



2006-2007  
Improving Rural Services:  
Empowering Communities



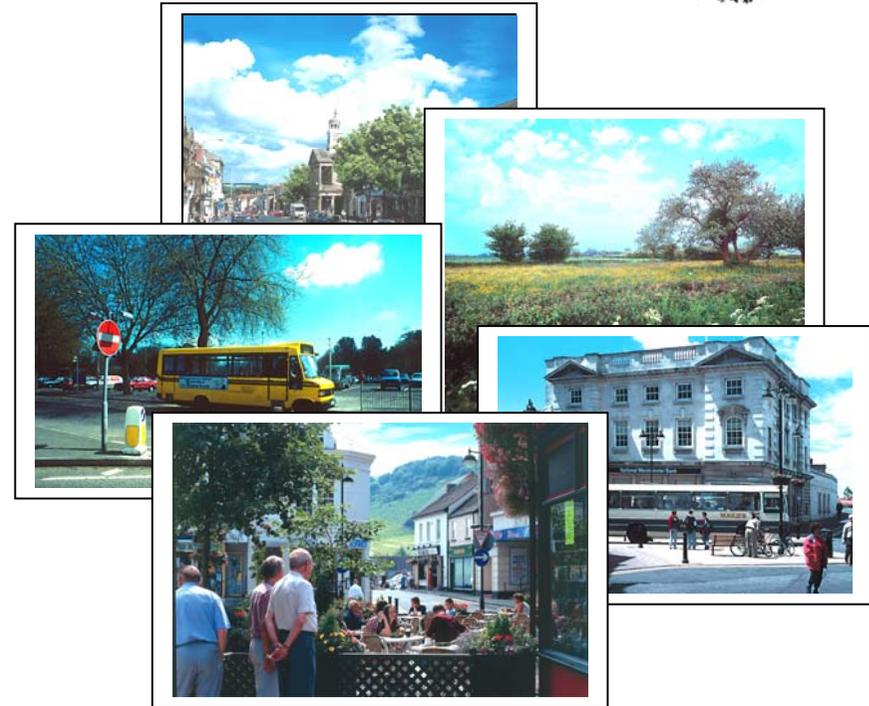
2005-2006  
Getting Closer to Communities

# South Somerset District Council



## Annual Monitoring Report 2006

April 2005 – March 2006





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## 1. SUMMARY OF KEY FINDINGS AND RECOMMENDATIONS

- 1.1 The **Introduction** explains that submission of an Annual Monitoring Report (AMR) is now a statutory requirement and its function is to assess the implementation of the South Somerset Local Development Scheme (LDS) and the extent to which policies and proposals are being achieved. The results of the AMR should inform the review and development of policy.
- 1.2 The **South Somerset Profile** considers a number of detailed contextual indicators, comparing South Somerset with regional and national performance or showing change in the District over time. Notable characteristics drawn from these indicators 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.
- 1.3 The section on **Local Development Scheme Progress** highlights continued slippage. For the monitoring year April 2005 to March 2006, slippage was due to a number of reasons, foremost of which was the 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 in this period were: delay in local plan preparation resulting from delay in receipt of the Modifications Inspector's report and the need to publish Further Proposed Modifications; staffing problems arising from difficulty in obtaining maternity leave cover; sickness absence of the Unit Manager for an extended period; diversion of staff resources to support the development control service; and involvement in emerging Regional Spatial Strategy (RSS) preparation which was significantly greater than anticipated.
- 1.4 Since April 2006 the following have further impacted on LDS delivery: recruitment difficulties since April 2006 with one planning officer post still vacant; significant time and resource required to respond to the two legal challenges to adoption of the Local Plan; continued diversion of resources to support the development control service; and alignment of the LDS to integrate with the Sustainable Community Strategy Review. It is intended that Councillors will consider proposed revisions to the current draft revised LDS in February before approving a revised LDS in early March 2007 for submission to GOSW by the end of that month.
- 1.5 In respect of **Policy Performance**, most of the data gaps in Core Output Indicators have been addressed and there is some wider coverage of local indicators taken from the Corporate Plan and the Housing Strategy. However, because of the relatively short time the system has been in place and lack of data on some indicators in last year's report it is not possible 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.
- 1.6 This section of the AMR includes the following recommendations in relation to policy performance and monitoring development;

- Continue to give high priority to completing the SCI to adoption which, subject to remaining stages including possible public examination, could be August/September 2007
- Continue to address and resolve Environmental Agency objections to planning applications.
- 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 housing land availability update for 2006/07 and the outcome of the RSS process.
- 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 use of local plan policies from a sample of applications, showing that most had been used, albeit many infrequently, with a limited number of policies not being used (although this may reflect the absence of relevant proposals). A small number of policies had been used a great deal, notably Policy ST3 (Development Areas), ST5 (General Principles of Development) and ST6 (Quality of Development). Work is in hand, jointly with other Somerset Authorities on a Generic Development Control Policies Development Plan Document (DPD). This DPD will not be adopted until after the three year saved period and policies should continue to be saved unless monitoring shows they are not required. Delivery of local plan allocations has been most effective in relation to housing, albeit delivery of key sites continues to slip but outline planning permission has been agreed on three key sites 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 AMRs.

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 31<sup>st</sup> December of each year<sup>1</sup>. The AMR is also to be made available to local communities in hard copy and electronically on our website<sup>2</sup>.
- 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 development<sup>3</sup>. Spatial planning is more than land use planning; it embraces wide social, environmental and economic objectives and is about an integrated strategy for

<sup>1</sup> Section 35 Planning and Compulsory Purchase Act 2004

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

<sup>3</sup> Section 39(2) Planning and Compulsory Purchase Act 2004

the future of an area which is rooted in a clear vision, with commitment by all the relevant agencies to its delivery<sup>4</sup>.

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

<sup>4</sup> 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 advises<sup>5</sup> that the AMR should include an assessment of:
- Progress towards meeting the timetable and milestones set out in the LDS;
  - Progress against policies and related targets in LDDs;
  - Impacts the policies are having in respect of national or regional targets;
  - What significant effects implementation of the policies is having on sustainability objectives and whether these are intended;
  - Whether the policies need adjusting or replacing because they are not working as intended, or to reflect changes in national or regional policy;
  - The extent to which any local development order, where adopted, or simplified planning zone is achieving its purpose and if not whether it needs adjusting or replacing; and
  - If policies or proposals need changing, the actions needed to achieve this.

### 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 AMRs 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 local indicators

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

and identified the need to review and improve monitoring systems to provide more of the required data. Priority improvements were made to data collection on housing (refining the existing database) and employment and town centres (extending data collection and monitoring systems). Continued refinements to the contextual indicators were also identified. Work to develop the AMR for this year has taken place taking into account the identified changes, comments received and emerging national best practice. Additionally, most of the gaps in output indicators have been addressed although work is still required on some of the more complex ones. Continuing refinements to monitoring will produce more comprehensive AMRs in future years.

- 2.10 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>
- 2.11 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 but includes more local policy performance indicators (Section 5 below) than the first AMR.

### Monitoring Information in this AMR

- 2.12 This AMR covers the monitoring period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006 and presents analysis of policy performance during this period. Additionally, in terms of the LDS, progress up to December 2006 is included in order to provide a more relevant position statement.
- 2.13 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 guidance<sup>6</sup> they can, as a consistent data source, be used to build a wider picture of policy performance;
  - **Local Output Indicators**, are used to address the outputs of policies not covered by core indicators and help assess local policy performance. The local policy context is primarily that of the South Somerset Local Plan (adopted April 2006). Reference is also made to the Corporate Plan 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

<sup>6</sup> Local Development Framework Monitoring: A Good Practice Guide (ODPM 2005)

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

- 2.14 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**



### 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 42,000. Nevertheless, of the total population of about 156,000 persons, over half live in settlements of fewer than 2,500 persons.
- 3.4 Economically, a large proportion of the workforce, some 30%, 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: 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.

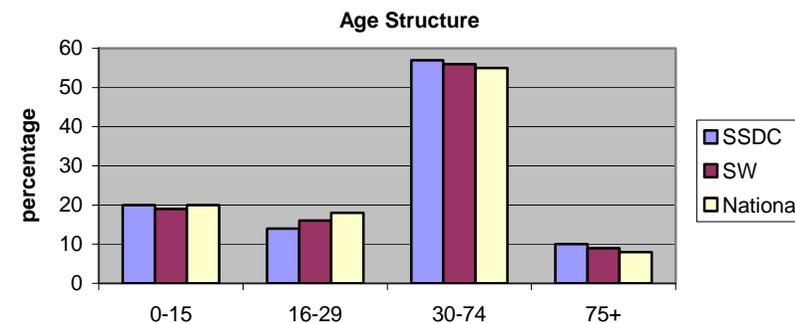
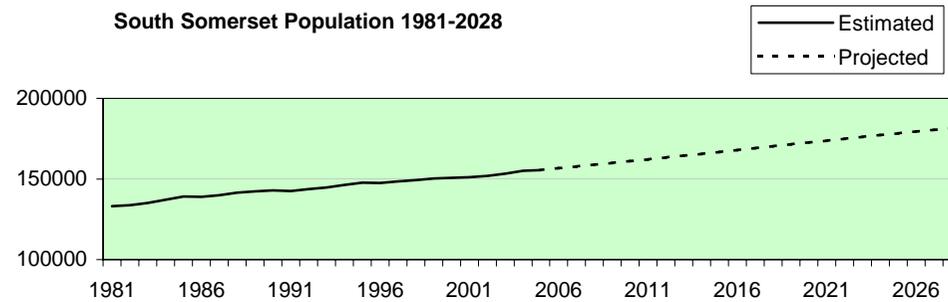
Population growth over the last 10 years has been greater than the national average and an even larger increase in growth rate is predicted over the next 20 years. Population growth will largely be due to in-migration. Fertility rates are below sustainability levels and death rates exceed birth rates.

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 2005 the mid-year population estimate was 156,100 and is projected to grow to about 180,000 in 2028.
- In 2001 population density for the District was 1.57 persons per hectare, compared to 2.07 for the South West and 3.77 for England and Wales
- Between 1991 and 2005 the population has grown by about 10%, compared to about 8% in the South West and about 5% nationally.



(Source: Office for National Statistics (ONS) Census 2001; Registrar General's Mid-year estimates 2005; Population and Ageing in South Somerset, SSDC 2006)

**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

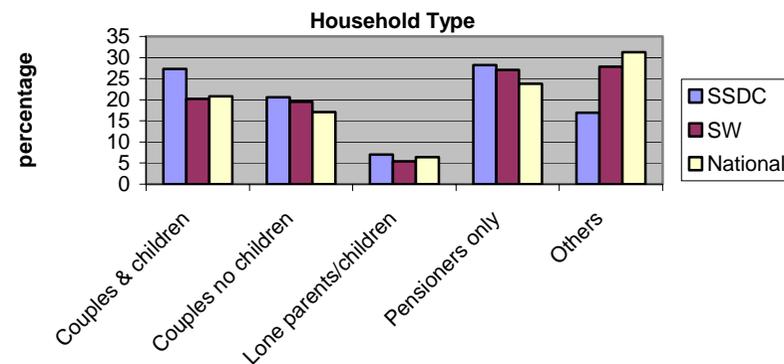
Private ownership is higher in the District than nationally with a converse lower level of public control.

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 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

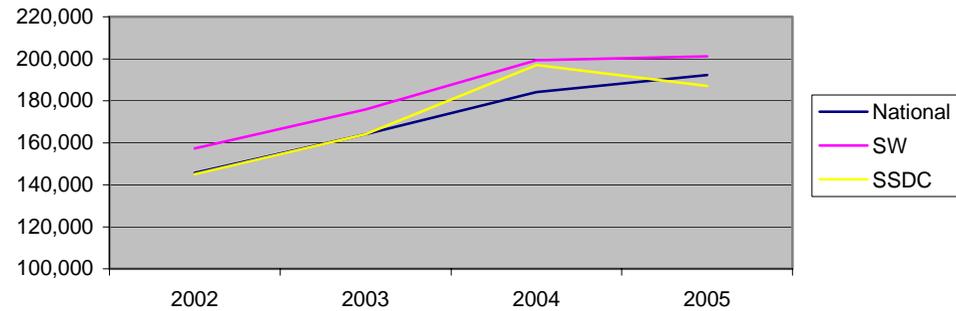
- Census 2001 records 63,796 households in South Somerset, an increase of about 12% from 1991.
- Average household size in 2001 was 2.32 persons per household, compared to 2.31 for the region and 2.36 nationally.
- Average household size in South Somerset has reduced from 2.43 in 1991 and 2.71 in 1981.



- 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).
- In April 2004, 1.3% of total dwelling stock was unfit, compared to figures of 4.1% for the South West and 4.8% nationally.
- % second homes – 0.82 in 2001 and 1.14 in 2005

to stay on and bring their families to live with them.

Mean House Prices (4th Quarter)



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

(Source: Census 2001, Dwelling Stock by Tenure and Condition ODPM 2004, Housing and Accommodation Strategy 2004-2007 SSDC, Homelessness and Temporary Accommodation Strategy 2005/02/08 SSDC Sept 05)

**CRIME**

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

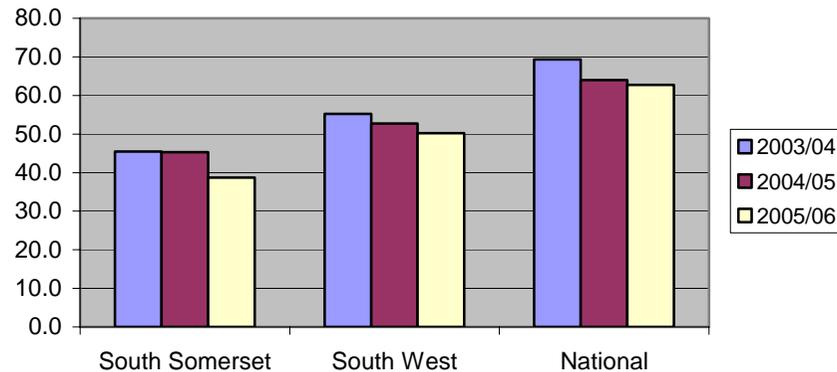
Total crime rates are below both regional and national levels, a notably lower level compared to the latter. Rates have fallen recently, mirroring trends elsewhere.

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.

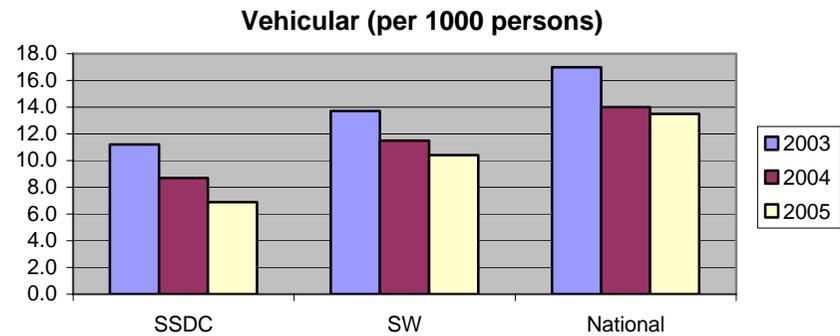
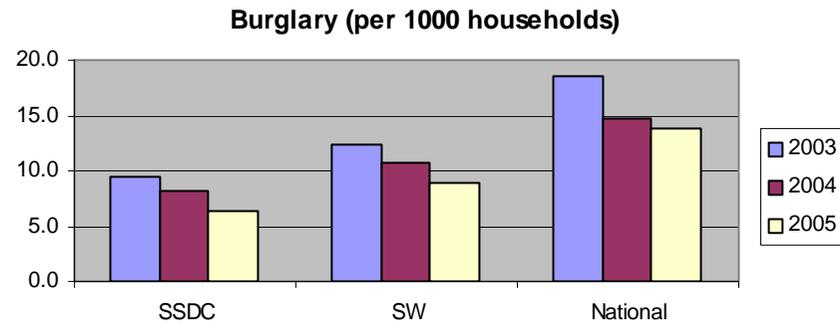
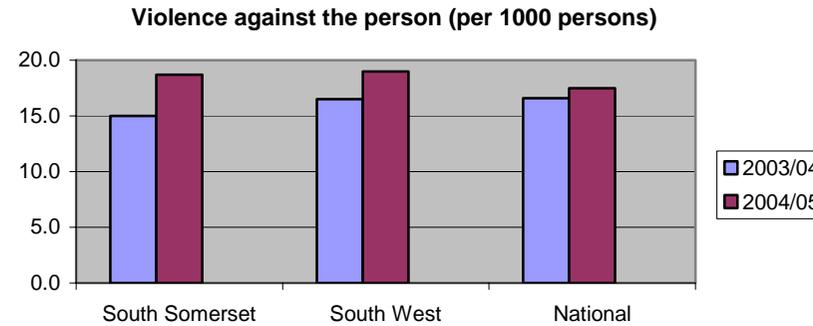
Results from the Quality of Life Survey (2005) BMG Research, shows that the majority of residents feel safe in

Total Crime Rates (per 1000 households)



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.





**ECONOMIC WELL BEING**

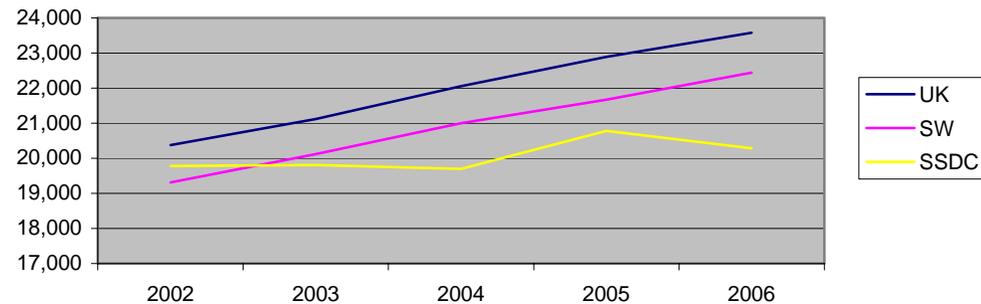
In general terms, the District presents a picture of relative prosperity with a growing economy, unemployment is consistently below regional and national rates and there has been a net increase in new businesses in recent years. The recent Quality of Life Survey (2005) by BMG Research showed that 7%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

Nevertheless, there are some underlying issues:

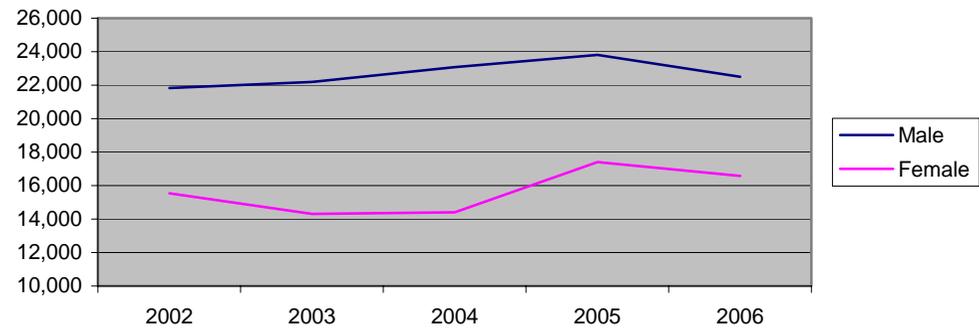
- The employment structure shows a continuing dependence on manufacturing, which has shown a decline in recent years;
- Average wages in the District are below regional and national rates and have not been growing at the same rate in recent years. Indeed, there was a slight decline in the last year;
- 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.
- 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.

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

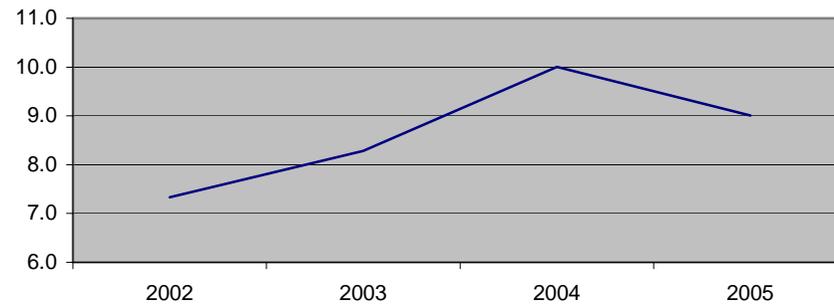
**Average Earnings: Annual Pay (Gross) - Full Time Workers**



**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.

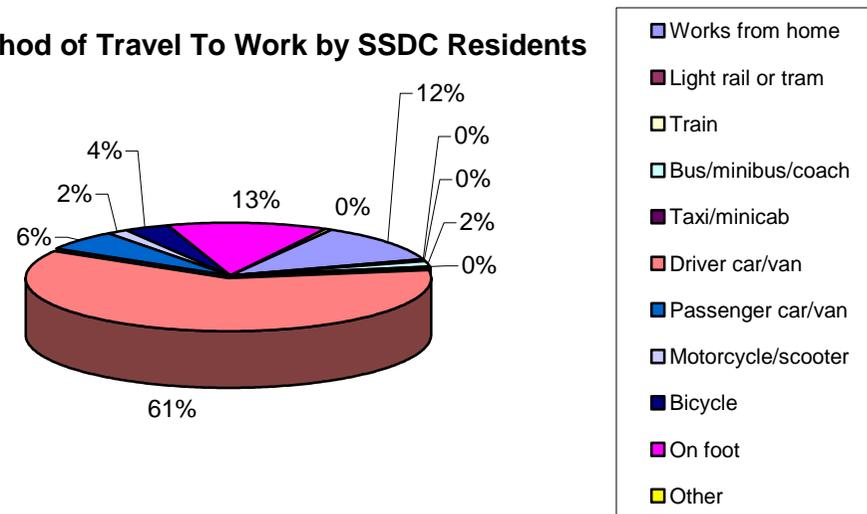
There were higher rates of home working and short distance travel to work but with 27% travelling less than 2km to work there is the opportunity to increase walking and cycle rates.

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.

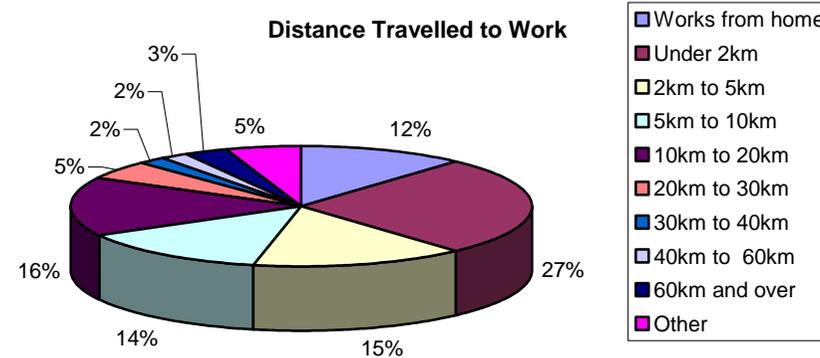
- In 2001, 84% of the households in South Somerset had at least one car or van, compared to 80% regionally and 73% nationally. Average car/van ownership per household was 1.3, compared to 1.18 nationally.
- Car/van usage in 2001 was higher in South Somerset (61%) compared to regional (59%) and national (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 SSSC 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%)

was lower than regional (59%) and national rates (66%).



- In 2005 only 3.9% of the District's population were within 20 minutes of a range of 3 different sports facilities. Nationally the figure was 20.9%

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

## 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.  <i>(Source: ONS Neighbourhood Statistics)</i>
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**ENVIRONMENT**

<p>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.</p> <p>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.</p> <p>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.</p> <p>Policies will need to address the potential impacts of continued growth on the natural and built environment.</p>	<p><u>Natural Environment</u></p> <ul style="list-style-type: none"> <li>○ 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).</li> <li>○ 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).</li> <li>○ 3 designated National Nature Reserves: Barrington Hill, Hardington Moor and parts of the Somerset Levels and Moors.</li> <li>○ 4 Local Nature Reserves: Bincombe Beeches, Crewkerne, Chard Reservoir, Chard, Eastfield, High Ham, and Moldrums Ground, Penselwood.</li> <li>○ Country Parks at Ham Hill and Yeovil</li> <li>○ Local estimates of CO<sub>2</sub> emissions (total emissions per capita) in 2003 were 9.0 tonnes in South Somerset, being lower than the national average of 10.57 tonnes.</li> <li>○ Measurements of annual average concentration of nitrogen dioxide have fallen in recent years and are below government targets.</li> <li>○ 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.</li> <li>○ 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</li> </ul>
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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 PPS12<sup>7</sup> advises that AMRs 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 This AMR reviews progress of the first LDS over the period 1st April 2005 to 31st March 2006. For the purposes of Regulation 48<sup>8</sup> the LDS programme is attached as Appendix 1.
- 4.3 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. To provide a more complete picture on LDS

implementation, progress on the draft revised LDS to December 2006 is also reviewed. The draft revised LDS programme is attached as Appendix 2.

### First LDS

- 4.4 The 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;
  - 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
- 4.5 Overall, progress in the monitoring year was limited due to a number of issues and problems, foremost of which was the realisation that the LDS programme was too optimistic and

<sup>7</sup> Planning Policy Statement 12: Local Development Frameworks (ODPM: September 2004)

<sup>8</sup> The Town and Country Planning (Local Development) (England) Regulations 2004

reflected limited understanding of the time and resources required to effectively implement the new system. Additional problems affecting delivery were:

- Delay in local plan preparation and the need for greater staff resources than anticipated. In particular, the Modifications Inquiry Inspector's report took longer than expected to arrive and resulted in unplanned Further Proposed Modifications;
- Staffing problems arising from:
  - Difficulty in obtaining cover for 12-month maternity leave. There was no interest when the post was advertised and in response it was decided to promote from within the Planning Policy Unit. Backfilling the vacated post took some time;
  - The absence of the Planning Policy Manager for an extended period through illness, coinciding with the lead-in to the Modifications Inquiry. Preparing for the Inquiry was top priority and staff were directed to this;
  - Increased workload within the Planning Policy Unit resulting from difficulties in the Council's Development Control service, including two Policy officers taking on case officer duties for Key Site planning applications. In one case, an officer was seconded to the Development Control service for the equivalent of 1-2 days per week. These arrangements continued through to April 2006 and beyond in one case. During this period, improvements to the Development Control service were a corporate priority;
- Involvement in the emerging Regional Spatial Strategy (RSS) preparation was significantly greater than anticipated and required much of the time of one Planning Policy officer up to about December 2005.

4.6 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
<b>Timetable</b>	Mods Inquiry preparation		Inqu	Await Inspector's report	Respond to Report		Notice of adoption	Adoption			Notice of adoption	
<b>Progress</b>	Mods Inquiry preparation		Inqu	Await Inspector's Report				Respond to Report	Prepare and consult on Further Modifications		Respond to comments	
<b>Commentary:</b>												
<p>The Modifications Inquiry was held between 7<sup>th</sup> and 16<sup>th</sup> June 2005 as programmed. However, the Inspector's Final Report was not received until 3<sup>rd</sup> November compared to early August as programmed.</p> <p>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, with adoption following in late April 2006.</p> <p>Adoption of the Local Plan has been a corporate priority and all final stages have been carried out in an expeditious manner.</p>												

**Core Strategy**

	2005									2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Timetable</b>	Pre-production/Survey				Options and Strategy Development						Develop preferred options	
<b>Progress</b>	Pre-production/Survey											
<b>Commentary:</b>												
<p>The original programme was recognised in the first AMR as being unrealistic due not only to the unanticipated problems outlined in paragraph 2.5 above but also in the time and resources required to undertake the work required by the new system.</p> <p>During the year, work continued on various evidence base studies and those for the County-wide Housing Needs Assessment, Somerset Local Transport Plan 2, District-wide Retail Study and contribution to RSS preparation were completed together with on-going land availability monitoring. At April 2006, the Urban</p>												

Housing Potential, Economic Potential, District-wide Car Parking Strategy and Audit of Open Space and Recreation Land were awaiting completion.

During the last quarter of the year it was recognised that the LDF and the Core Strategy in particular should reflect and develop the issues and priorities identified in the review of the Community Strategy, work on which had commenced in this period.

### Yeovil Town Centre Area Action Plan

	2005									2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Timetable</b>	Pre-production/Survey					Options and Strategy Development						Develop preferred options
<b>Progress</b>	Pre-production/Survey											

#### Commentary:

As with the Core Strategy above, the original programme was recognised as being unrealistic. In terms of evidence base, preparation of the Yeovil Urban Development Framework was completed.

### Chard Town Centre Area Action Plan

*No targets in period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006*

### Crewkerne Town Centre Area Action Plan

*No targets in period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006*

### Generic Development Control Policies DPD

*No targets in period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006*

**Affordable Housing Supplementary Development Document**

	2005									2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Timetable</b>	Pre-production & survey	Develop consultation draft				Consultation on draft	Consider representations		Prepare final SPD	Adoption		
<b>Progress</b>	Pre-production and survey	Need for SPD reviewed – formal decision to abandon December 2005										
<b>Commentary:</b>												
Pre-production progress continued, with viability issues being assessed and investigated with stakeholders. However, 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.												

**Henstridge Airfield Supplementary Development Document**

	2005									2006			
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	
<b>Timetable</b>	Pre-production & survey	Develop consultation draft				Consultation on draft	Consider representations		Prepare final SPD	Adoption			
<b>Progress</b>	Pre-production & survey			Need for SPD reviewed – formal decision to abandon December 2005									
<b>Commentary:</b>													
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, work on the Master Plan was well underway and a decision was taken to abandon the Henstridge Airfield SPD.													

**Statement of Community Involvement**

	2005									2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Timetable</b>	Develop SCI, including early stakeholder/community engagement			Refine draft SCI			Consult on draft	Consider representations		Prepare final SCI and submit to SoS		Con sult
<b>Progress</b>	Pre-production and survey						Develop SCI, including early stakeholder and community engagement		Refine draft SCI			
<b>Commentary:</b>												
Pre-production (scoping stage) completed September 2005, a delay of six months arising from unrealistic expectations and competing priorities, particularly additional work arising from local plan preparation.												
Preparation of draft SCI continued through to April 2006 when Regulation 26 Draft SCI published on 20 <sup>th</sup> April, a further delay of about 6 weeks against the LDS programme.												

**Monitoring Report**

	2005									2006		
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March
<b>Timetable</b>	Data collection, analysis and report preparation											
<b>Progress</b>	Data collection, analysis and report preparation									Submission		
<b>Commentary:</b>												
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.												

**Draft Revised LDS (December 2005)**

- 4.7 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).
- 4.8 Subsequently, it was decided that, in order to more effectively deliver Government objectives, LDF documents should be linked directly with the outcomes of the Sustainable Community Strategy Review, which will identify issues and priorities across the District. In light of this a further review of the LDS would therefore be necessary but timings were unclear because the Community Strategy Review was at an early stage and its programme had not been finalised. The draft revised LDS was therefore not formally submitted to GOSW.
- 4.9 LDF progress 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 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. 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. Other resource options are currently being pursued. These recruitment difficulties have reduced the Policy Planner resource by 40% between April and August 2006 and by 20% since August. Notwithstanding the fact that two appointments have been made there has been a significant loss of experience from within the Planning Policy team;

- 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 Sustainable Communities Strategy Review. The LDF, and the Core Strategy in particular, should reflect and develop the issues and priorities identified in the community strategy review. Early work on the Core Strategy has therefore been delayed to tie in with initial work on the community strategy review.

- 4.10 Progress during 2006 against the timetable and milestones set out in the draft revised LDS, is summarised below.

**South Somerset Local Plan;**

- 4.11 The major milestone in the revised LDS was adoption in mid-May. This milestone was however reached slightly earlier on 27 April.

**Core Strategy;**

- 4.12 Pre-production and survey work programmed to May with Issues and Option development to continue through the rest of the year. Pre-production work continues but progress to Issues and Options is now subject to progress on and outcomes of the Sustainable Community Strategy Review.

**Yeovil Town Centre Area Action Plan;**

- 4.13 Pre-production and survey work programmed to May with Issues and Option development to continue through the rest of the year. Pre-production work continues but progress to Issues and Options is now subject to progress on and outcomes of the Sustainable Community Strategy Review.

**Chard Town Centre Area Action Plan;**

- 4.14 Pre-production and survey work to commence in July and continuing through the rest of the year. Pre-production work continues but progress to Issues and Options is now subject to progress on and outcomes of the Community Strategy Review.

**Crewkerne Town Centre Area Action Plan;**

- 4.15 Pre-production and survey work to commence in September and continuing through the rest of the year. Pre-production work continues but progress to Issues and Options is now subject to progress on and outcomes of the Community Strategy Review.

**Generic Development Control Policies Development Plan Document;**

- 4.16 Collaborative working with all Somerset authorities commenced with consultants appointed to undertake pre-production and survey work up to Issue and Options consultation, which is on target for March 2007.

**Statement of Community Involvement**

- 4.17 The major milestone of submission of the SCI, identified for early September 2006, was delayed by several weeks until 26<sup>th</sup> October 2006 due to staff shortages since April 2006.

**Annual Monitoring Report**

- 4.18 To be submitted by 31<sup>st</sup> December.

**Further Revised LDS**

- 4.19 This AMR and review of progress on the current draft revised LDS, together with the much improved and clearer timetable for the Sustainable Community Strategy Review, will provide the necessary context for a revised LDS.
- 4.20 It is intended that Councillors will consider proposed revisions to the current draft revised LDS in February before approving a revised LDS in early March 2007 for submission to GOSW by the end of that month.

## 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 Guide<sup>9</sup>. 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:
- CP: SSDC Corporate Plan 2005;
  - HS: SSDC Housing and Accommodation Strategy 2004/07
  - 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.

<sup>9</sup> 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
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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.

#### Recommendations:

- o Continue to give high priority to completing SCI to adoption which, subject to remaining stages including possible public examination, could be August/September 2007.

### 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
<b>Renewable Energy</b>		
9	Renewable energy capacity (megawatts) installed by type	Bio fuels: 0 Onshore wind: 0.008 mw Water: 0.031 mw Solar energy – heat/hot water: data gap Solar energy – electricity: 0.002 mw Geothermal: 0 Landfill gas: 4
<b>Local Indicators</b>		
CP	Critical Activity 18v: Promote, on average, one new community-based wildlife conservation project or one new built environment enhancement/conservation 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	Project at an early stage. A matrix of potential projects to be reported shortly in order to establish member support. Project on track to achieve 2009 target.
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.

**Commentary:**

On the matters of **Flood Protection and Water Quality**, 23 applications were granted permission in 2005/06 to which the Environment Agency originally objected on flood defence (22 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. In all but one instance the Environment Agency withdrew objections or made no objections to amendments to schemes. In the one other instance the Environment Agency were consulted on a Flood Risk Assessment but formal response was not received; control conditions were attached to the planning consent.

The **Biodiversity** indicators continue to be difficult to report on. Data on priority habitats and species is not readily available and Somerset Environmental Records Centre (SERC) is developing computer software (Bioplan) to address the matter but it is not yet in place. However, once available there are concerns about the usefulness of the available data as it is likely to be monitored over periods of 5 years or more and is unlikely to change year on year. Change in designated areas is also difficult to report on but the Council's Conservation and Environment Unit are seeking to develop monitoring systems and it is hoped to be able to report on this indicator in the next AMR.

**Renewable Energy** results for 2005/06 show continued implementation of renewable energy schemes which, compared to 2004/05 are at a lower total level but from a wider range of scheme types. Data may not be complete, 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 CO<sub>2</sub> 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:**

- Continue to address and resolve Environmental Agency objections to planning applications.
- Support the continued development of systems to monitor renewable energy schemes to include those with planning permission.
- Support the continued development of the CO<sub>2</sub> 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).	54% of new residential development within 30 minutes walking time (2 miles) of a hospital. Data gap for other indicators.

**Local Indicators**

SSLP	Paragraph 7.14: target of 8 travel plans for major employers in Yeovil by 2006	Update not available.
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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. An issue of car parking provision has arisen in the smaller market towns relating to impacts of residential schemes permitted with low levels of parking. A review of Local Plan Policy TP7 (Parking Provision in Residential Areas) is therefore being undertaken.

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 <sup>2</sup> ) developed for employment by type	Total Floorspace 13310 m <sup>2</sup> B1a: 2430 m <sup>2</sup> B1b: 0 B1c: 256 m <sup>2</sup> B2: 4690 m <sup>2</sup> B8: 5934 m <sup>2</sup>
1b	Amount of floorspace (m <sup>2</sup> ) developed for employment by type, in employment or regeneration areas	Total Floorspace 3637 m <sup>2</sup> B1a: 1349 m <sup>2</sup> B1b: 0 B1c: 0 B2: 798 m <sup>2</sup> B8: 1490 m <sup>2</sup>
1c	Amount of floorspace (m <sup>2</sup> ) by employment type, which is on previously developed land	Total Floorspace 7315 m <sup>2</sup> (55% of total floorspace) B1a: 963 m <sup>2</sup> (40%) B1b: 0 B1c: 104 m <sup>2</sup> (41%) B2: 3438 m <sup>2</sup> (73%) B8: 2765 m <sup>2</sup> (46%)
1d	Employment land (hectares) available by type	Breakdown by employment type not currently available. At 1 <sup>st</sup> April 2006: 125 hectares of land with planning permission or allocated in adopted local plan. <ul style="list-style-type: none"> <li>o 37 hectares of land with planning permission (3 ha under</li> </ul>

		<p>construction, 14.5 ha with outline planning permission, 19.5 ha of land with full planning permission); and</p> <ul style="list-style-type: none"> <li>o 88 hectares allocated in local plan.</li> </ul>
1e	Losses of employment land (hectares) in (i) employment/regeneration areas and (ii) local authority area	<p>(i) 0</p> <p>(ii) B1a: 0.01 ha B1b: 0 B1c: 0 B2: 0.07 ha B8: 0.02 ha</p>
1f	Amount of land (hectares) lost to residential development	0.01 ha (change of use from offices in Yeovil)
<b>Local Indicators</b>		
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. Implementation expected by target date.
CP	Critical Activity 7i: Establish a constitutional framework for the Yeovil Vision and a delivery framework for the Urban Development Framework by April 2006	Memorandum of Understanding in place with all but one partner organisations and is effective and in force.
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	3 action plan areas identified, namely Tourism, Community Safety and Priority Projects, and project plans in place for first two. On target for delivering project plan for Priority Projects by March 2007

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. On target to deliver study by March 2007
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 2006: 44.2 hectares completed.</p> <p>At 1<sup>st</sup> April 2006: 125 hectares of land with planning permission or allocated in adopted local plan.</p> <ul style="list-style-type: none"> <li>o 37 hectares of land with planning permission (3 ha under construction, 14.5 ha with outline planning permission, 19.5 ha of land with full planning permission); and</li> <li>o 88 hectares allocated in adopted Local Plan.</li> </ul>
<p><b>Commentary</b></p> <p>Completion rates – 2ha in 2005/06 and 3ha per annum since 1991 – continue to be below that required to deliver the strategic requirement to 2011. However, past monitoring of employment land recorded only net increase, whereas the Structure Plan requirement is gross and takes no account of lost employment land, and these figures are likely to underestimate total completions.</p> <p>Land supply figures at April 2006, comprising 37 hectares with planning permission together with a further 88 hectares allocated in the adopted local plan, show an excess above 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. Furthermore, the allocation figures include the additional site off Bunford Lane, Yeovil for a business park. The District-wide Employment study will consider land supply matters.</p> <p>Although there have not been any completions on allocated sites, a number have planning permission and can be expected to deliver in due course.</p> <p>Information on employment development on previously developed land has only been available for the past year and it is difficult to draw conclusions from one set of figures. The 2005/06 figures provide a baseline for future comparison.</p> <p>Although the figures show only a small amount of 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.</p> <p>Although employment monitoring systems have been improved for this AMR there continues to be need for further improvements to more</p>		

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> <p>(iii) Net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is the longer;</p> <p>(iv) Net additional dwellings for the current year;</p> <p>(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;</p> <p>(vi) The annual net additional dwelling requirement; and</p> <p>(vii) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.</p>	<p>July 1991 – March 2006: 9337dw</p> <p>April 2005 – March 2006: 783dw</p> <p>April 2005 – March 2016: 8329dw</p> <p>730dw pa (derived from draft RSS for period 2006-2016)</p> <p>807dw pa</p> <p><i>See Housing Trajectory below</i></p>
2b	Percentage (gross) of new and converted dwellings on previously developed land.	2005/06: 72% (614dw)
2c	Percentage (gross) of new dwellings completed at:	
	(i) Less than 30 dwellings per hectare;	19%

	(ii) Between 30 and 50 dwellings per hectare; and (iii) Above 50 dwellings per hectare.	41% 39%
2d	Affordable housing completions (gross and net)	124 dwellings (gross): 90 dwellings (net)
<b>Local Services</b>		
4a	Amount of completed retail, office and leisure development (m <sup>2</sup> ).	A1: 209 m <sup>2</sup> A2: 0 C1: 0 D2: 544 m <sup>2</sup>
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.	198 hectares. 59% 2 Sites: Ham Hill Country Park (158Ha) and Yeovil Country Park (40Ha)
<b>Local Indicators</b>		
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	Monitoring systems in place in Planning Policy and Housing Services.
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 1000dw (7.3%).
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 2006/07	The Council's Draft Gypsy and Travellers Accommodation Strategy encompasses issues around transit sites and temporary stopping places.

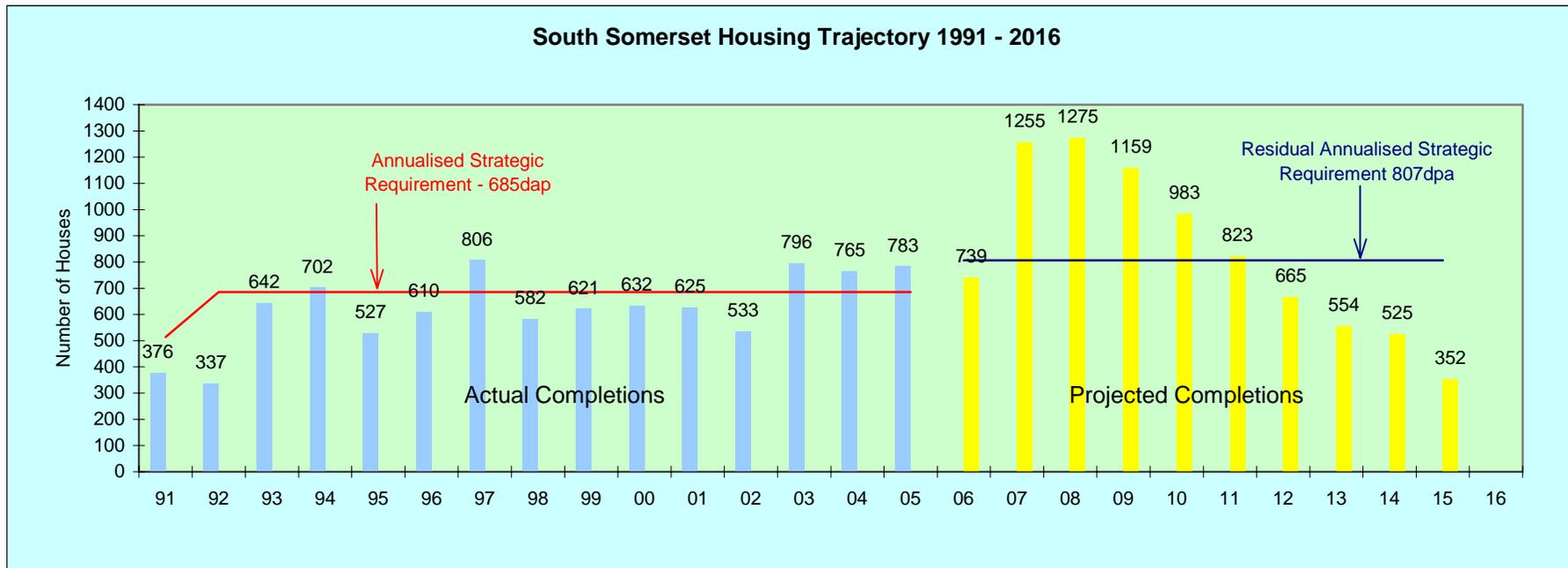
HS	45% of new affordable housing, net of key sites identified in the local plan, to be delivered on previously developed land: <ul style="list-style-type: none"> <li>○ Introduce a system to monitor the implementation of the local plan.</li> </ul>	2005/06: 93% gross. (Note: key sites not yet delivering affordable dwellings). Housing database developed by Planning Policy Team allows for monitoring of detailed information, including affordable housing.
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.	2005/06: 59% of total completions (net) within the five towns, with 38% 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.	2005/06: 72%
SSLP	Policy HG1: makes provision for development of about 13,700 dwellings (net) between 1991 and 2011	Completed dwellings (net) July 1991 – March 2006: 9337 Housing trajectory indicates about a further 5400 dwellings by March 2011 (projected oversupply of about 1000dw)
SSLP	Policy HG3: phases Greenfield allocations outside Yeovil for development after 2007, subject to monitoring and review.	No Greenfield allocations outside Yeovil granted permission during 2005/06.
SSLP	Policy HG4: new housing development should be at least 30 dph.	2005/06: 80% of new dwellings (gross) built on sites of at least 30dph
SSLP	Policy HG6: annual target of 262 affordable homes per annum, of which 185 per annum to be provided in association with general housing.	2005: total 124 affordable dwellings, of which 24 provided through S106 legal agreements

### Commentary

Housing supply is one of the key indicators. Completions in 2005/06, at 783 dw (net), were above the annualised strategic requirement of 685dw (net) and continued recent high levels of development, as illustrated in the Housing Trajectory below. Nevertheless, there continues

to be a shortfall of about 770dw against the cumulative strategic requirement; at March 2006 some 9337 dwellings had been completed since July 1991, whereas the cumulative requirement was 10104dw.

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 5400dw by 2011 resulting in an oversupply of about 1000dw, reducing to about 260 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. This year's housing trajectory has been updated to include latest available monitoring returns and also the results of the recently completed Urban Housing Potential Study. It therefore represents a more robust baseline against which to consider housing delivery in future years. Continued monitoring will be able to test its robustness and allow for adjustments where necessary. Additionally, the housing trajectory should be amended to reflect the outcomes of the RSS process.



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 38% (05/06), 28% (04/05) and 36% (03/04). 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 59%, 59% and 69%. By 2016 the housing trajectory indicates that about 65% 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 2005/06 figure of 72% is an increase over recent years (see table below) and, together with similar figure (70%) for dwellings with planning permission, shows that policy is having an impact and the target is likely to be exceeded. However, it is to be noted that the local plan target is over the whole plan period and in the years since PPG3 Housing (2000), which introduced the policy imperative promoting housing on recycled land, the figures will have been lower. Detailed monitoring has only been undertaken since October 1999 and these figures, together with estimates of % recycled land before then, indicate about 46% of completed dwellings to date have been on recycled land. Recent high levels are not likely to continue given the development major of 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
% of new dwellings on pdl	44%	35%	47%	44%	58%	72%

Results on development densities for the last three years are set out below but do not show a clear pattern yet. Nevertheless, the figures for 2005/06 show firstly a significant reduction in the proportion of low-density developments compared to the previous year and a notable increase in the highest density. In total, 80% of completed dwellings in 2005/06 were on sites above 30 dwellings per hectare. 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 the figures for 2005/06 90% were built above 30 dph.

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

Contextual indicators show, unsurprisingly, that affordability is a major problem but **affordable housing** provision continues to be difficult. Supply in 2005/06 was 90 dw (net) and represents a drop from 112 in 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 are addressed through informal liaison. 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 first year of available monitoring results and no conclusions can be drawn. 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 (158Ha) and Yeovil Country Park (40Ha) 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 housing land availability update for 2006/07 and the outcome of the RSS process.
- 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 Directive<sup>10</sup> which states that *Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.*

<sup>10</sup> Article 10.1, European Directive 2001.42/EC

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). Work on the SA of the South Somerset LDF has not progressed sufficiently yet to allow significant effect indicators to be identified. Monitoring will therefore be undertaken in future AMRs.

## 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 proposal in the adopted South Somerset Local Plan which, in accordance with the regulations<sup>11</sup>, 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

<sup>11</sup> 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 January 2005 to October 2006.

- 6.5 A total of 294 examples, from the following four sources, were reviewed to identify use of policies:
- Planning reports to Committees (138 examples);
  - Officers reports on planning applications (66 examples);
  - Appeal decisions (27 examples); and
  - Planning Policy Team application consultation responses and pre-application correspondence (63 examples).
- 6.6 Attached at Appendix 4 is a schedule of policies with the number of times they were used. The sampling shows that:
- 11 policies were not referred to. However, they do, for the most part, address specific issues, such as historic battlefields, ancient monuments, 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;
  - Almost half of all policies (48) 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;
  - A relatively small number of policies (20) were used more frequently (10 or more times) with three policies used most often: ST3 Development Areas (102 times); ST5 (General Principles of Development (106 times); and ST6 Quality of Development (212 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 on over half the allocations, with 20 implemented or with planning permission and a further 8 approved in principle subject to legal agreements. Additionally, there are applications awaiting determination on 4 sites and pre-application discussions on 8. 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. 8 of the 22 housing allocations have been implemented or have planning permission, together with two applications 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. Although none yet have planning permission, 4 are well advanced in the planning

process (Brimsmore, Yeovil, Lufton, Yeovil, Crewkerne and Wincanton) having been approved in principle and it is hoped that the inevitably protracted negotiations on these complex schemes will be resolved as soon as practicable. An application on the 5<sup>th</sup> Key Site (Lyde Road, Yeovil) is awaiting determination. In respect of employment land allocations, over half have made some progress with 4 implemented or with planning permission, 1 approved in principle and 1 with an application awaiting determination.

- 6.11 In contrast least progress has been made on Community/Recreation allocations, with 15 having no progress recorded. However, 4 allocations have been implemented or have planning permission with 1 application approved in principle and a further allocation has a planning application awaiting determination.
- 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:
- All of the South Somerset Local Plan policies continue to be saved;
  - That further targeted monitoring of policies be carried out to inform assess appropriateness of use and outcomes;
  - Proposals that have been implemented or have planning permission be no longer saved and the LDS amended accordingly;
  - Continue to review progress of outstanding allocations.

**Local Plan Proposals**

Proposals	Progress	SSDC Actions
<b>Key Sites</b>		
KS/BRYM/1: Land At Lufton, Yeovil	Planning application approved in principle subject to legal agreement. Twin-track application subject to deferred appeal for non-determination.	Continue negotiations to resolve outstanding matters.
KS/YEWI/1: Land East of Lyde Road, Yeovil	Application submitted – not yet determined.	Continue to process application.
KS/YEWI/2: Land North of Thorne Lane, Yeovil	Planning application approved in principle subject to legal agreement.	Continue negotiations to resolve outstanding matters
Proposal K/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
KS/WINC/1: Land at New Barns Farm, Wincanton	Planning application approved in principle subject to legal agreement. Twin-track application subject to deferred appeal for non-determination.	Continue negotiations to resolve outstanding matters.
<b>Housing</b>		
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	Subject to full planning permission for 150 dwellings and 58 under construction at April 2006.	Allocation no longer needs to be saved.
HG/YEOV/3: Former Jewsons Yard, Newton Road, Yeovil	Redeveloped for 69 dwellings.	Allocation no longer needs to be saved.
HG/CHAR/2: Land off Lower Touches, Chard	Full planning permission for 24 dwellings. Construction not started.	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	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 6 dwellings. Construction not started.	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	No progress	No action required at present – review in due course.
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	Application submitted – not yet determined.	Continue to process application.
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	No progress	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	Application approved subject to legal agreement	Continue negotiations with applicants to resolve outstanding matters
HG/SOPE/2: Land at Lightgate Lane, South Petherton	Pre-application discussions	Continue pre-application discussions and respond to application when submitted..
<b>Mixed Use Proposals</b>		
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	Allocation no longer needs to be saved.
<b>Employment Allocations</b>		
ME/WECO/1: Land off Bunford Lane, Yeovil	Pre-application discussion – application possibly by Easter 2007	Continue pre-application discussions and respond to application when submitted..
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	Planning permission for employment use.	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, Ilminster	No progress	No action required at present – review in due course.
ME/MART/2: Land west of Ringwell Hill, Bower Hinton,	Application for employment development awaiting determination	Continue to determine application.

Martock		
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	Preparation of Guiding Principles for the Future of Henstridge Airfield largely complete by March 2005 but overtaken by granting of a Certificate of Lawful Development which provided for higher numbers of vehicle movements. Need for different approach and preparation of a Master Plan for the Airfield was agreed. 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.
<b>Transport</b>		
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.

<b>Regeneration</b>		
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.
<b>Community/Recreation Proposals</b>		
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 yet to be determined.	Continue pre-application discussions and respond to application when submitted..
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/1 Land 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 2: Draft Revised Local Development Scheme Programme (December 200)

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																					
1	South Somerset Local Plan	Prepare for Mode Inquiry			Await Inspector's Report			Prepare and publish Further Modification			6 week deposit period			Respond to Reps			Notice of Adoption			Adopt																																						
2	Core Strategy DPD	1												2												3												4			5			6														
3	Yeovil Town Centre Area Action Plan DPD	1												2												3												4			5			6														
4	Chard Town Centre Area Action Plan DPD													1												2												3												4			5			6		
5	Crewkerne Town Centre Action Plan DPD													1												2												3												4			5			6		
6	Generic Development Control Policies DPD													1												2												3												4			5			6		
7	Statement of Community Involvement	A				B				C				D				E				F				G				H				Ia				J				K				L				M				N				
8	Annual Monitoring Report	Evidence gathering, analysis and prepare AMR												Monitoring, analysis and prepare AMR												Evidence gathering, analysis and prepare AMR																																
9	Revised LDS	Review and revise LDS												Review and revise LDS												Review and revise LDS												Review and revise LDS																				

Legend - Stages in LDD Preparation

Development Plan Documents (DPD's)

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

Statement of Community Involvement (SCI)

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

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

<b>Development Plan Document</b>	<b>Policy/ Proposal</b>	<b>Description</b>
Core Strategy	POLICY ST1	Rural Centres
	POLICY ST2	Villages
	POLICY ST3	Development Areas
	POLICY ST5 (NEW)	General Principles of Development
	POLICY ME1	Provision for New Employment Land
	POLICY HG1	Provision for New Housing Development
	POLICY HG3 (NEW)	Phasing
	POLICY HG6 (NEW)	Affordable Housing
	POLICY HG7 (NEW)	Affordable Housing – Site Targets and Thresholds
	POLICY HG8 (NEW)	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 (WAS ST5)	The Quality of Development
	POLICY ST7 (NEW)	Public Space
	POLICY ST8 (NEW)	Sustainable Construction
	POLICY ST9 (WAS ST7)	Crime Prevention
	POLICY ST10 (WAS ST8)	Planning Obligations
	Chapter 3	Countryside Environment
	POLICY EC1 (NEW)	Protecting the Best and Most Versatile Agricultural Land
	POLICY EC2 (WAS EC1)	Areas of Outstanding Natural Beauty
	POLICY EC3 (WAS EC2)	Landscape Character
	POLICY EC4 (WAS EC3)	Internationally Important Sites
	POLICY EC5 (WAS EC4)	Nationally Important Sites – Sites of Special Scientific Interest

Development Plan Document	Policy/ Proposal	Description
	POLICY EC6 (WAS EC5)	Locally Important Sites
	POLICY EC7 (WAS EC6)	Landscape Features of Major Importance to Wildlife
	POLICY EC8 (WAS EC7)	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 (WAS EH7)	The Conversion of Buildings in the Countryside
	POLICY EH7 (WAS EH8)	The Conversion of Buildings in the Countryside
	POLICY EH8 (WAS EH9)	Historic Parks and Gardens
	POLICY EH9 (WAS EH11)	Historic Battlefields
	POLICY EH10 (WAS EH12)	No Development Areas
	POLICY EH11 (WAS EH13)	Archaeological Sites of National Importance (Scheduled Ancient Monuments)
	POLICY EH12 (WAS EH15)	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 (NEW)	Renewable Energy
	POLICY EU2 (NEW)	Wind Turbines
	POLICY EU3 (NEW)	Non-mains Sewerage
	POLICY EU4 (WAS EU1)	Water Services
	POLICY EU5 (WAS EU2)	Flooding
	POLICY EU6 (WAS EU3)	Culverting
	POLICY EU7 (WAS EU4)	Groundwater Catchment Areas
	POLICY EU8 (WAS EU5)	Telecommunications

Development Plan Document	Policy/ Proposal	Description
	Chapter 7	Transport
	POLICY TP1 (WAS TP2)	New Development and Pedestrian Provision
	POLICY TP2 (NEW)	Travel Plans
	POLICY TP3	Cycle Parking
	POLICY TP4	Safer Environments for New Developments and Existing Residential Areas
	POLICY TP5	Public Transport
	POLICY TP6 (WAS TP7)	Non-Residential Parking Provision
	POLICY TP7 (WAS TP8)	Residential Parking Provision
	POLICY TP8 (NEW)	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 (NEW)	Control of Advertisements
	Chapter 9	Employment and Tourism
	POLICY ME2	Provision for New Employment Land
	POLICY ME3 (WAS ME4)	Employment within Development Areas
	POLICY ME4 (NEW)	Expansion of Existing Businesses in the Countryside
	POLICY ME5 (WAS ME6)	Farm Diversification
	POLICY ME6 (WAS ME7)	Retention of Land and Premises
	POLICY ME7 (NEW)	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

<b>Development Plan Document</b>	<b>Policy/ Proposal</b>	<b>Description</b>
	Chapter 10	Housing
	POLICY HG2	Provision for New Housing Development
	POLICY HG4 (NEW)	Housing Densities
	POLICY HG5 (WAS HG4)	Replacement Dwellings in the Countryside
	POLICY HG9 (WAS HG8)	Rural Housing Needs
	POLICY HG10 (WAS HG9)	Transit/short stay sites
	POLICY HG11 (WAS HG10)	Long Term/Residential Sites
	POLICY HG12 (WAS HG11)	Low Impact Dwelling Sites
	POLICY HG13 (WAS HG12)	Sites for Travelling Show People
	POLICY HG14 (WAS HG13)	Sites for Travelling Show People
	POLICY HG15 (WAS HG14)	Agricultural and Forestry Dwellings
	POLICY HG16 (WAS HG15)	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**

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

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

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

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