Noise
POLICY EP2	Pollution and Noise
POLICY EP3	Light Pollution
POLICY EP4	Building Waste
POLICY EP5	Contaminated Land
POLICY EP6	Demolition and Construction Sites
POLICY EP7	Potential Odour Generating Developments

POLICY EP8	Sewage Treatment Works
POLICY EP9	Control of other Potentially Polluting Uses
POLICY EU3	Non-mains Sewerage
POLICY EU4	Water Services
POLICY EU6	Culverting
POLICY EU7	Groundwater Catchment Areas
POLICY EU8	Telecommunications
POLICY TP1	New Development and Pedestrian Provision
POLICY TP2	Travel Plans
POLICY TP3	Cycle Parking
POLICY TP4	Safer Environments for New Developments and Existing Residential Areas
POLICY TP5	Public Transport
POLICY TP6	Non-Residential Parking Provision
POLICY TP7	Residential Parking Provision
POLICY TP8	Local Transport Plan Schemes
POLICY TP9	Trunk Roads
POLICY MC1	Primary Shopping Frontages
POLICY MC2	Location of Shopping Development
POLICY MC3	Location of Shopping Development
POLICY MC4	Other Uses in Town Centres
POLICY MC5	Location of Non-Shopping Key Town Centre Uses
POLICY MC6	Location of Non-Shopping Key Town Centre Uses
POLICY MC7	Design in Town Centres
POLICY MS1	Local Shopping and Services
POLICY MS2	Local Shopping and Services
POLICY MS3	Local Shops and Services Outside Development Areas
POLICY MS4	Farm Shops
POLICY MS5	Petrol Filling Stations
POLICY MS6	Garden Centres and Nurseries

POLICY MS7	Control of Advertisements
POLICY ME1	Provision for New Employment Land
POLICY ME2	Provision for New Employment Land
POLICY ME3	Employment within Development Areas
POLICY ME4	Expansion of Existing Businesses in the Countryside
POLICY ME5	Farm Diversification
POLICY ME6	Retention of Land and Premises
POLICY ME7	Retention of Land and Premises in Rural Areas
POLICY ME8	Hazardous Installations
POLICY ME9	Consultation Zones around Notifiable And Hazardous Installations
POLICY ME10	Tourist Accommodation
POLICY HG1	Provision for New Housing Development
POLICY HG2	Provision for New Housing Development
POLICY HG3	Phasing
POLICY HG4	Housing Densities
POLICY HG6	Affordable Housing
POLICY HG7	Affordable Housing - Site Targets and Thresholds
POLICY HG8	Affordable Housing -Commutation of Requirement
POLICY HG9	Rural Housing Needs
POLICY HG10	Transit/short stay sites
POLICY HG11	Long Term/Residential Sites
POLICY HG12	Low Impact Dwelling Sites
POLICY HG15	Agricultural and Forestry Dwellings
POLICY HG16	Agricultural and Forestry Dwellings
POLICY CR1	Existing Playing Fields/Recreation Areas
POLICY CR2	Provision of Outdoor Playing Space and Amenity Space in New Development
POLICY CR3	Off site provision
POLICY CR4	Provision of Amenity Open Space
POLICY CR5	Golf Development

POLICY CR6	Horses and Development
POLICY CR7	Commercial Development Involving Horses
POLICY CR8	New Recreational Uses in the Countryside
POLICY CR9	Public Rights of Way and Recreation Routes
POLICY CR10	Public Rights of Way and Recreation Routes
POLICY CR11	Inland Waterways
POLICY CR12	Allotments
KS/WINC/1	Land at New Barns Farm, Wincanton
HG/WINC/2	Council Depot, Southgate Road, Wincanton
HG/ANSF/1	Land at Hillcrest School, Ansford Hill
HG/CACA/1	Land West of the Surgery, Mill Brook Gardens, Castle Cary
HG/CACA/2	Land West of Remalard Court, Castle Cary
HG/BRUT/1	Land at Frome Road, Bruton
HG/MIPO/1	Land at Wheathill Lane, Milborne Port
ME/WINC/3	Land Between Lawrence Hill and A303, Wincanton
ME/CACA/3(i)	Torbay Road, Castle Cary
ME/HENS/1	Land South of Henstridge Airfield
CR/WINC/4	Land Adjacent Memorial Hall, Wincanton
CR/BRUT/2	Land at Frome Road, Bruton
CR/ILCH/1	Land at The Mead, Ilchester
CR/KING/1	Land Adjacent to Kingston Primary School
CR/ILCH/2	Land Adjoining Ilchester County Primary School
CR/QUCA/1	Land at Camel Bridge, Queen Camel
CR/ABTE/2	Land north of Templecombe Primary School
HG/HUEP/1	Land north of Newton Park, Huish Episcopi
HG/MART/1	Old Gasworks Site, Martock
HG/SOME/1	Land north of Bancombe Road, Somerton
HG/SOME/2	May Pole Knapp, Somerton
HG/SOME/3	Home Farm, West End, Somerton

HG/SOPE/1	Land east of Hayes End, South Petherton
ME/MART/2	West of Ringwell Hill, Bower Hinton
ME/LOPE/1	Lopen Head Nursery, Lopen
TP/ILTO/1	Footway from Cad Green to Wyndham Arms, Ilton
TP/MUCH/1	Land for Car Parking, Muchelney Church & Abbey
TP/STHA/1	Land adjoining the Memorial Hall, Stoke sub Hamdon for Car Parking
CR/SOPE/3	Land at Lightgate Lane, South Petherton
CR/LOLO/1	Land at Pumping Station, Long Load
CR/HIHA/1	Land at Smith's Lane, High Ham
CR/DRAY/1	Land north of East Street, Drayton
CR/KIEP/1	Land opposite village hall, East Lambrook
KS/BRYM/1	Land at Lufton, Yeovil
KS/YEWI/1	Land east of Lyde Road, Yeovil
KS/YEWI/2	Land north of Thorne Lane, Yeovil
HG/YEOV/1	Land at Bucklers Mead School, Yeovil
ME/YEOV/4	Land south of Yeovil Airfield, Yeovil
ME/YEOV/5	Land at Higher Farm Trading Estate, Bunford Lane, Yeovil
ME/YEOV/7	Land off Buckland Road, Penn Mill Trading Estate, Yeovil
MEWECO/1	Land off Bunford Lane, Yeovil
MC/YEOV/8	Eastern End of Yeovil Town Centre
CR/BRYM/2	Land at Alvington, Yeovil
CR/EACO/1	Land at Furlong Lane, North Coker
KS/CHAR/1	Land east of Chard, Furnham Road & Tatworth Road
KS/CREW/1	Land between Yeovil Road & Station Road, Crewkerne (CLR)
HG/CHAR/3	Land north of Bews Lane, Chard
HG/CREW/2	Land east of Charlton Close, Crewkerne
HG/CREW/3	Land at Maiden Beech, Crewkerne
MU/CHAR/4	Land between Boden Street & Silver Street, Chard
MU/CHAR/5	Chard Sewage Treatment Works

ME/CHAR/6	Land north of Millfield, Chard
ME/CREW/4	Land north of the Fire Station, Blacknell Lane, Crewkerne
ME/CREW/5	Land north of Cropmead Trading Estate, Crewkerne
ME/ILMI/3	Land west of Horlicks Ltd, Hort Bridge, Ilminster
ME/ILMI/4	Land off Station Road, Ilminster
ME/ILMI/5	Land adjacent to Powrmatic Ltd, Hort Bridge, Ilminster
TP/CHAR/7	Improvements to A358 at Hornsbury Hill, Chard
TP/CREW/6	Traffic Calming, Kithill, Crewkerne
TP/MIST/1	Land for Car Parking, Crewkerne Station, Misterton
CR/CREW/7	North-east of Henhayes Recreation Ground, Crewkerne
CR/CREW/8	Land south of Easthams Lane, Crewkerne
CR/BUMA/1	Land north of Buckland St Mary Primary School
CR/MIST/2	Land off Orchard Way, Misterton