

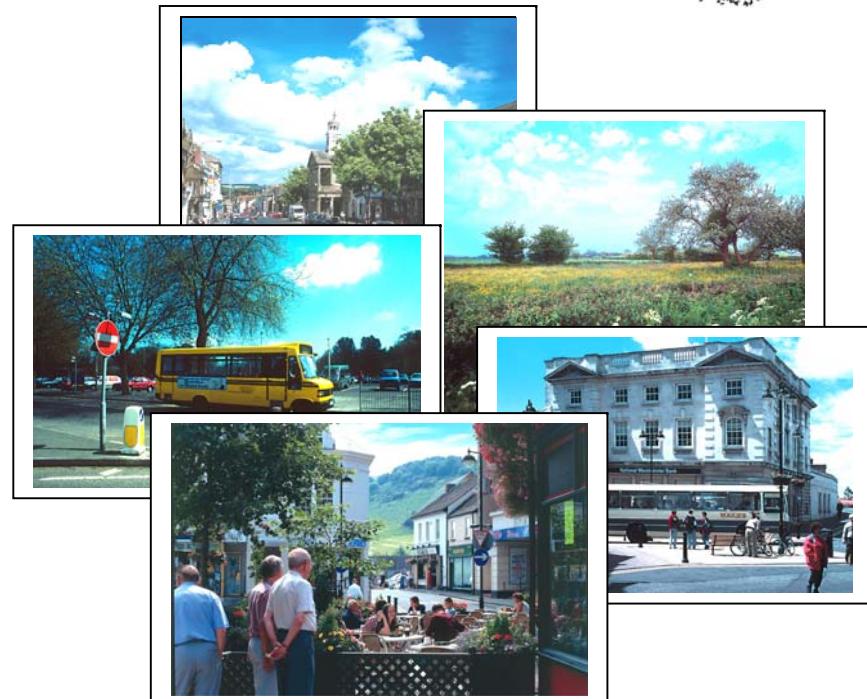


South Somerset District Council



Annual Monitoring Report 2007

April 2006 – March 2007



31st December 2007

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1. SUMMARY OF KEY FINDINGS AND RECOMMENDATIONS

- 1.1 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 Plan are being achieved. AMR results should inform the review and development of policy.
- 1.2 The **South Somerset Profile** considers a series of contextual indicators, comparing South Somerset's performance with regional and national trends over a period of time. Key themes noted include: housing affordability, reconciling continued growth with community needs and environmental impact; an ageing population; the District's rural nature; and the significance of manufacturing to the local economy.
- 1.3 The section on **Local Development Scheme Progress** highlights continued slippage. For the monitoring year April 2006 to March 2007, this was due to a number of reasons. Foremost of which was the continuing realisation that the LDS programme was too optimistic, reflecting limited understanding of the requirements of the new system, a position common to authorities nationally. Additional problems included: Delay in local plan preparation and significant time and resource required to respond to the two legal challenges to adoption of the plan, recruitment difficulties since April 2006 with one planning officer post still vacant; continued diversion of resources to support the development control service; and alignment of the LDS to integrate with the Sustainable Community Strategy Review.
- 1.4 The Council revised and submitted a replacement LDS to the Secretary of State in March 2007 for the period April 2007 – March 2010, which was subsequently amended slightly and then approved by the Secretary of State in September 2007.
- 1.5 In respect of **Policy Performance**, there has been limited progress in terms of addressing the data gaps in several of the core output indicators identified in the last AMR. This was due to the departure of the monitoring officer in spring 2007 and subsequent time lag before a replacement was recruited to post. Therefore there is a continuing lack of data on some indicators that makes it difficult to draw meaningful conclusions on all policy areas. The exception is housing provision where detailed data is available for a number of years and results will show high levels of projected supply and a continuation of trends identified last year. Namely increasing urban focus, high levels of new housing on recycled land but provision of affordable housing below targets. Progress has also been made in terms identifying significant effect indicators as part of the sustainability appraisal (SA) process. Though as SA of Local Development Framework (LDF) documents such as the Core Strategy is still in the very early stages, the monitoring of these will be undertaken in future AMR's.
- 1.6 This section of the AMR includes the following recommendations in relation to policy performance and monitoring development:
 - o Continue to address and resolve Environmental Agency objections to planning applications.

- Continue to negotiate with SERC (Somerset Environmental Records Centre) to develop a monitoring system that effectively addresses Biodiversity data gaps.
- Support the continued development of systems to monitor renewable energy schemes to include those with planning permission.
- Support the continued development of the CO2 emissions exemplar projects.
- Support the continued development of a renewable energy requirement policy.
- Explore the potential to develop systems to monitor car parking provision for completed developments within Classes A, B and D.
- Develop systems to more effectively address travel time as required by National Core Output Indicator 3b.
- Further improve employment land monitoring systems to provide more robust evidence on employment land lost to other uses and pressure on employment lands.
- Ensure the ongoing employment land study addresses land supply and demand.
- Continue monitoring of housing supply and take appropriate actions to ensure delivery of strategically important allocated sites required to deliver the housing requirement.
- Review the housing trajectory in response to the outcome of the RSS process.
- Commence Strategic Housing Land Availability Assessment as a matter of priority and incorporate results into future AMR's.
- Continue to improve affordable housing monitoring systems to ensure consistent data and also to continue efforts to improve affordable housing supply.

- Continue to use the draft Gypsy and Traveller Accommodation Strategy and finalise as soon as possible.
- 1.7 The final section, **Saved Policies and Proposals**, summarises how frequently local plan policies are used and progress on delivery of local plan allocations. A review of a sample of planning applications found that, Policy ST3 (Development Areas), ST5 (General Principles of Development) and ST6 (Quality of Development) had been used a great deal, most of the other policies had also been used, albeit many infrequently, with a limited number of policies not being used at all (probably due to a lack of relevant proposals). Delivery of local plan allocations has been most effective in relation to housing. Whilst delivery of key sites continues to slip, outline planning permission has been agreed on four of them, subject to finalising legal agreements. For those allocations that have been implemented it is no longer necessary to save them. Other allocations should continue to be saved and reviewed in future AMR's.
- 1.8 In light of the progress on the implementation of saved policies and proposals it is recommended that:
- All of the South Somerset Local Plan policies continue to be saved;
 - That further targeted monitoring of policies be carried out to assess appropriateness of use and outcomes;
 - Proposals that have been implemented or have planning permission be no longer saved and the LDS amended accordingly; and
 - Continue to review progress of outstanding allocations.

2. INTRODUCTION

Background

- 2.1 Monitoring is an increasingly important aspect of evidence-based policy-making.
- 2.2 The 2004 Planning and Compulsory Purchase Act made significant changes to the nature and types of plans which shape and guide development ("the Development Plan") and introduced the statutory requirement to submit an Annual Monitoring Report (AMR) to the Secretary of State by 31st December of each year¹. The AMR is also to be made available to local communities in hard copy and electronically on our website².
- 2.3 Under the new system, the South Somerset Local Plan (adopted April 2006) will be replaced by a Local Development Framework (LDF) – a portfolio of local development documents (LDDs) – and strategic guidance will be provided by the Regional Spatial Strategy (RSS) for the South West. Structure Plans will no longer be prepared.
- 2.4 The new system is designed to provide spatial planning which has sustainable development at its heart; the 2004 Act requires local development documents to be prepared with the objective of contributing to the achievement of sustainable development³. Spatial planning is more than land use planning; it embraces wide social, environmental and economic objectives and is about an integrated strategy for

the future of an area which is rooted in a clear vision, with commitment by all the relevant agencies to its delivery⁴.

- 2.5 A programme for the production, monitoring and review of the documents making up the South Somerset LDF is set out in the South Somerset Local Development Scheme (LDS), a three year work programme, first published in March 2005 and amended following the first AMR in December 2005.

Purpose of the AMR

- 2.6 The role of the AMR is to assess the implementation of the South Somerset 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.
- 2.7 Section 35 of the 2004 Act specifies that the AMR must contain information as to:
- o The implementation of the Local Development Scheme; and
 - o The extent to which policies set out in the local development documents are being achieved.

¹ Section 35 Planning and Compulsory Purchase Act 2004

² Regulation 48(8), Town and Country Planning (Local Development)(England) Regulations 2004

³ Section 39(2) Planning and Compulsory Purchase Act 2004

⁴ Section 4 The local development framework learning and dissemination project April 2005 (LGA, POS & PAS)

- 2.8 The Government's Good Practice Guide on LDF Monitoring advises⁵ that the AMR should include an assessment of:
- o Progress towards meeting the timetable and milestones set out in the LDS;
 - o Progress against policies and related targets in LDDs;
 - o Impacts the policies are having in respect of national or regional targets;
 - o What significant effects implementation of the policies is having on sustainability objectives and whether these are intended;
 - o Whether the policies need adjusting or replacing because they are not working as intended, or to reflect changes in national or regional policy;
 - o 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
 - o If policies or proposals need changing, the actions needed to achieve this.

Development of AMRs

- 2.9 The first AMR for the District, published in December 2005, was not comprehensive, reflecting national guidance that it was acceptable for AMR's to develop gradually to take account of ongoing discussions, tools to assist in monitoring being developed by statutory bodies, and emerging best practice. This first AMR concentrated on LDS progress, contextual and national output indicators together with some

⁵ Table 3.2 Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005)

local indicators and identified the need to review and improve monitoring systems to provide more of the required data.

- 2.10 The second AMR for the District, published in December 2006, implemented the improvements identified in the first report. These included enhancing data collection on housing (refining existing database) and employment and town centres (extending data collection and monitoring systems). Refinement of the contextual indicators was also actioned. Most of the gaps in output indicators were addressed although it was recognised that further work is still required on some of the more complex ones.
- 2.11 Work to develop the AMR for this year has taken place taking into account the further work identified in relation to the output indicators, comments received and emerging national best practice. Though due to the departure of the Monitoring Officer in the spring of 2007 and subsequent time lag before a replacement was recruited to post, progress in relation to improving the monitoring of output indicators in particular has been limited.
- 2.12 Regular officer meetings take place between the Local Authorities and the Regional Planning Board (RPB) to coordinate and share best practice on monitoring and information, coordinated through the Strategic Information Providers (SIP) group and local groups, including the Somerset SIP. Reference is made in Government advice to this work as an example of good practice. A copy of this document can be found on the South West Observatory planning module website
<http://www.swrpm.org.uk/LDF/index.asp>
- 2.13 Spatial planning requires linkages to other local strategies and plans, such as the Community Strategy, Corporate Plan and Housing Strategy and the AMR looks to include indicators

and/or targets from such publications. This AMR continues to focus on policy performance in relation to the LDF/Local Plan including a selection of local policy performance indicators (Section 5 below).

Monitoring Information in this AMR

- 2.14 This AMR covers the monitoring period 1st April 2006 to 31st March 2007 and presents analysis of policy performance during this period.
- 2.15 Policy performance is monitored through the following types of indicators included in Section 5 below:
- **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, 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 guidance⁶ 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 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. However, work on the SA is not sufficiently advanced to consider Significant Effect Indicators in this AMR.

Structure of AMR

- 2.16 The remainder of this AMR consists of the following sections:
- **Section 3: South Somerset Profile**
 - **Section 4: Local Development Scheme Progress**
 - **Section 5: Policy Performance**
 - **Section 6: Saved Policies and Proposals**
 - Appendices

⁶ Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005)

3. SOUTH SOMERSET PROFILE

South Somerset Profile

- 3.1 This section provides 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.
- 3.2 South Somerset is one of the biggest district councils in the country in terms of geographical size and population. It covers some 370 square miles and is predominantly an agricultural area with diverse and attractive landscapes. The District is characterised by its rural nature and a number of issues are directly related to this.
- 3.3 There are five main towns (Yeovil, Chard, Crewkerne, Wincanton and Ilminster) and Yeovil is by far the largest with a population of about 42,140. A third of the population lives in the principal town of Yeovil, yet 40% live in the settlements of fewer than 2,500 people.
- 3.4 Economically, a large proportion of the workforce, some 21%, is employed in manufacturing, which is notably higher than the national average. Major employers include the multi-national companies Agusta Westland, Honeywell and Thales and there are a number of business parks and trading estates across the District accommodating a wide range of smaller businesses. Tourism contributes around £84 million to the local economy and supports many jobs. Unemployment is relatively low, although there are pockets of rural and urban deprivation.

- 3.5 Notable characteristics drawn from the contextual indicators below are: housing affordability, reconciling continued growth with community needs and environmental impact, an ageing population, the District's rural nature, and the significance of manufacturing to the local economy.

POPULATION

South Somerset has grown considerably in recent decades with the greatest change in the main towns where planning policy focuses development.

The District's population density is significantly lower than both regional and national rates and clearly illustrates the overall rural nature of South Somerset.

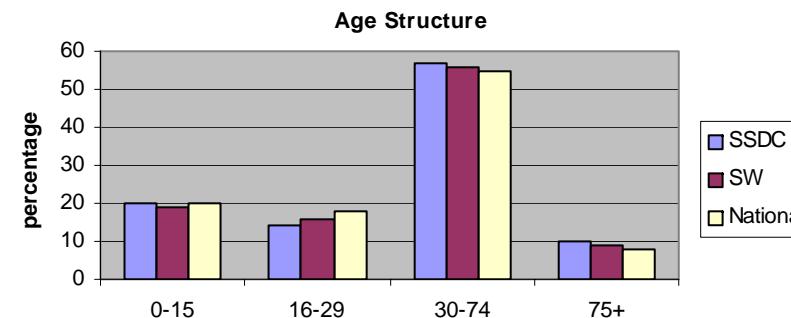
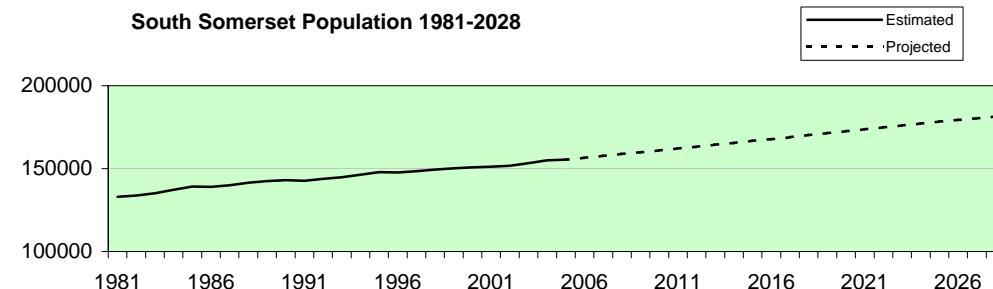
Population growth over the last 10 years has been almost twice the national average and an even larger increase in growth rate is predicted over the next 20 years. Population growth will largely be due to migration both internal and external, rather than increases in birth rates and decreases in death 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. This is anticipated to be because young people have been 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 growth in ageing population will have considerable impact on services and the local economy.

- In 2001 the District's population was 150,969. In 2006 the mid-year population estimate was 156,700 and is projected to grow to about 181,400 in 2028.
- In 2001 population density for the District was 1.6 persons per hectare, compared to 2.07 for the South West and 3.4 for England and Wales.
- Between 1994 and 2004 the population has grown by about 6%, compared to 3.9% nationally.



(Source: Office for National Statistics (ONS) Census 2001; Registrar General's Mid-year estimates 2006; Population and Ageing in South Somerset, SSDC 2006, The South West Observatory 2007)

Population growth has also been driven by an increase in migrant workers and their families, due to a demand for labour and low local unemployment levels. This trend is predicted to intensify in the medium to long-term as the European Union expands.

This may put additional pressures on the need for housing, education and health services in areas of settlement.

DWELLINGS AND HOUSEHOLDS

The number of households in the District is growing at a faster rate than population, reflecting the national trend of decreasing average household size. This trend is projected to continue with latest ONS estimates suggesting a significant increase in 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.

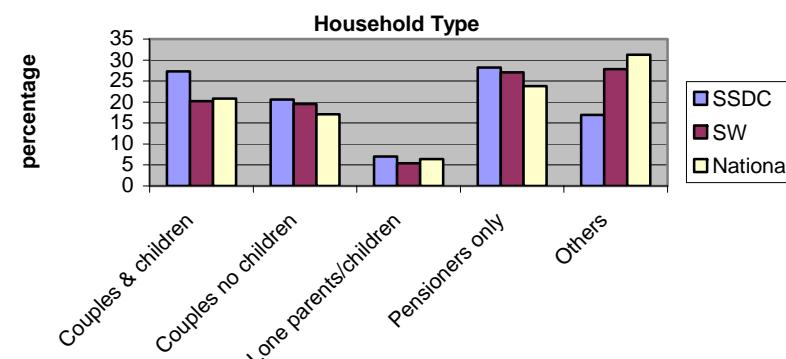
The District's higher proportion of pensioner only households compared to regional and national levels illustrates this ageing population issue. Conversely, South Somerset has a higher level of couples with children.

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

The proportion of unfit dwellings is lower than that for the region and nationally and has been relatively steady in recent years.

House prices in South Somerset have been close to the

- Census 2001 records 63,796 households in South Somerset. Our latest estimate is 70,449 (Council Tax estimate SSDC 26.03.2007).
- Average household size in 2001 was 2.32 persons per household, compared to 2.31 for the region and 2.36 nationally.
- Average household size in South Somerset has reduced from 2.43 in 1991 and 2.71 in 1981.

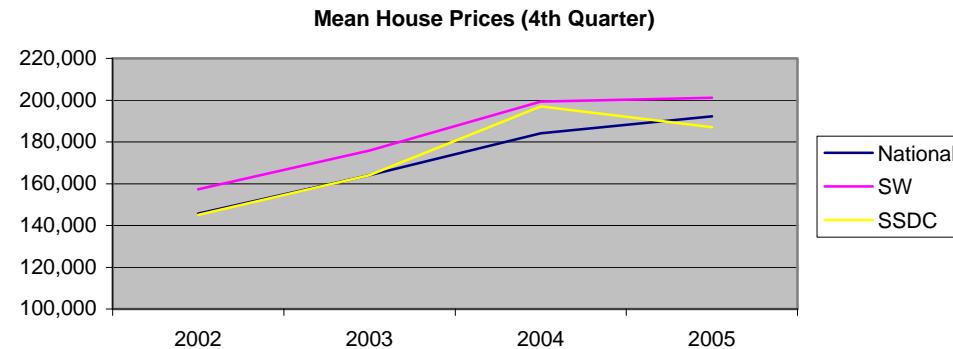


- 74% of dwellings were privately owned in 2001 compared to 72% for the region and 69% nationally, whereas social housing made up 14% (19% nationally).

national average, rising above it in 2004 but with a fall in 2005. Regional house prices have, in recent years been consistently higher than both the District and national figures.

Homelessness in the District has reduced in recent years following high levels between 2001 and 2003, reflecting in part more effective early intervention and prevention measures introduced recently. At a more detailed level there may be issues arising around proportionately higher levels for ethnic minorities and migrant workers choosing to stay on and bring their families to live with them.

- In April 2005, 1.3% of total dwelling stock was unfit, compared to figures of 4.1% for the South West and 4.4% nationally.
- % second homes – 0.82 in 2001, 1.14 in 2005 and 1.1 in 2007.



- Statutorily homeless – 99/00 = 416, 00/01 = 484, 01/02 = 593, 02/03 = 560, 03/04 = 364, 04/05 = 280, 05/06 = 92

(Source: Census 2001, Dwelling Stock by Tenure and Condition ODPM 2004, Housing and Accommodation Strategy 2004-2007 SSDC, Homelessness and Temporary Accommodation Strategy 2005 - 2008 SSDC Sept 05, English Second Home Hotspots: Knight Frank Residential Research – March 2007)

CRIME

Overall South Somerset is a safe place and is perceived as such by its residents.

Total crime rates are below both regional and national levels, a notably lower level compared to the latter. Rates have fallen recently, mirroring trends elsewhere.

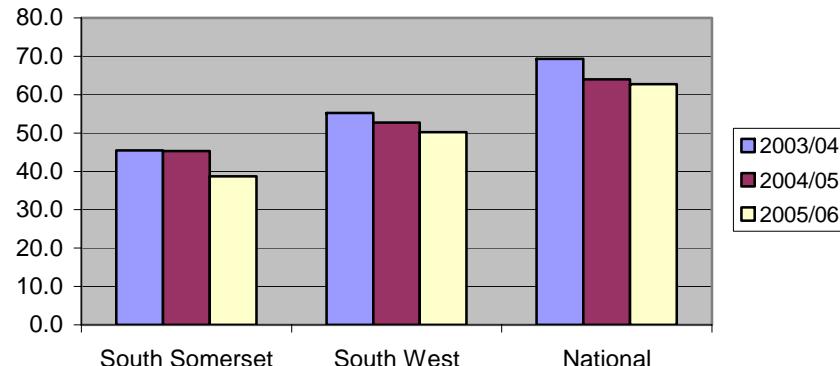
Generally, rates for specific crimes are lower than regional or national figures and both burglaries and car crimes have fallen in recent years.

Violence against the person, however, increased between 2003/04 and 2004/05 at a higher rate than elsewhere.

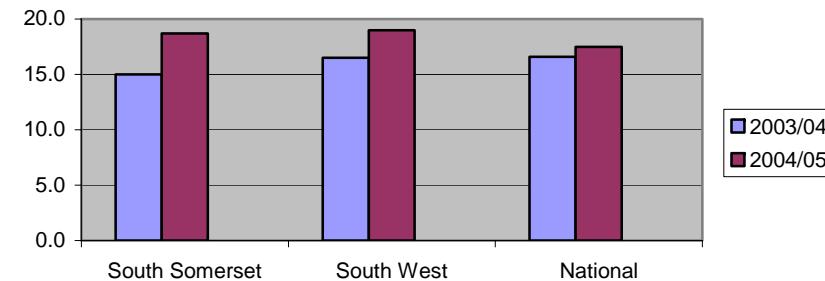
Results from the Quality of Life Survey (2005) BMG Research, shows that the majority of residents feel safe in their homes and local area, although, not surprisingly, perceived safety is lower at night than by day.

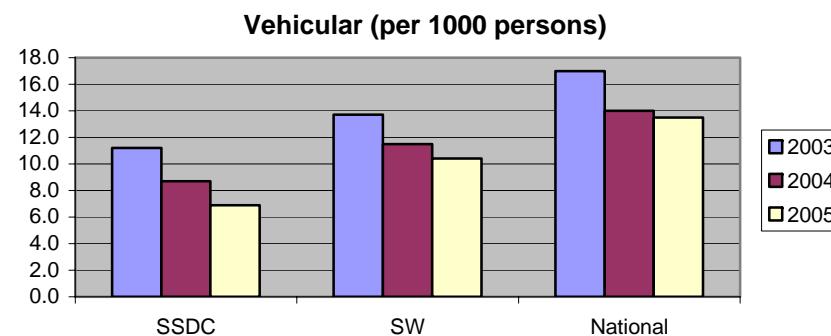
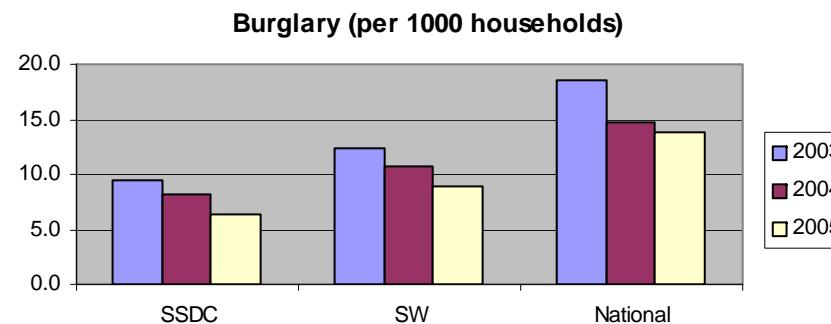
In the Quality of Life Survey only 5% of residents believed that levels of crime and disorder had improved in the previous year compared to 12% believing it to have worsened.

Total Crime Rates (per 1000 households)



Violence against the person (per 1000 persons)





- o % of residents who feel safe in the following situations:
 - at home alone in the day 97%
 - at home alone at night 95%
 - walking alone in the day in local area 93%
 - walking alone at night in local area 77%

(Sources: Audit Commission Area Profiles, Quality of Life Survey (2005) BMG Research)

HEALTH AND WELL BEING

In overall terms, South Somerset is not a disadvantaged area. However, there are pockets of deprivation across the District, largely in urban areas. The ranking of 240 on the indices of multiple deprivation puts South Somerset in the least deprived 35% of local authorities in the country.

In general terms South Somerset is a healthy place with higher than average life expectancy for both females and males and a lower than average premature death rate.

- In 2004 South Somerset was ranked at 240 out of 354 in terms of national indices of multiple deprivation (1=most deprived). In 2001 the equivalent ranking was 230. In 2004, the Yeovil Central, East and West wards were in the top 20 most deprived wards in Somerset. In 2004, 3% of the District's population lived in the 20% most deprived super output areas in the country, compared to 14% nationally.
- Life Expectancy at birth in 2003 was 82.2 for females in South Somerset, compared to 82.0 regionally and 80.9 nationally. For males the equivalent figures were 78.4 for the District, 77.8 regionally and 76.6 nationally.
- Life expectancy in the District increased by 1.5 years for females and 2.1 years for males over the preceding 10 year period.
- In 2001, 32.3% of households in South Somerset contained one or more persons with a long-term limiting illness, slightly below the County rate (33.1%) and the national rate (34.1%)
- The Standard Mortality Ratio (an indicator of premature deaths) rates South Somerset at 87, compared to 92 regionally and 100 nationally.

(Source: ONS Neighbourhood Statistics, Audit Commission Area Profiles)

ECONOMIC WELL BEING

In general terms, the District presents a picture of relative prosperity with a growing economy, unemployment is consistently below regional and national rates and there has been a net increase in new businesses in recent years. The recent Quality of Life Survey (2005) by BMG Research showed that 7% of residents thought that job opportunities in the local area had improved compared to 3% who thought it had

- In March 2005 unemployment in the District was 1.1% (unadjusted claimant count) and had been at or about this level in the preceding year.
- At the end of 2005, there were about 5,790 VAT registered business in the District. There were about 395 registrations during the year compared to about 350 de-registrations. Since 2001, the net rate of change (about 1% pa) reflected regional and national rates. The greatest changes were in real estate, renting and business activities (+170 business/+13%),

worsened.

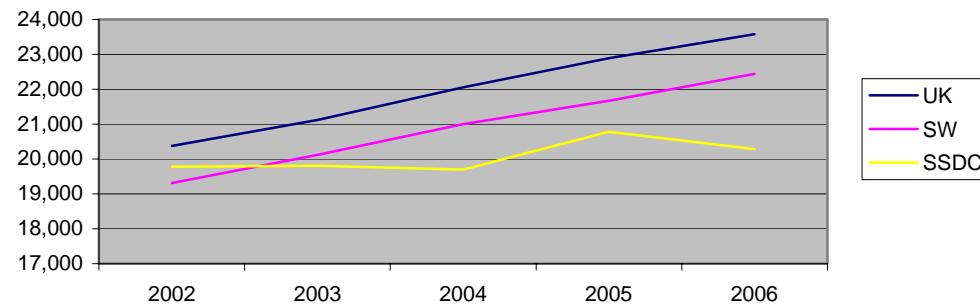
Nevertheless, there are some underlying issues:

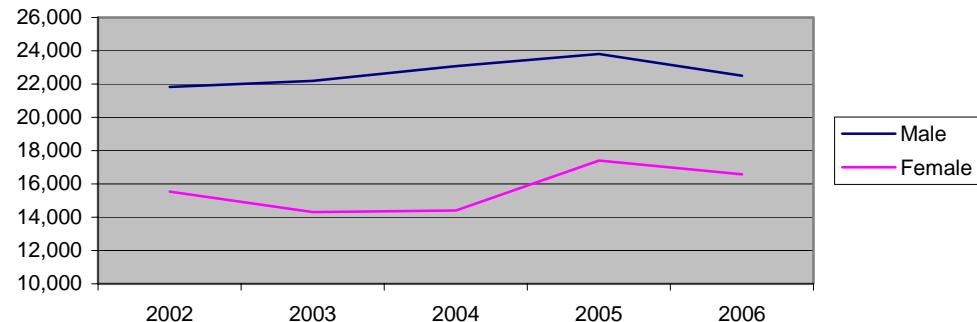
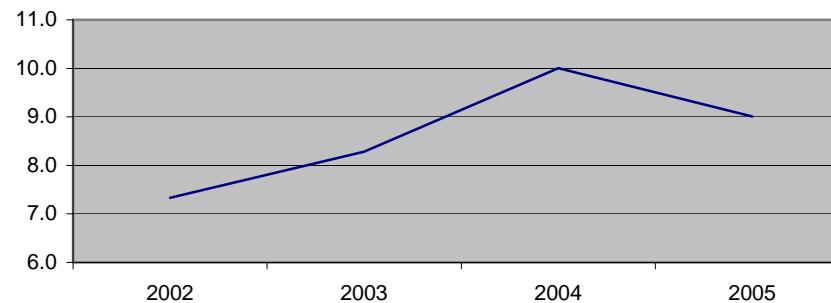
- o The employment structure shows a continuing dependence on manufacturing, which has shown a decline in recent years;
- o Average wages in the District are below regional and national rates and have not been growing at the same rate in recent years. Indeed, there was a slight decline in the last year;
- o There is a consistent difference between male and female full time salaries, which in 2006 equated to male employees earning about £6,000 pa more than females.
- o High average house prices continue to cause problems of affordability. The ratio of average house price to average earnings was 9.0 in 2006, having risen to 10 in the previous year. The figure for average household incomes is not known but will be higher than average earnings thereby resulting in a lower ratio compared to average house price.

construction (+90 business/+12%), hotels and restaurants (+50 businesses/+15%), agriculture, forestry and fishing (-70 businesses/-5%), and manufacturing (-40 businesses/-8%).

- o In 2003, 25.3% of employees worked in manufacturing, more than double the regional (12.5%) and national (12.6%) averages. Averages in all other sectors are lower than regional and national rates, with marked differences in services and tourism-related industries.

Average Earnings: Annual Pay (Gross) - Full Time Workers



Average Earnings: Male/Female comparison (SSDC)**Ratio of Average House Price to Average Earnings**

(Source: NOMIS)

TRANSPORT AND COMMUTING PATTERNS

Transport and travel patterns reflect the rural nature of large parts of South Somerset and the lack of public transport outside the urban areas; car/van ownership and usage is higher than regional and national rates; the majority of residents travel to work using private transport; and there are low rates of accessibility to sports facilities.

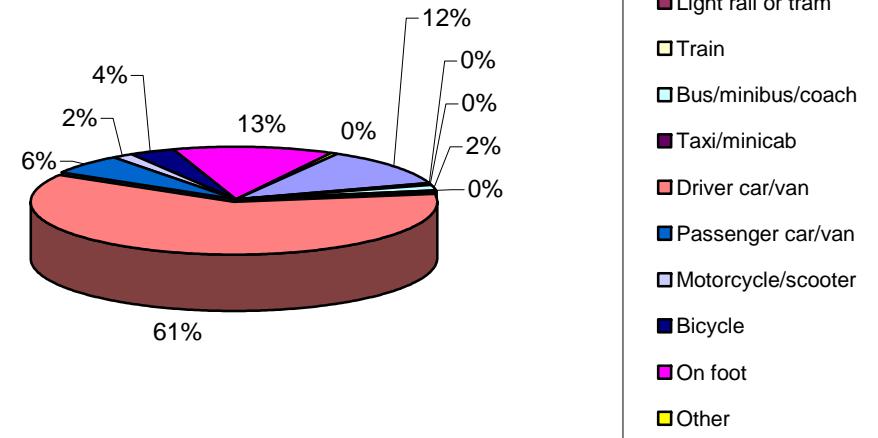
There were higher rates of home working and short distance travel to work but with 27% travelling less than 2km to work there is the opportunity to increase walking and cycle rates.

The Quality of Life Survey 2005 (BMG Research) results showed that 23% of residents surveyed felt that traffic congestion in their area had worsened compared to 4% who felt that it had improved.

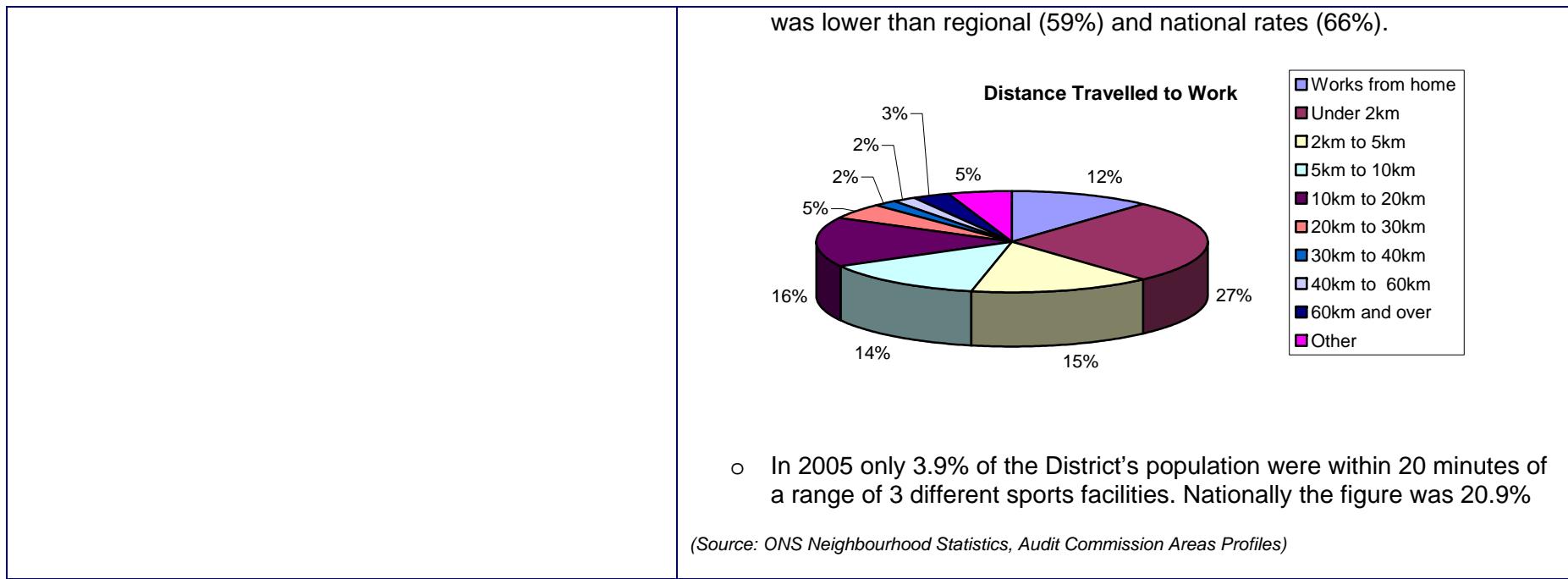
Opportunities to reduce dependence on the car and promote alternatives will inevitably be focussed on the urban areas where there are economies of scale and where new development continues to be directed.

- In 2001, 84% of the households in South Somerset had at least one car or van, compared to 80% regionally and 73% nationally. Average car/van ownership per household was 1.3, compared to 1.18 nationally.
- Car/van usage in 2001 was higher in South Somerset (61%) compared to regional (59%) and national (55%) rates. The proportion using public transport methods (2%) was lower than the regional rate (6%) and markedly lower than the national rate of 15%.
- Levels of walking/cycling to work were also higher at 17% in the District compared to 15% regionally and 13% nationally.

Method of Travel To Work by SSDC Residents



- In 2001, the proportions of people working from home (12%) and travelling short distances – less than 2km – (27%) were higher than the equivalent rates regionally (11% and 24%) and nationally (9% and 20%). Conversely, the proportion of people travelling over 2km (56%)



EDUCATION

South Somerset's school children show slightly higher levels of attainment at Key Stage 3 and at GCSEs than regional and national averages.

In terms of the working age population, there was a lower than average proportion achieving first degree level but a higher than nationally average level achieving NVQ level 3.

- In 2001, the proportion of children in local authority schools achieving 5+ GCSEs at A-C or equivalent was higher, at 22.52%, than regionally (21.43%) and nationally (19.36%).
- The proportion of 14-year-old pupils in local authority schools achieving level 5 or above in Key Stage 3 English, Maths and Science were all above regional and national averages in 2004/05.
- In 2001, the proportion of working age people (16-74yrs) with NVQ level 3 (47.2%) was broadly the same of the regional rate (47.8%) but higher than the national rate of 43.3%.
- In 2001 the % of the population aged 16-74 whose highest qualification was a first degree or equivalent was 17.2% compared to 18.8%

	regionally and 19.3% nationally. (Source: ONS Neighbourhood Statistics)
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ENVIRONMENT

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

Equally, 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.

Air quality compares reasonably well against national averages and targets and the biological quality of rivers in the district is very good. Chemical quality of rivers however is reducing, reflecting the national picture, but is also lower than nationally.

Policies will need to address the potential impacts of continued growth on the natural and built environment.

Natural Environment

- 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
- Local estimates of CO₂ emissions (total emissions per capita) in 2003 were 9.0 tonnes in South Somerset, being lower than the national average of 10.57 tonnes.
- Measurements of annual average concentration of nitrogen dioxide have fallen in recent years and are below government targets.
- In 2004 92.18% of river length in South Somerset was assessed as being of good biological quality and has shown improvement in recent years being 91.54% in 2003 and 83.46% in 2000. These figures compare very favourably against the national average of 53.13% in 2004.
- However, chemical quality declined to 47.94% in 2004 from 49.49% in 2003. These levels mirror a similar decline nationally albeit they are lower than the national averages of 49.44% in 2004 and 51.32% in

2003.

Built Environment

- Number of Conservation Areas: 84
- Number of listed buildings: about 4,700
- Number of designated Historic Parks and Gardens: 15

(Source: SSDC records, Audit Commission Area Profiles, OFWAT)

4. LOCAL DEVELOPMENT SCHEME PROGRESS

Introduction

- 4.1 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 PPS12⁷ advises that AMR's should assess whether the authority:
- (i) Has met the LDS targets and milestones, is on target to meet them, is falling behind, or will not meet them;
 - (ii) Is falling behind schedule or has failed to meet a target or milestone and the reasons for this; and
 - (iii) The need to update the LDS, particularly in the light of (ii) above. Where necessary to update the LDS, the steps and timetable for revision.
- 4.2 Progress on LDS implementation to December 2005 was reviewed in the first AMR (December 2005) and amendments made in the light of its findings. A Draft Revised LDS for the period April 2005 to March 2008 was submitted to GOSW with the first AMR. Changes to the submitted Draft Revised LDS were recommended by the Secretary of State but the draft revised submission LDS was not resubmitted with those changes as it became evident during the following months during 2006 that significant revisions would be required to that draft LDS and that the Secretary of State's recommended changes were being superseded by events.

⁷ Planning Policy Statement 12: Local Development Frameworks (ODPM: September 2004)

- 4.3 The December 2006 AMR covered progress between April 2005 and March 2006 against the first LDS (March 2005). To provide a more complete picture on LDS implementation the December 2006 AMR also reported progress up to December 2006 against the Draft Revised LDS (December 2006).
- 4.4 This AMR therefore reviews progress against the first (formally approved) LDS over the period 1st April 2006 to 31st March 2007. For the purposes of Regulation 48⁸ the LDS programme is attached as Appendix 1. It also reviews progress against the Draft Revised LDS (December 2005) over the same period. For the purposes of Regulation 48⁹ the LDS programme is attached as Appendix 2.
- 4.5 For the reasons set out in paragraph 4.2 above, and in light of the December 2006 AMR's monitoring output, the Council revised and submitted a replacement LDS to the Secretary of State in March 2007 for the period April 2007 – March 2010, which was subsequently amended slightly and then approved by the Secretary of State in September 2007.

First LDS

- 4.6 The first South Somerset Local Development Scheme (LDS) was submitted to, and agreed by, the Government Office for the South West (GOSW) in March 2005. It came into effect in June 2005 and included the following documents:
- South Somerset Local Plan;

⁸ The Town and Country Planning (Local Development) (England) Regulations 2004

⁹ The Town and Country Planning (Local Development) (England) Regulations 2004

- | | |
|--|---|
| <ul style="list-style-type: none">• Core Strategy;• Yeovil Town Centre Area Action Plan;• Chard Town Centre Area Action Plan;• Crewkerne Town Centre Area Action Plan;• Generic Development Control Policies Development Plan Document;• Affordable Housing Supplementary Planning Document;• Henstridge Airfield Supplementary Planning Document;• Statement of Community Involvement and• Annual Monitoring Reports <p>4.7 Overall, progress in the monitoring year was limited due to a number of issues and problems, foremost of which was, as in the last monitoring year, the over-ambitious nature of the LDS programme that reflected limited understanding of the time and resources required to effectively implement the new system at the time of its production and the fact that despite a slightly less over-ambitious Draft Revised LDS (December 2005) being submitted, it was not formally resubmitted and approved as a replacement to the first LDS. Additional problems affecting delivery were:</p> <ul style="list-style-type: none">• Delay in local plan preparation and the need for greater staff resources than anticipated, as reported in last year's AMR resulted in the South Somerset Local Plan being adopted in April 2006, six months behind the first LDS's schedule. The South Somerset Local Plan was adopted subject to two Legal Challenges that were lodged in June 2006. | <ul style="list-style-type: none">• Unlikely and higher than anticipated workload associated with responding to the two Legal Challenges until their withdrawal in August and September 2007. This was particularly time consuming for the new Head of Service and the Planning Policy Team's Principal Planner in compiling the cases and evidence to robustly defend the Council's decisions.• Continued higher than normal workload within the Planning Policy Team during the first quarter of the monitoring year resulting from continued difficulties in the Council's Development Control Team. The Planning Policy Team Leader continued until July as case officer for a Key Site planning application effectively being seconded to the Development Control Team for the equivalent of 1-2 days per week. During this period, improvements to the Development Control service were a corporate priority;• Staffing problems arising from:<ul style="list-style-type: none">– The internal restructuring of the Council in April 2006 affected the Planning Policy Team significantly by creating a new Service comprising two main teams: Economic Development and Planning Policy. This Service's creation coincided with/resulted in:<ul style="list-style-type: none">○ The departure of the Planning Policy Manager;○ The internal promotion of a Policy Planner to the Planning Policy Team Leader post that replaced the Planning Policy Manager post;○ The internal promotion of another Policy Planner into another Service's Development Control Team.– A second period of maternity leave for a senior member of staff between April 2006 and April 2007, required an external temporary appointment due to the temporary internal cover for the first period of maternity leave being appointed to one of the two vacant Policy Planner posts. |
|--|---|

- There were difficulties in recruiting before an appropriate agency Planner was appointed in August 2006.
- There were considerable difficulties backfilling the second vacated Policy Planner despite three attempts. The recruitment drive was held in abeyance in early 2007 due to indications that the agency Planner may wish to stay on in a permanent capacity (in the vacant Policy Planner post). Unfortunately this did not occur due to emigration in March 2007.
 - The above changes seriously depleted the Planning Policy Team in both experience and staff number terms for much of the monitoring year, stifling progress.
- 4.8 Progress on LDS documents is considered in more detail in the individual timetables and commentaries below, following which, progress on the Draft Revised LDS is reviewed.

South Somerset Local Plan

	2005										2006					
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Apr	May		
Timetable				Await Inspector's report	Respond to Report	Notice of adoption	◆	Adoption								
Progress				Await Inspector's Report			Respond to Report	Prepare and consult on Further Modifications	Respond to comments	Notice of adoption	◆	Adoption				

Commentary:

The Modifications Inquiry was held between 7th and 16th June 2005 as programmed. However, the Inspector's Final Report was not received until 3rd November compared to early August as programmed.

The response to the Inspector's Report was considered in December 2005 and resulted in unprogrammed Further Proposed Modification (Employment allocation – Land off Bunford Lane, Yeovil and a development area amendment in Ilminster). These Further Modifications were subsequently published in January 2006 and responses to them reported to the Council in March 2006, following which Notice of Adoption of the Local Plan was published. The South Somerset Local Plan was adopted on 27th April 2006.

Adoption of the Local Plan has been a corporate priority and all final stages were carried out in an expeditious manner.

Core Strategy

	2006									2007																																
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March																														
First LDS (March 2005)	Develop Preferred Options			Preferred Options Consultation	Consider representations			Prepare final ("Submission") DPD				Adoption																														
Draft Revised LDS (December 2005)	Pre-production/Survey	Issues & Options development and community engagement																																								
Progress	Pre-production/Survey																																									
Commentary:																																										
<p>The original LDS programme was recognised in the first AMR (December 2005) as being unrealistic due not only to the unanticipated problems outlined in the AMR but also in the time and resources required to undertake the work required by the new system.</p> <p>During this monitoring year, despite the abnormal hindrances identified in paragraph 4.7 above, work continued on various evidence base studies. The urban Housing Potential study, District-wide Parking Strategy and Audit of Open Space and Recreation Land were completed, together with on-going land availability monitoring.</p> <p>Extensive work was on-going during the monitoring year to align the timings, substance, evidence base and sustainability appraisal of the LDF and the Core Strategy in particular with those of the review of the Sustainable Community Strategy, work on which had commenced towards the end of the previous monitoring year.</p>																																										

Yeovil Town Centre Area Action Plan

	2006										2007																						
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March																					
First LDS (March 2005)	Develop Preferred Options			Preferred Options Consultation	Consider representations			Prepare final ("Submission") DPD					Adoption																				
Draft Revised LDS (December 2005)	Pre-production/Survey	Issues & Options development and community engagement																															
Progress	Pre-production/Survey																																
Commentary:	<p>As with the Core Strategy above, the original programme was recognised as being unrealistic. Attempt to revise the LDS was made via the submission of a Draft Revised LDS (December 2005) but the Secretary of State's recommendations were not formally incorporated and resubmitted and it soon became apparent that they were being extensively superseded by events during 2006. This led to the formal submission of a substantially revised LDS in March 2007, proposing a postponed timetable for the YTCAAP's production among other things.</p>																																

Chard Town Centre Area Action Plan

	2006									2007		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
First LDS (March 2005)		Pre-production/Survey									Issues & Options development and community engagement	
Draft Revised LDS (December 2005)		Pre-production/Survey									Issues & Options development and community engagement	
Progress		Pre-production/Survey				Need for DPD reviewed – formal decision to remove from LDS March 2007						

Commentary:

As with the Core Strategy and Yeovil Town Centre Area Action Plan above, the first LDS's programme was recognised as being unrealistic. Attempt to revise the LDS was made via the submission of a Draft Revised LDS (December 2005). The Secretary of State's recommendations were not formally incorporated and resubmitted as it soon became apparent that they were being extensively superseded by events during 2006 in so far as it was established that the LDF ought to be aligned with the emerging Sustainable Community Strategy work and that the production of a Chard Town Centre Area Action Plan was no longer appropriate and required.

This led to the formal submission of a substantially revised LDS in March 2007 proposing a revised timetable that included among other things the removal of the CTCAAP from the revised LDS (March 2007).

Crewkerne Town Centre Area Action Plan

	2006										2007		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
First LDS (March 2005)	Pre-production/Survey										Issues & Options development and community engagement		
Draft Revised LDS (December 2005)						Pre-production/Survey					Issues & Options development and community engagement		
Progress						Need for DPD reviewed – formal decision to postpone March 2007							

Commentary:

As with the Core Strategy, and Yeovil and Chard Town Centre Area Action Plans above, the original programme was recognised as being unrealistic. Attempt to revise the LDS was made via the submission of a Draft Revised LDS (December 2005) but the Secretary of State's recommendations were not formally incorporated and resubmitted as it soon became apparent that they were being extensively superseded by events during 2006.

It became apparent that the production of a Crewkerne Town Centre Area Action Plan could not be achieved within either the first or Draft Revised LDS's timeframe. This led to the formal submission of a substantially revised LDS in March 2007, proposing among other things a revised timetable that included the postponement of the Crewkerne TCAAP from the revised LDS (March 2007).

Generic Development Control Policies DPD

	2006							2007			
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
First LDS (March 2005)								Pre-production/Survey			Issues & Options development and community engagement
Draft Revised LDS (December 2005)								Pre-production/Survey			Issues & Options development and community engagement
Progress						Pre-production/Survey		Issues & Options development (and community engagement – see below)			
Commentary:	<p>Central Government guidance advocates collaborative working between Local Planning Authorities on LDD documents, where appropriate. The Somerset District Councils and Somerset County Council met and considered that the economies of scale and potential consistency of approach that could be derived from working collaboratively to produce uniform Development Management policies outweighed working on them individually to their own timescales. Accordingly, the councils jointly appointed and funded Planning Consultants to work for us collaboratively on the production of, and consultation and reporting back on the Issues & Options document for the Development Management Policies.</p> <p>As part of the review process to the LDS in early 2007, this Council decided to incorporate its Development Management policies into its Core Strategy rather than to continue with the LDS's proposed separate DPD. However, the Council continued to support, fund and be actively involved in the finalisation of the Issues & Options document that would be consulted upon by other partner Councils in March 2007. The Council did not participate in the community engagement in March/April 2007 so as to avoid potential confusion when it consulted on the Development Management policies as part of its Core Strategy Issues & Options consultation in the future. This led to the formal submission of a substantially revised LDS in March 2007.</p>										

Affordable Housing Supplementary Development Document

	2006										2007		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
First LDS (March 2005)													
Draft Revised LDS (December 2005)													
Progress													

Commentary:

This SPD was due to have been adopted by January 2006, according to the first LDS (March 2005). Therefore there are no targets in the period 1st April 2006 to 31st March 2007.

In May 2005 the Council agreed a draft Planning Obligations Protocol, which would address all planning obligations, including affordable housing. The effect of the Protocol meant that the Affordable Housing SPD was no longer necessary. This was reported in the first AMR in December 2005, at which time the Council resolved that the Affordable Housing SPD be abandoned and removed from the LDS (Draft Revised LDS, December 2005).

Additionally, a planning obligation development control guidance note that includes an affordable housing section is being prepared for spring 2008. Affordable housing will also be addressed as part of the Core Strategy local development document.

Henstridge Airfield Supplementary Development Document

	2006										2007		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
First LDS (March 2005)													
Draft Revised LDS (December 2005)													
Progress													

Commentary:

This SPD was due to have been adopted by January 2006, according to the first LDS (March 2005). Therefore there are no targets in period 1st April 2006 to 31st March 2007.

This SPD was intended to supersede the Supplementary Planning Guidance recommended by Local Plan Inspector – Guiding Principles for the Future of Henstridge Airfield. Work on these Guiding Principles was largely completed by early March 2005. However, at that time the granting of a Certificate of Lawful Development, which provided for higher numbers of vehicle movements highlighted the need for a different approach.

In July 2005, the Council's Area East Committee agreed that a consensual Master Plan for the Airfield be produced, with full participation of the local community. When backed by a legal agreement the Master Plan would be more binding upon future owners of the airfield, presenting a solution to the long standing development issues at the airfield. At the time of the first AMR (December 2005), work on the Master Plan was well underway and a decision was taken to abandon the Henstridge Airfield SPD and remove it from the LDS (Draft Revised LDS, December 2005).

The Master Plan is currently under review in light of lack of progress in signing a legal agreement.

Statement of Community Involvement

	2006										2007													
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March												
First LDS (March 2005)	Consultation on Submission SCI	Pre-Examination consideration of representations & prep. for Examination			Examination	Await Inspector's Report	Preparation for adoption		Adoption															
Draft Revised LDS (December 2005)	Pre-examination Meeting Pre-submission consultation		Consider representations		Prepare Final SCI SCI Submission		Consultation on Submission SCI	Pre-Examination consideration of representations & prep. for Examination			Examination	Await Inspector's Report Receipt of Inspector's Report												
Progress	Draft SCI	Pre-submission consultation		Consider representations			Prepare Final SCI	Consultation on Submission SCI	Pre-Examination consideration of representations & prep. for Examination			Examination	Await Inspector's Report											
Commentary:							SCI Submission	Preparation for adoption																
<p>Draft SCI was completed and Regulation 26 Draft SCI was published in April 2006, a delay of seven months against the first LDS (March 2005). The SCI was formally submitted on 26th October 2006: again seven months behind the first LDS's schedule. This was a hangover from the previous year's unrealistic expectations and competing priorities, particularly additional work arising from local plan preparation, which we had not been able to claw back before this monitoring year.</p> <p>Time was clawed back towards the end of the production process by considering the representations from the Submission consultation stage more expeditiously than had been anticipated. Due to the nature of those representations a formal Examination was avoided and the Inspector's Report was received again more expeditiously than had been anticipated. Although starting this monitoring year 7 months behind the first LDS's schedule and 3 weeks behind the Draft Revised LDS's schedule, we managed to claw back two months of the delay against the first LDS's schedule and 7 weeks of the delay against the Draft Revised LDS's schedule (December 2005) to get ahead of the Draft Revised LDS's schedule by one month.</p>																								

Monitoring Report

	2005										2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
First LDS (March 2005)	Data collection, analysis and report preparation							◆ Submission					
Draft Revised LDS (December 2005)									◆ Submission				
Progress	Data collection, analysis and report preparation							◆ Submission					
Commentary:													
The original programme proposed data collection and analysis in April to October each year with review and revision of the LDS commencing thereafter. Experience with the preparation of the first AMR showed that data collection and analysis and subsequent report preparation required more time and resources than anticipated, and so the Draft Revised LDS reflected this by extending that period until the end of December.													

Draft Revised LDS (December 2005)

- 4.9 In light of the issues identified in the first AMR, it was resolved to amend the LDS to delete the Affordable Housing and Henstridge Airfield SPDs and to revise the programmes for the Core Strategy, Yeovil Town Centre Area Action Plan, the Statement of Community Involvement and future AMRs. A Draft Revised LDS, incorporating these changes, was submitted to GOSW in December 2005 (see Appendix 2 for revised programme).
- 4.10 In early 2006, it became evident that the LDF would play a key role in achieving the spatial planning elements of the Local Strategic Partnership's Sustainable Community Strategy. It was decided that in order to more effectively deliver Government objectives, the content of LDF documents should be linked directly to the issues and priorities identified for the district in the Sustainable Community Strategy (SCS). This meant diverting Planning Policy resource to assist in the emerging Sustainable Community Strategy work and the alignment of the LDF and SCS timetables. In light of this, a further review of the LDS was considered necessary but timings for LDD production could not be clarified until later in the year because the SCS was at an early stage and its programme had not been finalised.
- 4.11 The review of the first LDS (March 2005) and Draft Revised LDS (December 2005) took place towards the end of 2006 as the SCS programme became much clearer. An added benefit of the timing of this review was that it could be undertaken in light of the AMR submission (December 2006). It was also informed by a series of constructive and mutually beneficial meetings between June 2006 and February 2007 with GOSW representatives.

4.12 LDF progress during the monitoring year has continued to be limited, with the following factors impacting on the Council's ability to deliver:

- In April two planning officer posts in the Planning Policy team became vacant following the departure of the Planning Policy Manager, corporate restructuring and a further maternity leave absence. Initial efforts to appoint (advertising in planning press) failed to produce suitable external candidates but one post was filled by internal promotion. This still left 2.5 vacant posts and approaches were made to various placement agencies resulting in a temporary appointment in August 2006 to cover the full-time maternity absence. The half of the job share Planning Assistant post vacated due to internal promotion was backfilled through internal secondment, which was then made permanent in early 2007. Despite further approaches to agencies it was not possible to find a suitable candidate for the permanent full time planning officer post. The outcome of the latest attempt to recruit (a further advert in the planning press - November 2006) failed to result in an appointment. The potential opportunity to keep the agency Planner on in a full-time temporary capacity as a consultant arose in the New Year but unfortunately this did not come to fruition due to emigration in March, towards the end of the maternity leave cover period.
- These recruitment difficulties reduced the Policy Planner resource purely in numbers terms by 40% between April and August 2006 and by 20% between August and March. Notwithstanding the fact that two appointments have been made there has been a significant loss of experience from within the Planning Policy team and increased pressure on the new Planning Policy Team Leader to manage Planning Policy's workloads and related HR issues and on

- the entire team to maintain a static level of service and make limited LDS progress.
- Following adoption of the South Somerset Local Plan in April 2006 two legal challenges were received. It was essential to respond to these and significant time and effort from two experienced planners was required over the Summer to respond within the deadlines;
 - Staff resources from within the Planning Policy Team continued to be diverted to supporting the development control service for longer than expected. During the first quarter of 2006 this involved the Planning Policy Manager and a senior planner as case officers for two Key Site planning applications, the latter continuing to the summer.
 - The decision to more closely align LDF preparation with the review of the Sustainable Community Strategy. The LDF, and the Core Strategy in particular, should reflect and develop the issues and priorities identified in the Sustainable Community Strategy. Early work on the Core Strategy was therefore delayed to tie in with initial work on the Sustainable Community Strategy review.
- 4.13 Progress during 2006 against the timetable and milestones set out in the Draft Revised LDS, is summarised below.
- South Somerset Local Plan:**
- 4.14 The major milestone in the revised LDS was adoption in mid-May. This milestone was however reached slightly earlier on 27 April.
- Core Strategy:**
- 4.15 Pre-production and survey work programmed to May with Issues and Option development to continue through the rest of the year. Pre-production work continued throughout the monitoring year and progress to Issues and Options became subject to progress on and outcomes of the Sustainable Community Strategy Review late on in the monitoring year.
- Yeovil Town Centre Area Action Plan:**
- 4.16 Pre-production and survey work programmed to May with Issues and Option development to continue through the rest of the year. Broad pre-production work continued during the monitoring year and as the extent of work associated with the Core Strategy and its alignment with the Sustainable Community Strategy work became clearer it was decided to revise the LDS to reflect a more realistic programme for its production.
- Chard Town Centre Area Action Plan:**
- 4.17 Pre-production and survey work to commence in July and continuing through the rest of the year. Broad pre-production work continued but during the monitoring year it was decided that such an Action Plan was no longer needed.
- Crewkerne Town Centre Area Action Plan:**
- 4.18 Pre-production and survey work to commence in September and continuing through the rest of the year. In light of concerns that the Draft Revised LDS remained unrealistic, during the monitoring year it was decided to significantly

revise the LDS and postpone the production of the Crewkerne Town Centre Area Action Plan until at least 2011.

Generic Development Control Policies Development Plan Document;

- 4.19 Collaborative working with all Somerset authorities commenced with consultants appointed to undertake pre-production and survey work up to Issue and Options consultation in March 2007. The Issues & Options document exceeded the milestone for stakeholder and community engagement as it was not only produced but also consulted upon by other Somerset authorities in March 2007. South Somerset did not participate in this public consultation stage for the reasons set out above, although we did actively participate in the preparation of the Issues & Options document and the consultation fallout as it informed our Core Strategy and incorporated Development Management policies Issues & Options document.

Statement of Community Involvement

- 4.20 The major milestone of submission of the SCI, identified for early September 2006, was delayed by several weeks until 26th October 2006 due to staff shortages since April 2006. The Examination occurred only approximately one week behind schedule in February 2007 and the Inspector's Report was received approximately two weeks ahead of schedule in late March 2007.

Annual Monitoring Report

- 4.21 This LDD was submitted to the Secretary of State as a final draft AMR on 31st December 2006. It was formally approved by the District Council for submission in early January 2007, with the agreement of the Secretary of State.

Revised LDS (submitted March 2007, approved September 2007):

- 4.22 Last year's AMR and its review of progress on the first LDS, together with the Draft Revised LDS (December 2005) and much improved and clearer timetable for the Sustainable Community Strategy review, provided the necessary context for a revised LDS.
- 4.23 Councillors considered and approved revisions to the first LDS (March 2005) and Draft Revised LDS (December 2005) in March 2007. A significantly revised LDS was submitted to GOSW by the end of March 2007.

5. POLICY PERFORMANCE

Introduction

- 5.1 Government guidance emphasises the importance of indicators in monitoring the significant effects of policies, using a three-tiered approach: contextual indicators, output indicators and significant effects indicators, each having different purposes.
- 5.2 The main purpose of Output Indicators (OIs) is to assess policy performance, measuring the effects of implementation of policies with two levels of indicators; Core Output Indicators and Local Output Indicators.
- 5.3 Core Output Indicators (COIs) are identified by Government and are set out in its Good Practice Guide¹⁰. As a consistent data source they can be used to build a wider picture of performance. Where data for a particular COI is not yet available this is explained with an indication of how this will be addressed in future AMRs.
- 5.4 Local Output Indicators (LOIs) are used to address the outputs of policies not covered by core indicators and help assess local policy performance. Until a set of policy targets are developed through the LDF, the local policy context is primarily that set by the adopted South Somerset Local Plan (April 2006). A limited number of indicators and/or targets from other local strategies/plan are also included. In general, Local Plan policies do not set clear targets. The exceptions are levels of housing land and employment land provision, % of recycled land for housing and affordable housing.
- 5.5 Where linkages have been made with local strategies/plans these are identified below as follows:
- o CP: SSDC Corporate Plan 2005;
 - o HS: SSDC Housing and Accommodation Strategy 2004/07
 - o SSLP: South Somerset Local Plan
- 5.6 The indicators are presented in tables and commentaries below, the structure of which follows themes identified in the emerging Sustainable Community Strategy Review.

¹⁰ Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005) and Local Development Framework Core Output Indicators: update 1/2005 (ODPM October 2005)

Well Run and Well Served: Effective participation and leadership; services that are appropriate to people's needs and accessible to all

Local Indicators

CP	Critical Activity 16ii: Maximise community involvement with the planning process via the local development framework for planning as from 2005/06	Target: to formally submit SCI in March 2006. Progress: SCI formally submitted October 2006 and adopted in July 2007
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Commentary:

The **Statement of Community Involvement** (SCI) sets out the Council's approach to maximising community involvement in planning, both plan-making and development control, significantly beyond minimum requirements. Preparation of the Statement of Community Involvement was delayed due to unrealistic expectations and competing priorities and is considered in more detail in Section 4 above.

Environmentally Sensitive: Places for people to live that respect and integrate environmental considerations into all aspects that contribute to a high quality of life

Core Indicators

Flood Protection and Water Quality

7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality.	Flood defence: 0 Water quality: 0
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Biodiversity

8	Change in areas and populations of biodiversity importance, including:	
	(i) Change in priority habitats and species (by type); and	Data gaps

	(ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance	Data gaps
Renewable Energy		
9	Renewable energy capacity (megawatts) installed by type	Bio fuels: 0 Onshore wind: 0.015 mw Water: 0.002 mw Solar energy – heat/hot water: data gap Solar energy – electricity: 0 Geothermal: 0 Landfill gas: 0
Local Indicators		
CP	Critical Activity 18v: Promote, on average, one new community-based wildlife conservation project or one new build environment enhancement/conversation project each year from 2005 and 2012	Creation of a wildlife area at Shepton Beauchamp commenced during the year and involved the local community and partners. Several small-scale built environment schemes completed during the year using the Council's Environmental Improvements grant budget.
CP	Critical Activity 19i: Facilitate delivery of three CO2 emission reduction exemplar projects by 2009	Mills Project – Installation of hydro power at 6 mills completed, and in planning stage for 4 more. Windy Schools – 1 school still at project planning stage. Yeovil Innovation Centre 15 kw proven wind turbine – case for capital funding made and to be considered by District Executive as part of annual budget setting in February 2008. Ham Hill Visitors Centre 1 kw windsave turbine – planning application being prepared at time of writing.

CP	Critical Activity 19ii: Develop a protocol to encourage small-scale renewable energy projects. To be developed during 2006.	Work in hand to develop a renewable energy requirement policy ('Merton' style policy) for larger developments initially, based on higher-level guidance in draft RSS and in line with Ministerial statement. A renewable energy requirement policy for all new developments to be prepared as part of LDF Core Strategy.
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Commentary:

On the matters of **Flood Protection and Water Quality**, 28 applications were granted permission in 2006/07 to which the Environment Agency originally objected on flood defence (27 applications) or water quality (1 application) grounds (data taken from Environment Agency website). However, analysis of the applications shows that in all instances the Environment Agency's concerns were addressed and resolved during the consideration of the applications. As a result Flood Risk Assessments were submitted, amendments made to the proposals and/or conditions/notes attached to the permissions.

The **Biodiversity** indicators continue to be difficult to report on. To report fully on this would require resources far in excess of those currently available in the Council's Conservation and Environment Unit. Somerset Environmental Records Centre (SERC) is working on proposals to meet this reporting requirement. This will probably involve a system of measuring and monitoring subsets of habitats and species that are widespread across the South West region, known to be affected by development, have high quality datasets available, and have high nature conservation importance e.g. Bats, Great Crested Newts and BAP habitats. There would, however, be a need for additional work to fill the existing data and monitoring gaps, and to process and report the information, which is not currently resourced/funded under existing arrangements. This additional information requirement will be considered as part of negotiations regarding the renewal of the 3 yearly Service Level Agreement with SERC in spring 2008. Depending on the outcome of the negotiations it is hoped to be able to report on this indicator in the next AMR.

Renewable Energy results showed continued implementation of renewable energy schemes, but with a marked reduction in levels of energy capacity from 4.041 mw in 2005/06 to 0.017 mw in 2006/07. However, data may not be complete, due to relying on an individual's knowledge and experience, and more systematic monitoring of planning applications and implementation should be introduced. The data gap in respect of solar energy reflects the fact that most installations relate to small-scale domestic schemes, such as solar panels, which do not necessarily require planning permission. Improved monitoring would identify those requiring planning permission.

The exemplar CO₂ reduction schemes project and the small-scale renewable energy protocol are on target to deliver to target dates, reflecting the Council's commitment to environmental issues.

Recommendations:

- o Continue to address and resolve Environmental Agency objections to planning applications.

- Continue to negotiate with SERC to develop a monitoring system that effectively addresses Biodiversity data gaps.
- Support the continued development of systems to monitor renewable energy schemes to include those with planning permission.
- Support the continued development of the CO2 emissions exemplar projects.
- Support the continued development of a renewable energy requirement policy.

Well Connected: Good transport and communication linking people to jobs, facilities and services

Core Indicators

Transport:

3a	Amount of completed non-residential development within Use Class Orders A, B and D complying with car parking standards set out in the local development framework.	Data gap
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	Data gap

Local Indicators

SSLP	Paragraph 7.14: target of 8 travel plans for major employers in Yeovil by 2006	14 travel plans in place with a further 5 in development during 2006.
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Commentary:

Monitoring of **car parking provision** is difficult. Within Use Classes A, B and D developments within classes A3, A4, A5 and D1 are currently not monitored. Furthermore, the number of car parking spaces proposed is not always clear from submitted details. Further exploration of this matter is required to identify the issues involved and the potential to develop satisfactory monitoring systems.

The **30 minutes public transport time** is also a difficult indicator to monitor. It requires development of GIS systems to show all the facilities within the District and travel times on public transport routes and walking/cycling distances. This information would then need to be linked to all housing sites. Somerset County Council have undertaken some accessibility profiling as part of the Somerset Local Transport Plan. The application of such information to this indicator should be investigated. Additionally, there can be a programme of work to identify and plot the relevant facilities, which would also show walking and/or cycling distances.

Recommendations:

- Explore the potential to develop systems to monitor car parking provision for completed developments within Classes A, B and D.
- Develop systems to more effectively address travel time as required by Indicator 3b

Thriving: A flourishing and diverse economy	
Core Indicators	
Business Development	
1a	Amount of floorspace (m ²) developed for employment by type
	Total Floorspace 3755 m ² B1a: 38 m ² B1b: 0 B1c: 0 B2: 730 m ² B8: 2987 m ²
1b	Amount of floorspace (m ²) developed for employment by type, in employment or regeneration areas
	Total Floorspace 0 m ² B1a: 0 B1b: 0 B1c: 0 B2: 0 B8: 0
1c	Amount of floorspace (m ²) by employment type, which is on previously developed land
	Total Floorspace 3755 m ² (100% of total floorspace) B1a: 38 m ² (100%) B1b: 0 B1c: 0 B2: 730 m ² (100%) B8: 2987 m ² (100%)
1d	Employment land (hectares) available by type
	As at 1 st April 2007: 85.19 hectares of land with planning permission or allocated in the adopted plan. <ul style="list-style-type: none"> ○ 11.53 hectares of land with planning permission: B1a: 1.27 ha B1b: 0 ha

		B1c: 0.95 ha B2: 7.88 ha B8: 1.43 ha o 73.66 hectares allocated in local plan.
1e	Losses of employment land (hectares) in (i) employment/regeneration areas and (ii) local authority area	(i) 0 (ii) B1a: 0 ha B1b: 0 B1c: 0 B2: 0.67 ha B8: 0 ha
1f	Amount of land (hectares) lost to residential development	0 ha
Local Indicators		
CP	Critical Activity 6ii: Implementing the Yeovil Incubation and Enterprise Centre by end of 2007	Site acquired April 2006 and funding secured for project costs. Anticipated Centre will open in mid-2008.
CP	Critical Activity 7i: Establish a constitutional framework for the Yeovil Vision and a delivery framework for the Urban Development Framework by April 2006	Yeovil Vision Delivery Framework in place and approved by the Partner Organisations. Key Priority for the period 1st April 2007 - 31st March 2008 to move projects from "drawing board" to delivery.
CP	Critical Activity 7v: Through allocation and implementation of the "Bunford Lane" Business Park, Yeovil – with first land being developed during 2006/07	Site allocated in adopted Local Plan (April 2006). Pre-application discussions started on draft proposals and application anticipated about April 2007. First land is unlikely to be developed until late 2008.
CP	Critical Activity 8iii: Complete the Market Towns Vision by March 2006	Market Towns Vision adopted by March 2006
CP	Critical Activity 8iv: Produce with others the Market Towns Vision action plans for three priority areas by March 2007	The Market Towns Investment Group (MTIG) has agreed three priority areas and their associated project plans. The agreed priority projects are CCTV signage and selected local priority

		priority projects are CCTV, signage and selected local priority projects.
CP	Critical Activity 9iv: Undertake a study of workspace demand throughout the District by the end of 2006/07 and ensuring adequate local supply is made to meet this demand	Workspace demand is part of District-wide Employment Land Supply study. Study brief extended and revised timescale for completion is December 2007 when consultants report is due.
SSLP	Policy ME1: makes provision for about 125 hectares of employment land (Use Classes B1, B2 and B8) between 1991 and 2011	<p>July 1991 – March 2007: 45.42 hectares completed.</p> <p>At 1st April 2007: 85.19 hectares of land with planning permission or allocated in adopted local plan.</p> <ul style="list-style-type: none"> ○ 11.84 hectares of land with planning permission (0.39 ha under construction, 2.71 ha with outline planning permission, 8.43 ha of land with full planning permission); and ○ 73.66 hectares allocated in adopted Local Plan.

Commentary

Completion rates – 1.2ha in 2006/07, 2ha in 2005/06 and 3ha per annum since 1991 – continue to be below that required to deliver the strategic requirement to 2011.

Land supply figures at April 2007, comprising 11.84 hectares with planning permission together with a further 73.66 hectares allocated in the adopted local plan, show a shortfall at present against the target at 2011. However, as identified in the previous AMR, not all the allocations are expected to be completed in the plan period, particularly those lands associated with key sites in Chard, Crewkerne and Wincanton, and an allowance should be made for lost employment land and similarly for employment land planning permissions which may lapse. The District-wide Employment study will consider land supply matters.

The percentage of total floorspace developed for employment purposes on previously developed land has increased from 55% in 2005/06 to 100% in 2006/07. In fact all employment floorspace developed during the monitoring year was on previously developed land in line with policy.

Although the figures show no employment land lost to residential use, there continues to be pressure for such redevelopments and future monitoring should report on wider measures than just land lost to residential use. Figures for employment land lost to all other uses together with planning permissions for such uses would give a wider picture of pressures on employment land supply.

Although employment monitoring systems have been improved for this AMR there continues to be need for further improvements to more

effectively monitor lost employment land.

Recommendations

- Further improve employment land monitoring systems to provide more robust evidence on employment land lost to other uses and pressure on employment lands.
- Ensure the ongoing employment land study addresses land supply and demand.

Well designed and built: Quality built and natural environments with homes for all

Core Indicators

Housing

2a	<p>Housing trajectory showing:</p> <ul style="list-style-type: none"> (iii) Net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is the longer; (iv) Net additional dwellings for the current year; (v) Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (vi) The annual net additional dwelling requirement; and (vii) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance. 	<p>July 1991 – March 2007: 10040 dw</p> <p>April 2006 – March 2007: 703 dw</p> <p>April 2006 – March 2016: 7527 dw</p> <p>730 dw pa (derived from draft RSS for period 2006-2016)</p> <p>736 dw pa</p> <p><i>See Housing Trajectory below</i></p>
2b	Percentage (gross) of new and converted dwellings on previously developed land.	2006/07: 75% (525 dw)
2c	<p>Percentage (gross) of new dwellings completed at:</p> <ul style="list-style-type: none"> (i) Less than 30 dwellings per hectare; 	66%

	(ii) Between 30 and 50 dwellings per hectare; and (iii) Above 50 dwellings per hectare.	3% 31%
2d	Affordable housing completions (gross and net)	Planning Policy data = 189 dwellings (gross) Housing Services data = 227 dwellings (gross)

Local Services

4a	Amount of completed retail, office and leisure development (m ²).	B1a: 38 m ² A1: 0 m ² A2: 0 D2: 173 m ²
4b	Amount of completed retail, office and leisure development in town centres	None
4c	Amount of eligible open spaces managed to Green Flag Award standard.	250.1 hectares. 74% Open space with Green Flag Award: Ham Hill Country Park and Yeovil Country Park (214.5 ha). Open space managed to Green Flag Award standard (35.6 ha).

Local Indicators

CP	Critical Activity 13ii: Establish a mechanism to monitor affordable homes, shown as a percentage of all homes provided in any given year. System to be established by end of 2005/06	Due to staff changes in Planning Policy and Housing Services mechanism not established. System to be established by end of 2007/08. With a view to reporting first results at end of 2008/09 monitoring period.
CP	Critical Activity 13iii: Deliver the housing and accommodation targets as set out in the district-wide local plan by 2011	Housing Trajectory indicates strategic requirement at 2011 will be exceeded by about 800 dw
CP	Critical Activity 13iv: Develop a strategy for transit sites and temporary stopping place for travellers and gypsies during 2005/06 and deliver phase one of the strategy by the end of	Gypsy and Traveller survey to be included as part of the Strategic Housing Market Assessment in spring 2008. Also Gypsy and Traveller issues are being addressed as

	2006/07	part of the Core Strategy local development document.
HS	45% of new affordable housing, net of key sites identified in the local plan, to be delivered on previously developed land: <ul style="list-style-type: none">○ Introduce a system to monitor the implementation of the local plan.	Data gap Housing database developed by Planning Policy Team allows for monitoring of detailed information, including affordable housing. Housing Services Team also have detailed monitoring procedures in place. However, due to differences in methodology used further work is required to harmonise respective systems to provide this information.
SSLP	Local Plan Strategy (paras 2.38-2.44): identifies Yeovil as the main focus of growth, anticipated to provide about 37% of dwellings over plan period. Chard, Crewkerne, Wincanton and Ilminster also growth centres but no overall level of growth identified.	2006/07: 55% of total completions (net) within the five towns, with 31% in Yeovil.
SSLP	Housing Objective 10.8(3): sets a target of at least 45% of overall housing requirement to be provided on recycled land.	2006/07: 75%
SSLP	Policy HG1: makes provision for development of about 13,700 dwellings (net) between 1991 and 2011	Completed dwellings (net) July 1991 – March 2007: 10040. Housing trajectory indicates about a further 4478 dwellings by March 2011 (projected oversupply of about 800 dw)
SSLP	Policy HG3: phases Greenfield allocations outside Yeovil for development after 2007, subject to monitoring and review.	Greenfield allocation KS/WINC/1 granted outline permission 28/12/06 (05/00960/OUT) contrary to phasing policy. This was with clear justification however, on the basis that it would result in a significant undersupply of dwellings to meet the strategic requirement to 2011 otherwise. The application was referred to Government Office South West who did not intervene.
SSLP	Policy HG4: new housing development should be at least 30 dph.	34% of new dwellings (gross) built on sites of at least 30 dph

		dph
SSLP	Policy HG6: annual target of 262 affordable homes per annum, of which 185 per annum to be provided in association with general housing.	Planning Policy data: 189 affordable dwellings, of which 44 provided through S106 legal agreements Housing Services data: 227 affordable dwellings, of which 70 provided through S106 legal agreements

Commentary

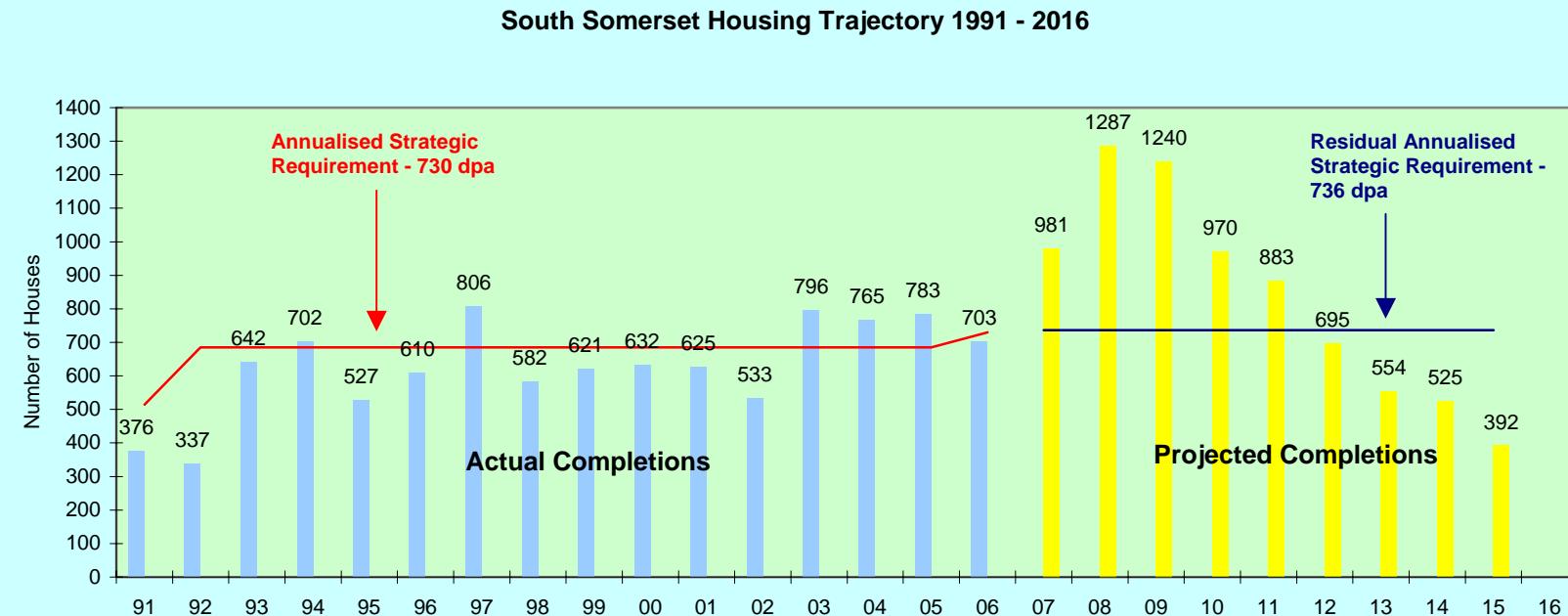
Housing supply is one of the key indicators. Completions in 2006/07, at 703 dw (net), were just below the annualised strategic requirement of 730 dw (net) as illustrated in the Housing Trajectory below. There continues to be a shortfall of about 800 dw against the cumulative strategic requirement; at March 2007 some 10040 dwellings had been completed since July 1991, whereas the cumulative requirement was 10834 dw. 221 (31%) of the dwelling completions were on Local Plan allocated sites, whilst 482 (69%) were on windfall sites.

For the purposes of the housing trajectory, the annualised strategic requirement is based on the draft Regional Spatial Strategy (RSS) rather than the adopted Structure Plan. The Structure Plan gives figures only to 2011 whereas housing trajectories should give indication of supply for 10 years from date of adoption of the local plan. The draft RSS provides district level housing figures to 2016 and beyond and also reflects more up to date policy. In terms of future supply, the housing trajectory projects about a further 4480 dw by 2011 resulting in an oversupply of about 800 dw, reducing to about 160 at 2016. This oversupply reflects, in particular, several of the allocated key sites coming on-stream, without which there would continue to be an undersupply against the strategic requirement.

The housing trajectory will be amended to reflect the outcomes of the RSS process in early 2008. Work on the Strategic Housing Land Availability Assessment (SHLAA) will commence as a priority in early 2008, starting with a Scoping Report due in mid-January 2008. The study is scheduled for completion by autumn 2008. Drawing on the information from the SHLAA future AMR's will address the need to:

- 1) Identify specific, deliverable sites for the first five years of a plan that are ready for development
- 2) Identify specific, developable sites for years 6-10, and ideally years 11-15
- 3) Where it is not possible to identify specific sites for years 11-15 of the plan, indicate broad locations for future growth

as per guidance set out in PPS3: Housing (para 60) and Strategic Housing Land Availability Assessments - Practice Guidance July 2007 (para 17).



Figures show that there is an increasing urban focus for housing development. Since 1991 32% of completed dwellings have been in Yeovil whereas at 1991 it had about 28% of the District's total dwellings. In the last three years Yeovil's % of new dwellings has been 31% (06/07) 38% (05/06) and 28% (04/05). Similarly higher levels can be expected for Yeovil with delivery starting from its three Key Sites and by 2016 the housing trajectory projects a total of about 36% of all housing in the town. Comparative figures for the District's five main towns (Yeovil, Chard, Crewkerne, Wincanton and Ilminster) show a similar pattern. At 1991 these towns had about 45% of the District's dwellings and in the last three years the % of new dwellings have been 55%, 59% and 59%. By 2016 the housing trajectory indicates that about 66% of all new dwellings being built in the main towns.

The adopted Local Plan identifies a target of at least 45% of new dwellings from recycled land over the plan period 1991-2011. The 2006/07 figure of 75% is an increase over recent years (see table below) and, together with the figure (06/07 = 58%) for dwellings with planning permission, shows that policy is having an impact and the target is likely to be exceeded. However, recent high levels are not likely to

continue given the development of major greenfield sites required to meet the strategic housing requirement. By 2011 this is likely to be about 48% and at 2016 about 45%.

Previously Developed Land	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
% of new dwellings on pdl	44%	35%	47%	44%	58%	72%	75%

Results on development densities for the last four years are set out below but do not show a clear pattern yet. Nevertheless, the figures for 2006/07 show firstly a significant increase in the proportion of low-density developments compared to the previous year and a notable decrease in the mid-density developments. In total, only 34% of completed dwellings in 2006/07 were on sites above 30 dwellings per hectare in comparison to 80% in 2005/06. However, as identified in last years AMR there is an issue about use of all housing sites given the fact that there will a number of very small sites where density is not likely to be directly relevant, for instance rural conversions and small scale garden plot developments in urban areas. In comparison, when sites of 5 or more dwellings are considered 46% were built above 30 dph in 2006/07.

% of new dwellings completed at:	2003/04	2004/05	2005/06	2006/07
(i) Less than 30 dwellings per hectare (dph)	23%	34%	19%	66%
(ii) Between 30 and 50 dph	59%	38%	41%	3%
(iii) Above 50 dph	18%	28%	39%	31%

Contextual indicators show, unsurprisingly, that affordability is a major problem but **affordable housing** provision continues to be difficult. Supply in 2006/07 was 168 dw (gross) according to Planning Policy data or 227 dw (gross) according to Housing Services data, which represents an increase of 44 or 103 depending on which figure used on the previous year. There are different systems for monitoring affordable housing in the Council's Planning Policy and Housing Services, reflecting different information requirements. Issues arise from consistency, particularly in relation to definitions and timing, which will need to be addressed. Further attention should be given to setting up more effective systems to ensure consistent data and to continued efforts to improve affordable housing supply. The information will assist in the review of thresholds and targets and help inform negotiations on planning applications.

In respect of **Local Services** this is the second year of available monitoring results and no conclusions can be drawn yet. Further monitoring is required for future AMRs.

Figures for **Green Flag Award** status are derived from land managed by the District Council and South Somerset Homes. Two sites, Ham Hill Country Park and Yeovil Country Park (214.5 ha) have again been awarded Green Flag status.

Although still a draft, the **Gypsy and Traveller Accommodation Strategy** is being used to assist with such matters and should be finalised

as soon as possible.

Recommendations:

- Continue monitoring of housing supply and take appropriate actions to ensure delivery of strategically important allocated sites required to deliver the housing requirement.
- Review the housing trajectory in response to the outcome of the RSS process.
- Commence Strategic Housing Land Availability Assessment as a matter of priority and incorporate results into future AMR's.
- Continue to improve affordable housing monitoring systems to ensure consistent data and also to continue efforts to improve affordable housing supply.
- Continue with use of Gypsy and Traveller Accommodation Strategy and finalise as a soon as possible.

Significant Effect Indicators

5.7 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 Directive¹¹ 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.*

5.8 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).

5.9 Consultants (Scott Wilson) were commissioned during 2006 to produce a SA framework consisting of SA objectives, indicators and targets. A Scoping Report was produced and the next step will be to consult relevant authorities on the scope of the appraisal. SA of key LDF documents such as the Core Strategy is still in the very early stages. Therefore monitoring of relevant significant effect indicators will be undertaken in future AMRs.

5.10 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.

5.11 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.

¹¹ Article 10.1, European Directive 2001.42/EC

6. SAVED POLICIES AND PROPOSALS

Introduction

- 6.1 A role of the AMR is to review 'saved' policies and proposals in the Local Development Framework; namely policies and proposals in the adopted South Somerset Local Plan which, in accordance with the regulations¹², will be saved for three years from the date of adoption (27 April 2006). As Development Plan Documents (DPDs) are produced they will replace or amend policies/proposals. Where DPDs are not likely to be in place by April 2009, the Council can request the Secretary of State's agreement to save policies or proposals for a longer period.
- 6.2 The review of saved policies/proposals should identify those not being implemented and the reasons why they are not being implemented should be explained, together with the actions the Council is taking or intends to take. Additionally, it should state whether or not a Development Plan Document is to be prepared to replace or amend the policy/proposal.
- 6.3 Attached as Appendix 3 is the schedule of saved policies/policies from the draft revised Local Development Scheme indicating likely DPDs.

Saved Policies

- 6.4 There are no systems in place for comprehensive monitoring of saved policies. A small number have identifiable targets and performance against these targets is considered in Policy

¹² Regulation 48, the Town and Country Planning (Local Development) (England) Regulations 2004

Performance above. For the rest, the more general development control policies, sampling has been carried out of their use over the period April 2006 to March 2007.

- 6.5 A total of 300 examples, from the following four sources, were reviewed to identify use of policies:
 - o Planning reports to Committees (121 examples);
 - o Officers reports on planning applications (100 examples);
 - o Appeal decisions (30 examples); and
 - o Planning Policy Team application consultation responses and pre-application correspondence (49 examples).
- 6.6 Attached at Appendix 4 is a schedule of policies with the number of times they were used. The sampling shows that:
 - o 15 policies were not referred to. However, they do, for the most part, address specific issues, such as demolition of buildings in conservation areas, sewage treatment works, hazardous substances, and low impact dwellings, and their lack of use is likely to be due to an absence of relevant proposals in the samples;
 - o Almost half of all policies (44) were used infrequently (less than five times). Again, many are quite specific, their limited use is likely to be a reflection on the absence of such issues arising in the sample proposals;
 - o A relatively small number of policies (26) were used more frequently (10 or more times) with three policies used most often: ST3 Development Areas (108 times); ST5 (General Principles of Development (218 times); and ST6 Quality of Development (203 times). This group of more frequently

used policies clearly reflects frequency of such issues arising from the proposals sampled.

- 6.7 In general terms, most of the saved policies have been used to some degree in the consideration of proposals. The sampling is however clearly limited and does not address appropriateness of use nor outcomes.
- 6.8 Although all policies will be replaced in due course by DPDs, this will not be before the end of the three year saved period in April 2009. Further monitoring on appropriateness of use and outcomes is needed to justify continuing to save policies beyond April 2009. However, because resources for such work are limited it should be further targeted sampling. In the meantime, all policies should continue to be saved.

Saved Proposals

- 6.9 The progress of all sites allocated in the South Somerset Local Plan is detailed below. In overall terms, there has been progress to some degree in a quarter of the allocations, with 27 implemented or with planning permission and a further 3 approved in principle subject to legal agreements. Additionally, there are applications awaiting determination on 6 sites and pre-application discussions on 6. No progress is recorded on 36 allocations.
- 6.10 Housing and employment land proposals have been most the most successful, reflecting their contribution to strategic targets. 11 of the 22 housing allocations have been implemented or have planning permission, together with 1 application approved in principle and 1 with an application awaiting determination. Of particular importance to delivering strategically important objectives are the Key Sites in Yeovil, Chard, Crewkerne and Wincanton. Wincanton, Luton (Yeovil), Brimsmore (Yeovil) and Crewkerne key sites have outline

planning permission subject to finalising legal agreements. The application on the Lyde Road key site in Yeovil is awaiting determination. Whilst the Chard key site is in pre-application discussions. In respect of employment land allocations, over a quarter have made some progress with 5 implemented or with planning permission, 1 approved in principle and 3 applications awaiting determination.

- 6.11 In contrast least progress has been made on Community/Recreation allocations, with 16 having no progress recorded. However, 5 allocations have been implemented or have planning permission.
- 6.12 Allocations that have been implemented or have planning permission no longer need to be saved and the LDS amended accordingly. Of the remainder, progress should continue to be saved and reviewed in future AMRs.

Recommendations

- 6.13 In light of the progress on the implementation of saved policies and proposals it is recommended that:
 - o All of the South Somerset Local Plan policies continue to be saved;
 - o That further targeted monitoring of policies be carried out to inform assess appropriateness of use and outcomes;
 - o Proposals that have been implemented or have planning permission be no longer saved and the LDS amended accordingly;
 - o Continue to review progress of outstanding allocations.

Local Plan Proposals

Proposals	Progress	SSDC Actions
Key Sites		
KS/BRYM/1: Land At Lufton, Yeovil	Outline permission for 620 dwellings granted 18/05/07	Continue negotiations to resolve outstanding matters.
KS/YEWI/1:Land East of Lyde Road, Yeovil	Application submitted – not yet determined. S106 nearly complete due December 2007.	Continue to process application.
KS/YEWI/2: Land North of Thorne Lane, Yeovil	Outline permission for 830 dwellings granted 09/08/07	Continue negotiations to resolve outstanding matters
KS/CHAR/1:Land East of Chard, Between Furnham Road and Tatworth Road	Pre-application discussions. Application awaited.	Continue pre-application discussions and respond to application when submitted.
KS/CREW/1:Land Between Yeovil Road and Station Road, Crewkerne	Planning application approved in principle subject to legal agreement.	Continue negotiations to resolve outstanding matters relating to viability of site.
KS/WINC/1:Land at New Barns Farm, Wincanton	Outline permission for 250 dwellings granted 28/12/06. Reserved matters application due December 2007.	Continue negotiations to resolve outstanding matters.
Housing		
HG/YEOV/1: Land at Bucklers Mead School, Yeovil	Subject to outline planning permission. Reserved matters not yet submitted.	Allocation no longer needs to be saved.
HG/YEOV/2: Former Factory Site, West of Larkhill Road, Yeovil	Full planning permission for 150 dwellings. 67 complete, 67 under construction, 14 not started as at April 2007.	Allocation no longer needs to be saved.
HG/YEOV/3: Former Jewsons Yard, Newton Road, Yeovil	Application approved in principle for 80 flats.	Continue negotiations to resolve outstanding matters.
HG/CHAR/2: Land off Lower Touches, Chard	Full planning permission for 24 dwellings – 10 dwellings under construction at April 2007.	Allocation no longer needs to be saved.

HG/CHAR/3: Land north of Bews Lane, Chard	Outline planning permission for 16 dwellings. Reserved matters application not yet submitted.	Allocation no longer needs to be saved.
HG/CREW/2: Land East of Charlton Close, Crewkerne	No progress	No action required at present – review in due course.
HG/CREW/3: Land at Maiden Beech, Crewkerne	Permission granted subject to legal agreement. 0502889OUT – pending decision. 0704736FUL – 114 dwellings – pending decision.	Continue negotiations with applicants and other relevant parties to resolve outstanding matters
HG/WINC/2: Council Depot and Garage, Southgate Road, Wincanton	No progress	No action required at present – review in due course.
HG/ILMI/1: Land North of Summervale Medical Centre, Wharf Lane, Ilminster	Planning permission for 18 dwellings. 5 dwellings complete. 13 dwellings under construction.	Allocation no longer needs to be saved.
HG/ANSF/1: Land at Hillcrest School, Ansford Hill, Ansford	Two planning permissions for 26 dwellings. Smaller permission (2dw) under construction.	Allocation no longer needs to be saved.
HG/CACA/1: Land west of the Surgery, Mill Brook Gardens, Castle Cary	Application submitted – not yet determined.	Continue to process application.
HG/CACA/2: Land south of Remalard Court, Castle Cary	Pre-application discussions.	Continue pre-application discussions and respond to application when submitted.
HG/BRUT/1: Land at Frome Road, Bruton	Outline permission for 60 dwellings granted 08/10/07	Continue negotiations to resolve outstanding matters.
HG/HUEP/1: Land North of Newtown Park, Huish Episcopi	No progress	No action required at present – review in due course.
HG/MART/1: Old Gas Works Site, Coat Road, Martock	No progress	No action required at present – review in due course.
HG/MIPO/1: Land at Wheathill Lane, Milborne Port	Being considered by South Somerset Homes.	No action required at present – review in due course.

HG/SOME/1: Land north of Bancombe Road, Somerton	Pre-application discussions	Continue pre-application discussions and respond to application when submitted.
HG/SOME/2: Land at May Pole Knapp, Somerton	No progress	No action required at present – review in due course.
HG/SOME/3: Land at Home Farm, West End, Somerton	No progress	No action required at present – review in due course.
HG/SOME/4: Land at The Mill House, Sutton Road, Somerton	Redevelopment complete	Allocation no longer needs to be saved.
HG/SOPE/1: Land East of Hayes End, South Petherton	Outline permission for 31 dwellings granted 18/04/07	Continue negotiations with applicants to resolve outstanding matters
HG/SOPE/2: Land at Lightgate Lane, South Petherton	Application for 55 dwellings 0703984FUL – approved at November 2007 committee	Allocation no longer needs to be saved.
Mixed Use Proposals		
MU/CHAR/4: Land Between Boden Street and Silver Street, Chard	Development brief for mixed uses under preparation.	Complete development brief preparation and promote site.
MU/CHAR/5: Chard Sewage Treatment Works	No progress	No action required at present – review in due course.
MU/ILMI/2: Land off Shudrick Lane, Ilminster	Forms part of larger site granted planning permission for foodstore development. Development complete.	Allocation no longer needs to be saved.
Employment Allocations		
ME/WECO/1: Land off Bunford Lane, Yeovil	Application submitted November 2007	Continue to determine application.
ME/YEOV/4: Land South of Yeovil Airfield, Yeovil	Outline planning permission for B1, B2 and B8 uses.	Allocation no longer needs to be saved.
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	No progress	No action required at present – review in due course.
ME/YEOV/7: Land off Buckland Road, Penn Mill Trading Estate, Yeovil	Full planning permission granted 21/06/06	Allocation no longer needs to be saved.
ME/CHAR/6: Land North of Millfield, Chard	No progress	No action required at present – review in due course.
ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne	Part of site has planning permission for employment use.	Allocation no longer needs to be saved.
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	Almost all of site has the benefit of planning permission. Construction not yet started.	Allocation no longer needs to be saved.
ME/CACA/3(II): Land north of Torbay Road, Castle Cary	No change on majority of site. Planning permissions on two parts of site.	No action required at present – review in due course.
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	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/5: Land Adjacent to Powrmatic Ltd., Hort Bridge,	No progress	No action required at present – review in due course.

Ilminster		
ME/MART/2: Land west of Ringwell Hill, Bower Hinton, Martock	Application for employment development awaiting determination (Outline application 0500887OUT)	Continue to determine application.
ME/LOPE/1: Lopen Head Nursery, Lopen	No progress	No action required at present – review in due course.
ME/HENS/1: Land south of Henstridge Airfield, Henstridge	Master Plan approved by Committee. Continuing negotiations on S106. See Section 4 above for more details.	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.
Transport		
TP/CHAR/7: Improvements to A358 at Hornsbury Hill, Chard	No progress	No action required at present – review in due course.
TP/CREW/6: Traffic Calming, Kithill, Crewkerne	No progress	No action required at present – review in due course.
TP/MIST/1: Car park adjoining Crewkerne station, Misterton	No progress	No action required at present – review in due course.
TP/ILTO/1: Footway from Cad Green to Wyndam Arms, Ilton	No progress	No action required at present – review in due course.
TP/MUCH//1: Land at Muchelney Church and Abbey, Muchelney	No progress	No action required at present – review in due course.
TP/SOME/5: Cartway Lane, Somerton	Improvements carried out in association with expansion of nearby Bancombe Road Trading Estate.	Allocation no longer needs to be saved.
TP/SOME/6: West Street, Somerton	Implemented	Allocation no longer needs to be saved.
TP/STHA/1: Land adjoining The Memorial Hall, Stoke Sub Hamdon	Part of site available for car parking	Review continuing need for the rest of the allocated site.

Regeneration		
MC/YEOV/8: Eastern End of Yeovil Town Centre	A range of improvements to individual buildings, for example the Elephant & Castle, and street frontages, for example Southwestern Terrace.	Improvements in this part of the town are a priority for the Council's Regeneration Officer and there is a programme of continued enhancements. Policy to be reviewed as part of Yeovil Town Centre Area Action Plan.
Community/Recreation Proposals		
CR/BRYM/2: Land at Alvington, Yeovil (informal recreation)	Land included, recreational use, in planning application for larger site – agreed in principle awaiting legal agreement	Continue negotiations with applicants to resolve outstanding matters
CR/BRYM/3: Land at Abbey Farm, Yeovil (informal recreation)	Implemented	Allocation no longer needs to be saved.
CR/CREW/7: Land north-east of Henhayes Recreation Ground, Crewkerne (sports pitch)	No progress	No action required at present – review in due course.
CR/CREW/8: Land south of Easthams, Crewkerne (informal recreation)	No progress	No action required at present – review in due course.
CR/WINC/4: Land adjacent to the Memorial Hall, Wincanton (formal recreation use)	No progress	No action required at present – review in due course.
CR/BRUT/2: Land at Frome Road, Bruton (childrens play area)	Recreation use of land included as part of larger application for development of adjoining housing allocation. Application approved.	Allocation no longer needs to be saved.
CR/SOME/7: Land at Gassons Lane, Somerton (community/sports hall)	Permission for replacement changing rooms	Allocation no longer needs to be saved.
CR/SOPE/3: Land at Lightgate Lane, South Petherton (public recreation use)	No progress	No action required at present – review in due course.
CR/BUMA/1: Land north of	No progress	Review continuing need for allocation with

Buckland St. Mary C.E. Primary School (education use)		Education Authority
CR/DRAY/1: Land north of East Street, Drayton (recreation use)	No progress	No action required at present – review in due course.
CR/EACO/1: Land at Furlong Lane, East Coker (recreation use)	Included within larger site with planning permission for recreation uses.	Allocation no longer needs to be saved.
CR/KIEP/1: Land opposite the village Hall, East Lambrook (childrens play area)	No progress	No action required at present – review in due course.
CR/FIVE/1: Land north of the playing field, Fivehead (community/sports hall)	Implemented.	Allocation no longer needs to be saved.
CR/HIHA/1: Land at Smiths Lane, High Ham (recreation use)	No progress but alternative facilities provided nearby.	Allocation no longer required and therefore no longer needs to be saved.
CR/ILCH/1:Land at The Mead, Ilchester (formal recreation use)	No progress	No action required at present – review in due course.
CR/ILCH/2: Land adjoining Ilchester County Primary School Playing Fields, Ilchester (education use)	No progress	Review continuing need for allocation with Education Authority
CR/KING/1Land adjacent to Kingsdon Primary School, Kingsdon (education use)	No progress	Review continuing need for allocation with Education Authority
CR/LOLO/1: Land at the Pumping Station, Long Load (informal recreation and car park)	No progress	No action required at present – review in due course.
CR/MIST/2: Land off Orchard Way and land west of Misterton School, Misterton (education uses)	No progress	No action required at present – review in due course.
CR/QUCA/1: Land at Camel Bridge, Queen Camel (education	No progress	Review continuing need for allocation with Education Authority

use)		
CR/ABTE/2: Land north of Templecombe Primary School (education use)	No progress	Review continuing need for allocation with Education Authority

Appendix 1: Local Development Scheme Programme (March 2005)

Table 2 - Programme of LDD Preparation, September 2004 – August 2007

ID	Document	2004/2005						2005/2006						2006/2007						2007/2008							
		2004			2005			2006			2007			2008			2009			2010			2011				
		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	
1	South Somerset Local Plan	Report on Modification comments	Further Modifications	Report on Further Modifications & Report to Mediation comments & Mediations Inquiry	Mediation comments & Mediations Inquiry	Avg. Stakeholder's Report	Report to Naked Adoption																				
2	Core Strategy			1										2			3	4	5	6	7	8	9	10	11	12	13
3	Yeovil Town Centre Area Action Plan			1										2			3	4	5	6	7	8	9	10	11	12	13
4	Chard Town Centre Area Action Plan																										
5	Clevedon Town Centre Area Action Plan																										
6	Generic Development Core Policies																										
7	Statement of Community Involvement	1		2		3		4		5		6		7		8	9	10	11	12	13	14					
8	Affordable Housing SPD		1&2			3		4		5		6															
9	Hinckford-Afford SPD		1&2			3		4		5		6															
10	Annual Monitoring Report																										
11	Revised LDS																										

Legend:

	Development Plan Document	Supplementary Planning Document	Statement of Community Involvement
1	Completion of pre-production/survey phase	Completion of pre-production/survey	Identify issues and potential stakeholders
2	Options and strategy development, including early stakeholder and community engagement	Early stakeholder and community engagement	Develop SCI, including early stakeholder and community engagement
3	Develop Preferred Options Report and Final Sustainability Appraisal Report	Develop consultation draft SPD incorporating sustainability appraisal	Refine Draft SCI
4	Pre-submission public consultation on preferred options and proposals and SA Report	Consultation on draft SPD	Pre-submission of public consultation on draft SCI
5	Consider representations	Consider representations	Consider Representations

	Development Plan Document	Statement of Community Involvement
6	Prepare final DPD	Prepare final SCI
7	Submission of DPD & final Sustainability Appraisal Report to Secretary of State	Submission of SCI to S of S
8	Public consultation on submission DPD	Public consultation on submission SCI
8a	Public consultation on objection sites	
9	Pre-examination consideration of representations and preparation for Inquiry	Pre-examination consideration of representations
9a	Pre-examination meeting	Pre-examination meeting

	Development Plan Document/Statement of Community Involvement
10	Examination
11	Await Inspector's Report
12	Receipt of Inspector's Binding Report
13	Incorporation of changes and preparation for Adoption
14	Estimated date of Adoption and Documents made available for inspection

	Annual Monitoring Report
	Monitoring data collection and analysis. Prepare monitoring report
15	Publication of Annual Monitoring Report
	Review and Revision of LDS
	Review of LDS
16	Publication of Revised LDS

Appendix 2: Draft Revised Local Development Scheme Programme (December 2006)

Table 2 - Programme of LDD Preparation, April 2005 - March 2008

ID	Document	Monitoring Year 2005-2006												Monitoring Year 2006-2007												Monitoring Year 2007-2008																		
		2005						2006						2007						2008																								
		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							
Local Development Documents	1 South Somerset Local Plan	Prepare for Mod Inquiry	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	2 Core Strategy DPD	Await Inspector's Report	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	3 Yeovil Town Centre Area Action Plan DPD	Prepare and publish Further Modification	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	4 Chard Town Centre Area Action Plan DPD	Respond to Reqs	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	5 Crewkerne Town Centre Action Plan DPD	Notice of Adoption	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	6 Generic Development Control Policies DPD	Adopt	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	7 Statement of Community Involvement	A	B	C	D	E	F	G	H	I	J	K	L	M	N																													
	8 Annual Monitoring Report	Evidence gathering, analysis and prepare AMR																																										
	9 Revised LDS	Review and revise LDS																																										
		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							
		Monitoring Year 2005-2006												Monitoring Year 2006-2007												Monitoring Year 2007-2008																		

Legend - Stages in LDD Preparation

Development Plan Documents (DPD's)	Statement of Community Involvement (SCI)
1 Completion of pre-production/survey phase	A Scoping - issues and potential stakeholders
2 Issues and options development, including early stakeholder & community engagement	B Develop SCI, including early stakeholder and community engagement
3 Develop Preferred Options Report and Final Sustainability Report	C Draft SCI
4 Pre-submission consultation on Preferred Options and Sustainability Reports	D Pre-submission consultation on Draft SCI
5 Consider representations	E Consider representations
6 Prepare Final Development Plan Document	F Prepare Final SCI
7 Submission of DPD and Final Sustainability Report to Secretary of State	G Submission of SCI to Secretary of State
8 Public Consultation on submission DPD	H Public Consultation on submission SCI
8a Public Consultation on objection sites	
9 Pre-examination consideration of representations and prepare for Examination	I Pre-examination consideration of representations and prepare for Examination
9a Pre-examination meeting	Ia Pre-examination meeting
10 Examination	J Examination
11 Await Inspector's Report	K Await Inspector's Report
12 Receipt of Inspector's binding Report	L Receipt of Inspector's binding Report
13 Incorporate changes and prepare for adoption	M Incorporate changes and prepare for adoption
14 Estimated date of adoption	N Estimated date of adoption

Appendix 3: Schedule of Saved Policies and Proposals (Extract from Draft Revised Local Development Scheme)

Development Plan Document	Policy/Proposal	Description
Core Strategy	POLICY ST1	Rural Centres
	POLICY ST2	Villages
	POLICY ST3	Development Areas
	POLICY ST5	General Principles of Development
	POLICY ME1	Provision for New Employment Land
	POLICY HG1	Provision for New Housing Development
	POLICY HG3	Phasing
	POLICY HG6	Affordable Housing
	POLICY HG7	Affordable Housing – Site Targets and Thresholds
	POLICY HG8	Affordable Housing – Commutation of Requirement
Yeovil Town Centre Area Action Plan	PROPOSAL HG/YEOV/3	Former Jewsons Yard, Newton Road, Yeovil
	PROPOSAL MC/YEOV/8	Eastern End of Yeovil Town Centre
Chard Town Centre Area Action Plan	PROPOSAL MU/CHAR/4	Land Between Boden Street and Silver Street, Chard
Generic Development Control Policies	Chapter 2	Local Plan Strategy
	POLICY ST4	Extensions and Alterations to Buildings in the Countryside
	POLICY ST6	The Quality of Development
	POLICY ST7	Public Space
	POLICY ST8	Sustainable Construction
	POLICY ST9	Crime Prevention
	POLICY ST10	Planning Obligations
	Chapter 3	Countryside Environment
	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

Development Plan Document	Policy/Proposal	Description
	POLICY EC6	Locally Important Sites
	POLICY EC7	Landscape Features of Major Importance to Wildlife
	POLICY EC8	Protected Species
	Chapter 4	Historic and Built Environment
	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
	Chapter 5	Pollution Control
	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
	Chapter 6	Utilities
	POLICY EU1	Renewable Energy
	POLICY EU2	Wind Turbines
	POLICY EU3	Non-mains Sewerage
	POLICY EU4	Water Services
	POLICY EU5	Flooding
	POLICY EU6	Culverting
	POLICY EU7	Groundwater Catchment Areas
	POLICY EU8	Telecommunications

Development Plan Document	Policy/Proposal	Description
	Chapter 7	Transport
	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
	Chapter 8	Town Centres and Shopping
	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
	Chapter 9	Employment and Tourism
	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

Development Plan Document	Policy/Proposal	Description
	Chapter 10	Housing
	POLICY HG2	Provision for New Housing Development
	POLICY HG4	Housing Densities
	POLICY HG5	Replacement Dwellings in the Countryside
	POLICY HG9	Rural Housing Needs
	POLICY HG10	Transit/short stay sites
	POLICY HG11	Long Term/Residential Sites
	POLICY HG12	Low Impact Dwelling Sites
	POLICY HG13	Sites for Travelling Show People
	POLICY HG14	Sites for Travelling Show People
	POLICY HG15	Agricultural and Forestry Dwellings
	POLICY HG16	Agricultural and Forestry Dwellings
	Chapter 11	Recreation and Community Facilities
	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
	Chapter 12	
	POLICY ME/HENS/1	Land south of Henstridge Airfield, Henstridge

Appendix 4: Schedule of Use of Saved Local Plan Policies

Policy/Proposal	Description	No of times used 05/06	No of times used 06/07
Chapter 2	Local Plan Strategy		
POLICY ST1	Rural Centres	12	9
POLICY ST2	Villages	13	16
POLICY ST3	Development Areas	102	108
POLICY ST4	Extensions and Alterations to Buildings in the Countryside	4	4
POLICY ST5 (NEW)	General Principles of Development	106	218
POLICY ST6 (WAS ST5)	The Quality of Development	212	203
POLICY ST7 (NEW)	Public Space	5	8
POLICY ST8 (NEW)	Sustainable Construction	8	12
POLICY ST9 (WAS ST7)	Crime Prevention	7	10
POLICY ST10 (WAS ST8)	Planning Obligations	6	8
Chapter 3	Countryside Environment		
POLICY EC1 (NEW)	Protecting the Best and Most Versatile Agricultural Land	1	4
POLICY EC2 (WAS EC1)	Areas of Outstanding Natural Beauty	5	14
POLICY EC3 (WAS EC2)	Landscape Character	41	39
POLICY EC4 (WAS EC3)	Internationally Important Sites	2	4
POLICY EC5 (WAS EC4)	Nationally Important Sites - Sites of Special Scientific Interest	2	3
POLICY EC6 (WAS EC5)	Locally Important Sites	1	2
POLICY EC7 (WAS EC6)	Landscape Features of Major Importance to Wildlife	3	4
POLICY EC8 (WAS EC7)	Protected Species	5	6
Chapter 4	Historic and Built Environment		
POLICY EH1	Conservation Areas	46	56
POLICY EH2	Demolition of Buildings in Conservation Areas	1	0
POLICY EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings	33	36
POLICY EH4	Demolition of Listed Buildings	5	1
POLICY EH5	Development Proposals Affecting the Setting of Listed Buildings	32	38
POLICY EH6 (WAS EH7)	The Conversion of Buildings in the Countryside	11	7
POLICY EH7 (WAS EH8)	The Conversion of Buildings in the Countryside	17	15
POLICY EH8 (WAS EH9)	Historic Parks and Gardens	3	4
POLICY EH9 (WAS EH11)	Historic Battlefields	0	2

POLICY EH10 (WAS EH12)	No Development Areas	3	0
POLICY EH11 (WAS EH13)	Archaeological Sites of National Importance (Scheduled Ancient Monuments)	0	1
POLICY EH12 (WAS EH15)	Areas of High Archaeological Potential and Other Areas of Archaeological Interest	13	25
Chapter 5	Pollution Control		
POLICY EP1	Pollution and Noise	7	8
POLICY EP2	Pollution and Noise	13	9
POLICY EP3	Light Pollution	8	10
POLICY EP4	Building Waste	2	2
POLICY EP5	Contaminated Land	8	4
POLICY EP6	Demolition and Construction Sites	2	3
POLICY EP7	Potential Odour Generating Developments	2	0
POLICY EP8	Sewage Treatment Works	0	0
POLICY EP9	Control of other Potentially Polluting Uses	6	6
Chapter 6	Utilities		
POLICY EU1 (NEW)	Renewable Energy	1	0
POLICY EU2 (NEW)	Wind Turbines	1	0
POLICY EU3 (NEW)	Non-mains Sewerage	2	4
POLICY EU4 (WAS EU1)	Water Services	8	6
POLICY EU5 (WAS EU2)	Flooding	7	11
POLICY EU6 (WAS EU3)	Culverting	2	1
POLICY EU7 (WAS EU4)	Groundwater Catchment Areas	2	1
POLICY EU8 (WAS EU5)	Telecommunications	1	1
Chapter 7	Transport		
POLICY TP1 (WAS TP2)	New Development and Pedestrian Provision	8	13
POLICY TP2 (NEW)	Travel Plans	7	14
POLICY TP3	Cycle Parking	7	4
POLICY TP4	Safer Environments for New Developments and Existing Residential Areas	7	5
POLICY TP5	Public Transport	11	18
POLICY TP6 (WAS TP7)	Non-Residential Parking Provision	18	20
POLICY TP7 (WAS TP8)	Residential Parking Provision	20	33
POLICY TP8 (NEW)	Local Transport Plan Schemes	1	2
POLICY TP9	Trunk Roads	1	1
Chapter 8	Town Centres and Shopping		
POLICY MC1	Primary Shopping Frontages	1	5

POLICY MC2	Location of Shopping Development	8	9
POLICY MC3	Location of Shopping Development	5	5
POLICY MC4	Other Uses in Town Centres	3	8
POLICY MC5	Location of Non-Shopping Key Town Centre Uses	1	4
POLICY MC6	Location of Non-Shopping Key Town Centre Uses	3	3
POLICY MC7	Design in Town Centres	1	4
POLICY MS1	Local Shopping and Services	4	4
POLICY MS2	Local Shopping and Services	3	3
POLICY MS3	Local Shops and Services Outside Development Areas	0	1
POLICY MS4	Farm Shops	3	2
POLICY MS5	Petrol Filling Stations	1	2
POLICY MS6	Garden Centres and Nurseries	2	1
POLICY MS7 (NEW)	Control of Advertisements	1	4
Chapter 9	Employment and Tourism		
POLICY ME1	Provision for New Employment Land	3	5
POLICY ME2	Provision for New Employment Land	4	1
POLICY ME3 (WAS ME4)	Employment within Development Areas	5	6
POLICY ME4 (NEW)	Expansion of Existing Businesses in the Countryside	5	1
POLICY ME5 (WAS ME6)	Farm Diversification	1	0
POLICY 1ME6 (WAS ME7)	Retention of Land and Premises	23	20
POLICY ME7 (NEW)	Retention of Land and Premises in Rural Areas	1	4
POLICY ME8	Hazardous Installations	0	0
POLICY ME9	Consultation Zones around Notifiable And Hazardous Installations	0	0
POLICY ME10	Tourist Accommodation	6	8
Chapter 10	Housing		
POLICY HG1	Provision for New Housing Development	6	17
POLICY HG2	Provision for New Housing Development	1	6
POLICY HG3	Phasing	5	8
POLICY HG4	Housing Densities	12	15
POLICY HG5	Replacement Dwellings in the Countryside	6	3
POLICY HG6	Affordable Housing	4	13
POLICY HG7	Affordable Housing - Site Targets and Thresholds	15	20
POLICY HG8	Affordable Housing - Commutation of Requirement	1	7
POLICY HG9	Rural Housing Needs	5	1

POLICY HG10	Transit/short stay sites	1	1
POLICY HG11	Long Term/Residential Sites	1	4
POLICY HG12	Low Impact Dwelling Sites	0	0
POLICY HG13	Sites for Travelling Show People	1	0
POLICY HG14	Sites for Travelling Show People	4	1
POLICY HG15	Agricultural and Forestry Dwellings	11	11
POLICY HG16	Agricultural and Forestry Dwellings	0	1
Chapter 11	Recreation and Community Facilities		
POLICY CR1	Existing Playing Fields/Recreation Areas	1	1
POLICY CR2	Provision of Outdoor Playing Space and Amenity Space in New Development	7	16
POLICY CR3	Off site provision	3	4
POLICY CR4	Provision of Amenity Open Space	2	5
POLICY CR5	Golf Development	0	0
POLICY CR6	Horses and Development	3	4
POLICY CR7	Commercial Development Involving Horses	2	0
POLICY CR8	New Recreational Uses in the Countryside	2	2
POLICY CR9	Public Rights of Way and Recreation Routes	3	3
POLICY CR10	Public Rights of Way and Recreation Routes	1	1
POLICY CR11	Inland Waterways	0	0
POLICY CR12	Allotments	0	0