

Foreword

The North Somerset Council Annual Monitoring Report (AMR) is published each year. This AMR monitors the period 1 April 2006 to 31 March 2007.

The report shows:

- How the Local Development Framework (LDF) is progressing; and
- How well the policies in the North Somerset Replacement Local Plan (March 2007) are performing.

The AMR will be submitted to the Secretary of State on or before the 31 December 2007.

We welcome any comments on this document that would help us to improve both the information and format of future reports.

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1. Executive Summary

The purpose of this report is to

- Show how North Somerset's Local Development Framework (LDF) is progressing; and
- Show how well the policies in the North Somerset Replacement Local Plan are performing through the use of contextual, core and local indicators.

Local Development Framework

North Somerset Council submitted its Local Development Scheme (LDS) to the Government Office for the South West in March 2005 and the document was approved in August 2005. Significant progress against the original LDS milestones has been made:

- The North Somerset Replacement Local Plan was adopted in March 2007.
- The Statement of Community Involvement (SCI) was adopted in February 2007.
- Supplementary Planning Documents on Biodiversity and Trees and Landscape Character were both adopted in December 2005.

A revised LDS was approved in June 2007. The main changes are:

- Deletion of the Housing and Supporting Sustainable Development Allocations Development Plan Document (DPD);
- Deferral of the Bristol International Airport Area Action Plan (AAP) and the North Somerset Waste DPD beyond the current work programme;
- Splitting of the Weston AAP into a Weston Regeneration Area AAP and a Weston Town Centre AAP;
- A new Joint Waste Development Plan Document (DPD) to be prepared jointly by the West of England authorities;
- A new South West Bristol AAP
- New Supplementary Planning Documents (SPDs) on Affordable Housing and Implementation (S.106).

Contextual Indicators

Contextual indicators present the key characteristics of an area. They show that North Somerset is a prosperous area with a growing population. Unemployment levels are low and owner occupation is above average, as is car ownership. Residents of North Somerset have one of the highest levels of income in the South West which is substantially higher than the incomes of those who work in the district. However there are areas of severe deprivation concentrated in Weston-super-Mare, a higher than average number of older people and high affordable housing need.

Core Indicators

Core indicators are set by the Department for Communities and Local Government (DCLG). Core indicators show that although the amount of employment development during 2006/07 was lower than the previous year, B1 office development substantially exceeded B2/B8 uses. The Council is on target to meet its strategic housing requirement to 2011 and has identified sufficient land in its housing trajectory to meet the RSS requirement of 26,000 dwellings in the period up to 2026. Housing density targets have been met and the percentage of dwellings built on previously developed land has exceeded the target by almost 30%. Affordable housing completions continue to fall below local need.

Total waste arising in North Somerset has decreased during 2006/07, as has the amount of waste sent to landfill, while positively the amount of waste recycled and composted has increased over the same period. No planning applications have been granted contrary to the advice of the Environment Agency over the past twelve months.

Local Indicators

Local indicators monitor the policies and targets in the North Somerset Replacement Local Plan and the LDF. In general the indicators show that North Somerset's planning policies are performing well. The majority of housing development that has taken place this year is in line with the Council's preferred locational strategy, although substantial employment development has taken place outside the four main towns. Positive progress is being made to develop indicators to monitor the progress of the regeneration of Weston-super-Mare and employment led regeneration in the town. Housing policies are performing well and density, previously developed land and mix of dwellings targets have all been met. There has been a net gain in Green Belt of around 57ha over the past year and considerable progress has been made to monitor biodiversity within the district.

2. Introduction

In September 2004 the Planning and Compulsory Purchase Act introduced a new Development Plan system in England. This changed the way the planning system operates at the regional, sub-regional and local levels.

The new system comprises:

- The **Regional Spatial Strategy (RSS)**, prepared by the Regional Assembly, forms part of the development plan. A new draft RSS for the South West (2006-2026) was considered at an examination in public during 2007 with the final RSS expected to be issued in 2008. The draft RSS has significant implications for North Somerset in terms of the amount and location of development proposed, particularly at Weston-super-Mare and a new urban extension to the South West of Bristol.

- The **Local Development Framework (LDF)**, prepared by North Somerset Council, comprises a suite of documents referred to as Local Development Documents (LDDs). These will include the Core Strategy, Area Action Plans (AAPs) and Supplementary Planning Documents (SPDs).

The programme for plan production is set out in the Local Development Scheme (LDS). This was initially approved in 2005¹ and a revised LDS was approved in June 2007.

An Integrated Approach to Monitoring

This is the third AMR produced by North Somerset Council. It monitors the period from 1st April 2006 to 31st March 2007 and as last year takes account of the following documents:

- The Town and Country Planning (Local Development) Regulations 2004;
- Planning Policy Statement 12: Local Development Frameworks (September 2004);
- The Good Practice Guide 'Planning – Local Development Framework Monitoring' provided by the Office for the Deputy Prime Minister (2004).

The AMR needs to have a spatial approach to planning. This approach requires comprehensive evidence on which to base and maintain planning policies. North Somerset Council is therefore committed to establishing robust and credible evidence on which to base its LDF planning policies.

National planning guidance says that it is acceptable for AMRs to develop and expand over time in order to take account of improved monitoring tools and emerging best practice. Over the past year improvements in monitoring practices have meant that additional indicators have been included in this year's report. Local indicators relating to biodiversity have been expanded and

¹ The North Somerset Local Development Scheme can be accessed via the internet at <http://www.n-somerset.gov.uk/environment/planning/policy> or by contacting the Planning Policy Team on 01934 426177.

indicators relating to the Weston Vision, mixed use and employment policies have also been improved, expanded or revised.

Local Development Documents are subject to Sustainability Appraisals and the AMR has a role to play in collecting baseline information to help produce these. These needs have not yet been identified but this will be addressed in future monitoring reports when work on the LDDs is further advanced.

The Council also recognises the importance of integrating its approach to monitoring with other local initiatives, in particular the North Somerset Community Strategy (2004-2025) and the principle of 'sustainable communities'.

The Community Strategy has been prepared by the North Somerset Partnership and brings together representatives from a range of interests including the public, private, voluntary and community sectors. The Community Strategy identifies a set of objectives for the Council, organised within nine key themes. These themes broadly relate to the main chapters of the North Somerset Local Plan and will also be reflected in the policies contained within the LDDs as they are prepared. A review of the Community Strategy is underway; the replacement is to be known as the Sustainable Community Strategy.

By linking the Community Strategy themes with policies in the LDDs, it is possible to make wider links to North Somerset's local and community objectives. These links have been made within the AMR and the objectives of the Community Strategy will be monitored alongside North Somerset's Local Indicators and the core indicators for regional planning and the RSS.

The Regional Assembly, as the regional planning body, has a responsibility to monitor the implementation and effectiveness of the Regional Spatial Strategy (Regional Planning Guidance for the South West (RPG 10)) and must produce a regional AMR for the whole region by the end of February each year². Data from this AMR is provided directly to the Regional Assembly and feeds into the AMR for RPG 10 for the South West.

Why Produce an AMR?

The production of an AMR is a statutory requirement.³

The purpose of the AMR is to:⁴

- Review progress in preparing planning documents against the timetable and milestones in the LDS;
- Assess how well planning policies are being implemented through the use of Contextual, Core and Local Indicators;

² RPG10 AMR can be viewed at <http://www.southwest-ra.gov.uk>

³ Planning Policy Statement 12 and Regulation 48 of the Town and Country Planning (Local Development) Regulations 2004 require local authorities to produce an Annual Monitoring Report.

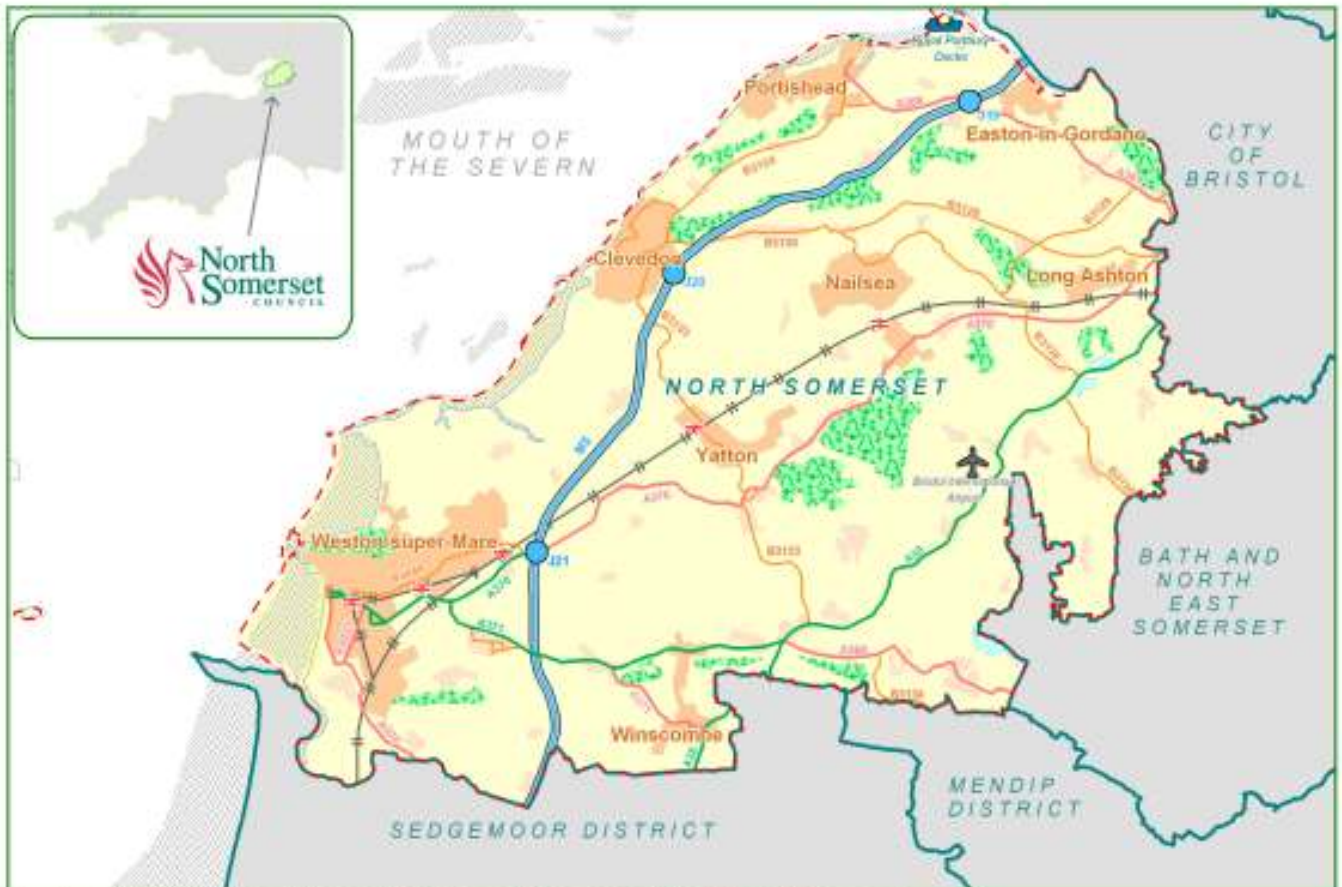
⁴ Section 35 of the Planning and Compulsory Purchase Act, Strategic Environmental Assessment Regulation 17 and Regulation 48 of the Town and Country Planning (Local Development) Regulations 2004 identify five key tasks that are required as part of an AMR.

- Where policies are not being implemented, explain why and set out what steps are being taken to ensure that the policy is implemented; or whether the policy should be amended or replaced;
- Identify the significant effects of implementing planning policies and whether they are as intended; and
- Set out whether policies are to be amended or replaced.

Contextual, Core and Local Indicators

- Contextual Indicators set out the key characteristics of an area. These statistics will appear in every AMR and provide a baseline position from which to monitor the Core and Local Indicators.
- Core Indicators have been set by the Department for Communities and Local Government and must be reported on each year. These indicators directly monitor development that has taken place as a result of the policies in Local Plans and Local Development Frameworks.
- Local Indicators evaluate whether existing policies and related targets are being met in order to assess whether current policies need to be reviewed or replaced.

Location Map



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Setting the Scene in North Somerset

North Somerset covers an area of around 37,500 hectares (145 square miles) and has a population of 201,400 people⁵. The district contains an international airport, a deep sea west coast port, part of an Area of Outstanding Natural Beauty, part of the Forest of Avon, a large area of Green Belt stretching south west from the edge of Bristol, as well as areas of low-lying levels and moors. The main settlements include the strategically significant town of Weston-super-Mare and the three smaller towns of Portishead, Clevedon and Nailsea. The M5 runs from north to south through the district and the mainline railway from Bristol to the South West also crosses North Somerset stopping at five stations along its route.

The district faces a wide range of development issues that includes the need to provide a large amount of new housing in the period up to 2026. The draft RSS identifies a need to build 26,000 dwellings in North Somerset over the next 20 years, which equates to 1,300 dwellings every year. The regeneration of Weston-super-Mare and its town centre, to benefit both existing and future residents, also needs to be addressed. There is a particular need to increase the number of job opportunities within the town in order to reduce the amount of out commuting that currently takes place.

The development needs of the airport and the port need to be reconciled with the protection and enhancement of the natural and built environment which makes North Somerset such an attractive place to live, work and enjoy. Other environmental issues include the need to reduce the amount of waste that is currently sent to landfill sites and to encourage recycling in order to meet challenging Government targets set for the next 15 years. The main development issues in North Somerset are therefore:

In Weston-super-Mare:

- Establishing the long term role of the town and its town centre
- Securing employment led regeneration
- Dealing with the town's areas of economic and social disadvantage
- Addressing the lack of jobs, which currently causes out-commuting problems
- Planning for WsM urban extension for 9,000 dwellings and associated infrastructure

Settlement Strategy:

- Identifying the role and function of North Somerset's towns and villages

In the commuter towns around Bristol:

- Addressing the amount of out-commuting and lack of jobs
- The extent and role of the Green Belt
- Planning for South West Bristol urban extension of 9,000 dwellings and associated infrastructure

Waste:

- Dealing with the amount of waste produced, which is rising faster than the national average

⁵ Office for National Statistics Mid-year Estimate 2006

Affordable Housing:

- Securing the provision of enough affordable housing to meet the needs of local people

Regional Spatial Strategy (RSS):

- Implementing the housing requirement in the draft RSS
- Urban extensions / regeneration at Weston-super-Mare and South West Bristol

3. Contextual Indicators

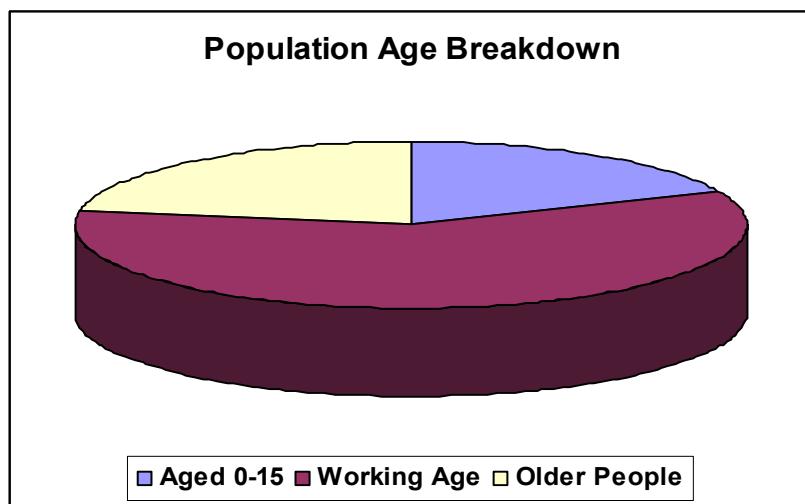
The following data set out some of the key characteristics of North Somerset. It provides a general overview of the district through a selection of statistics known by the Department for Communities and Local Government as 'Contextual Indicators'. These statistics will appear in every AMR and provide a baseline position from which to monitor the national and local indicators presented later in the report. The reference numbers in brackets next to some of the indicators represents their contextual indicator number. These numbers mean that the indicators can be directly compared to those used by the other local authorities in the West of England area as the data has been obtained from the same source for the same time period.

West of England area comprises Bristol, Bath & North East Somerset, South Gloucestershire and North Somerset Councils

Demographic Structure

Population size

- The population of North Somerset at the 2001 Census was **188,564**, an increase of 11,092 (6.3%) from the 1991 Census figure of 177,472. (Context 48)
- The latest Registrar General's Mid-year Population Estimate (2006) for North Somerset was **201,400**. This is 2,800 higher than the revised 2005 figure of 198,600, an increase of approximately 1.4%. (Context 37)
- The age breakdowns from the Registrar General's Mid-year Estimate (2006) for North Somerset are
 - Aged 0-15 years 36,900 (Context 38)
 - Working age 119,000 (Context 39)
 - Older people (male 65+/female 59+) 45,600 (Context 40)



- The population of North Somerset is expected to rise to around **246,100** by 2026. This would be an increase of 44,700 people or just over **1%** per year. (Context 45)
- Currently older people (over 60 female / over 65 male) make up **22.6%** of North Somerset's population compared to 18.8% of the population nationally. (Context 43)

Source: 2001 Census, ONS Mid-year Estimates 2006, ONS revised 2004 Sub-national Population Projections (Sept 2007)

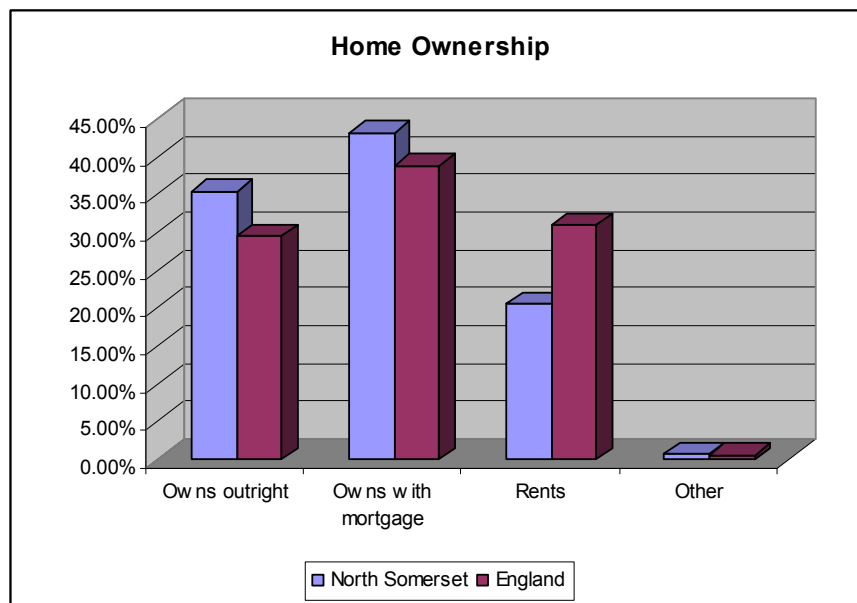
Dwellings, Household types and Tenure

- At the 2001 Census there were **79,985** households in North Somerset. This means that on average there were **2.36** people living in each household, the same as the figure for the South West. Nationally there is an average of 2.40 people living in each household. (Context 57)
- 22,272** households (27.8%) in North Somerset are occupied by people with dependant children. (Context 62)

In North Somerset

- 29.2%** of households are single person households, nationally the figure is 30.0% (Context 63)
- 7.3%** of households are lone parent households, nationally the figure is 9.5% (Context 60)
- 59.0%** of households are comprised of couples, nationally the figure is 53.8% (Context 59)
- 35.4%** of the population of North Somerset own their property outright and **43.2%** own their property with a mortgage or a loan. This means that **78.6%** of North Somerset residents are owner occupiers compared to a figure of 68.3% nationally.
- 20.6%** of the North Somerset population rent their properties.

Source: 2001 Census



Ethnic Composition

- At the 2001 Census the black and minority ethnic population made up only **1.4%** of North Somerset's population compared to 4.5% of the West of England area and 9.1% of the population in England. (Context 51)
- Based on experimental statistics released by ONS, the revised 2005 mid-year estimate suggests the black and minority ethnic population of North Somerset has increased to make up

2.9% of the total population, compared to 6.7% in the West of England area and 10.9% of the national population. (Context 51)

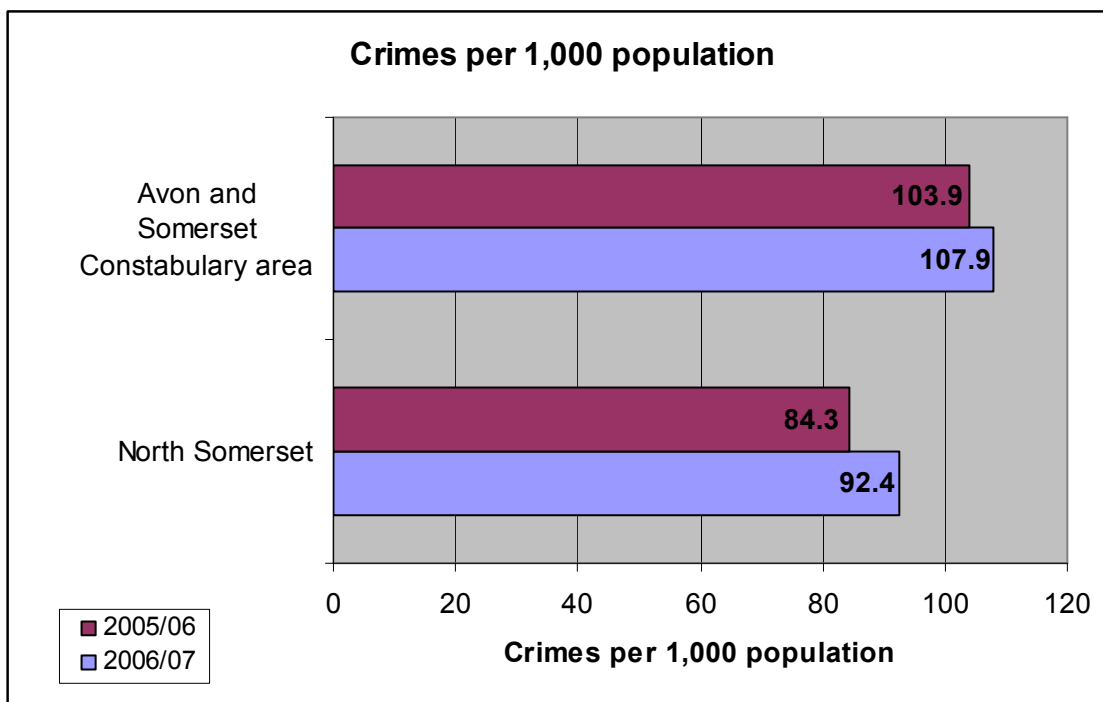
Source: 2001 Census and Revised Mid-year 2005 Estimates: Experimental Statistics (ONS)
West of England area comprises Bristol, Bath & North East Somerset, South Gloucestershire and North Somerset

Socio-cultural Issues

Crime Rates

- There were **92.4** crimes per 1000 population within North Somerset during the financial year 2006-2007 compared to 107.9 crimes per 1000 population in the Avon and Somerset Constabulary area as a whole. This shows an increase in the number of total crimes across North Somerset from 84.3 crimes per 1000 population in 2005-2006. (Context 36)

Source: Avon and Somerset Police Constabulary



- When alone in North Somerset during the day **79%** of residents felt safe and **7%** felt unsafe. When alone in North Somerset after dark **34%** of residents felt safe and **40%** felt unsafe.

Source: North Somerset Council Citizen's Panel Survey - May 2002

Unemployment Rates

- The unemployment rate as a percentage of the 16+ population in North Somerset was **2.6%** for the period January 2006 to December 2006. This is substantially lower than the current unemployment rate of 3.7% in the south west and 5.3% nationally. (Context 11b)

Source: North Somerset figures are taken from Unitary Authority data model-based unemployment figures. South West and National figures are from the Annual Population Survey January 2006-December 2006

Deprivation

- Around **9%** of North Somerset's population live in areas that are amongst the most deprived 20% of areas in the country. All of the **17,447** people affected live in Weston-super-Mare.

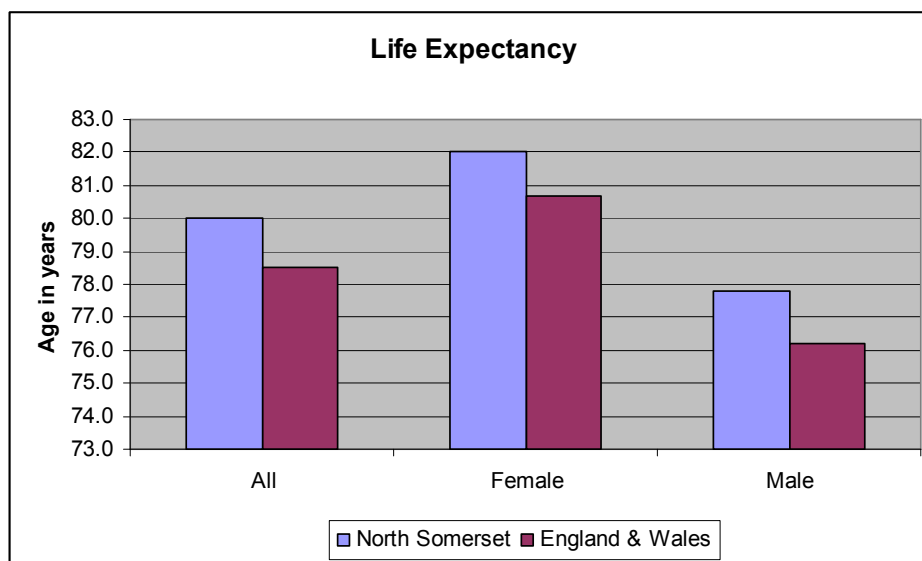
- Of the 353 local authorities in England, North Somerset has the **11th** largest range of inequality. This means that North Somerset has areas that are very deprived as well as areas that are very prosperous.

Source: Indices of Multiple Deprivation 2004 / Local Futures

Health

- The average life expectancy for residents of North Somerset is **80.0** years. The average female life expectancy is **82.0** years and the average male life expectancy is **77.8** years. All of these figures are higher than the national average. In England and Wales the average life expectancy is 78.5 years, 80.7 for females and 76.2 for males.

Source: North Somerset Primary Care Trust



- 34,915** people in North Somerset describe themselves as having a limiting long term illness. This is **18.5%** of the population. This is slightly higher than the national figure of 18.2%.
- 69.0%** of the population of North Somerset consider themselves to be in good health. **22.4%** feel that they are in fairly good health and **8.6%** do not think that they are in good health. These percentages are very similar to the national average.

Source: 2001 Census

Economy

Economic Activity

- 83.2%** of the working age population of North Somerset is economically active. This compares to 81.0% in the South West and 78.4% nationally. (Context 12)

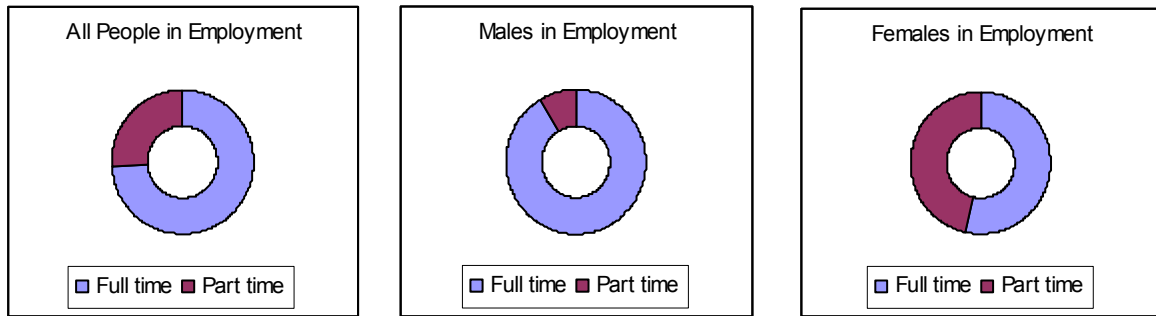
Source: Annual Population Survey January 2006-December 2006

Employment Structure

- 74.1%** of the economically active population of North Somerset work full time and **25.9%** work part time. Nationally, 76.0% work full time and 23.9% work part time. (Context 14a/15a)
- 91.6%** of the economically active males work full time and **8.4%** work part time. Nationally, 90.6% of the economically active males work full time and 9.4% work part time. (Context 16a/17a)

- **53.6%** of the economically active females work full time and **46.4%** work part time. Nationally, 58.6% of the economically active females work full time and 41.3% work part time. (Context 18a/19a)

Source: Annual Population Survey January 2006-December 2006



Income

- In 2006 the average gross annual pay for full time employees **working** in North Somerset was **£23,170**. This figure has dropped by £99 since 2005 but there has been a net increase of £5,478 since 1999. Currently average earnings for employees across the South West are £22,042 per annum and £23,783 per annum for people nationally. (Context 30)
- The average gross pay for the **residents** of North Somerset in 2006 was **£26,179**. This figure is £895 higher than in 2005 and is one of the highest figures for authorities in the South West. (Context 31)

Source: ONS Annual Survey of Hours and Earnings 2006

House Prices (Context 35)

- House prices averaged **£191,171** in North Somerset during 2007
- House prices averaged £190,636 in the South West during 2007
- House prices averaged £179,269 nationally during 2007

Source: Land Registry House Price Index (All house types)

House Price Change (Context 35)

- Last year it was reported that average house prices in North Somerset had risen from £79,330 to £201,983 between 1998 and 2006. This was an increase of 154%; nationally the increase was slightly less, at 136%. Average house prices in North Somerset had increased by 7% over the previous year, nationally they had increased slightly more, at 8%. These figures were based on Land Registry quarterly report data, which was previously used for this indicator. To update this position, we are now using the House Price Index figures published by the Land Registry. Although these figures vary from those previously published, they are designed to be more stable than quarterly averages.
- Based on the House Price Index average, house prices in North Somerset have risen from **£91,233** to **£191,171** between April 2000 and April 2007. This is an increase of **110%**. Nationally the increase was higher over the same period, at 118%. House prices in North Somerset have increased by **9%** over the past year, which is the same as the national average.

Source: Land Registry House Price Index (All house types)

Productivity

- **620** VAT registrations took place during 2006 in North Somerset, during the same period there were **450** VAT de-registrations. The total stock of businesses for 2006 was **6,465**, an increase of 320 businesses since 2005. (Context 32/33/34)

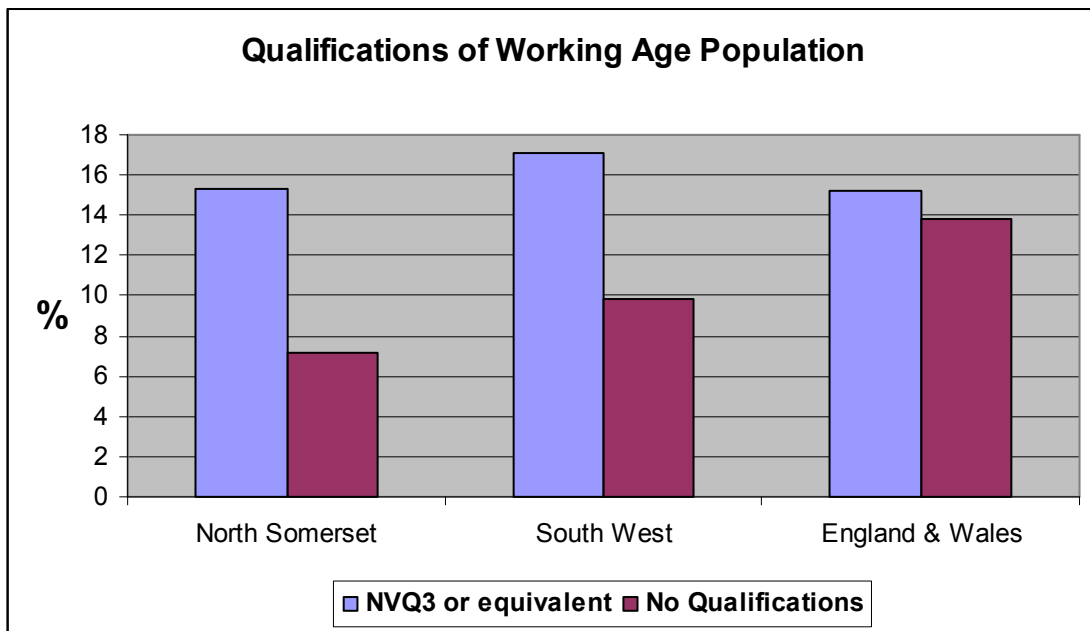
Source: 2006 Registrations NOMIS

- The percentage of the working age population with NVQ3 (A' levels or equivalent) is
 - North Somerset **15.3%** (Context 66)
 - South West **17.1%** (Context 66)
 - England & Wales **15.2%** (Context 66)

Source: Annual Population Survey Jan 2006 – Dec 2006

- The percentage of the working age population who do not have any qualifications is
 - North Somerset **7.2%** (Context 71)
 - South West **9.8%** (Context 71)
 - England & Wales **13.8%** (Context 71)

Source: Annual Population Survey Jan 2006 – Dec 2006



Education

- In 2006 **58.4%** of GCSE students in North Somerset achieved 5+ A*-C grades. This is an increase of **1%** since 2005. GCSE results have increased steadily in North Somerset since 2001. (Context 75)

Source: Department for Education and Skills

- There are **6,745** full time students aged 16-74 years in North Somerset. This is **5%** of the working age population.

Source: 2001 Census

Environment

Key Assets in the Natural Environment

North Somerset has

- **2** National Nature Reserves
- **11** Local Nature Reserves
- **38** Sites of Special Scientific Interest (SSSIs)
- **3** Special Areas of Conservation
- **70** Geological Sites (RIGS)
- **777** Tree Preservation Orders (TPOs)
- **1** Area of Outstanding Natural Beauty

The number of TPOs is less than reported in previous years due to a best practice audit having taken place which has accurately updated records, reflecting the fact that area designations are no longer best practice. There are currently 777 active TPOs across the district.

Source: North Somerset Council Strategic Projects Group

River Quality

- In 2006, **38.94%** of the river length across North Somerset was reported as good. **43.24%** was reported as fair and **17.82%** was reported as poor. The figures for the South West are 81.04% reported as good, 16.10% reported as fair, 2.81% described as poor and 0.04% reported as bad.

Source: The Environment Agency

Housing and Built Environment

Quality and Assets of the Built Environment

North Somerset has

- **34** Conservation Areas
- **1,075** Listed buildings
- **67** Scheduled Ancient Monuments
- **8** Registered parks and gardens
- **58** Unregistered parks and gardens

Source: English Heritage / North Somerset Council Strategic Projects Group

Housing Stock

At the time of the 2001 Census **3.4%** of dwellings in North Somerset were unoccupied, this included **2,366** vacant dwellings. Although this is lower than the national figure of 3.9% and the South West figure of 4.5% it is higher than other authorities in the West of England. (Context 55/56)

Source: 2001 Census

West of England area comprises Bristol, Bath & North East Somerset, South Gloucestershire and North Somerset

Transport

Transport Accessibility

- The working population of North Somerset use the following types of transport to travel to work
 - Public transport **6.4%**
 - Car **69.3%**
 - Bicycle / on foot **11.2%**

- Nationally the figures are
 - Public transport 14.5%
 - Car 61.5%
 - Bicycle / on foot 12.8%

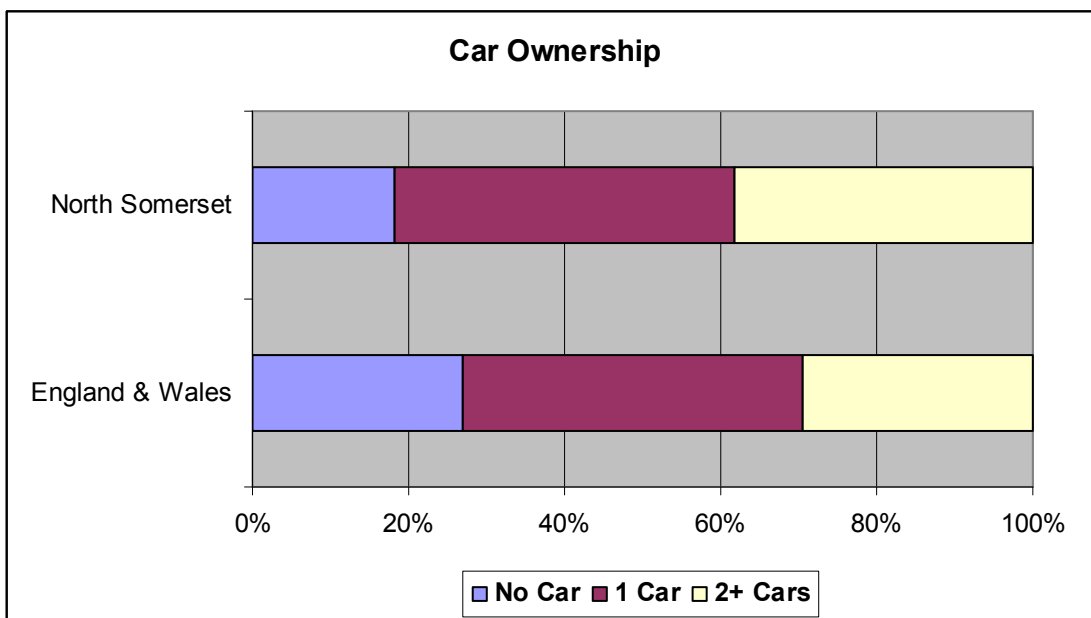
- **37.6%** of North Somerset's workforce travel over 10km to work.

Source: 2001 Census Travel to work statistics

- The total number of cars owned in North Somerset at the time of the 2001 Census was **104,551**.

- The percentage of households without access to a car was **18.2%**, compared to 26.8% nationally.
- The percentage of households with 2+ cars was **38.2%**, compared to 29.4% nationally.

Source: 2001 Census



- Traffic on North Somerset's roads has increased by **27%** in the last 10 years, compared to 20% in the South West and 18% in England over the same time period.

Source: Department for Transport National Road Traffic Survey

- There were **4,766,185** bus passenger journeys taken in North Somerset during 2006/07. This is a large increase on the 4,242,000 taken during the previous year, 2005/06. This increase is mainly due to the introduction of free bus travel for the over 60s, but also reflects the council's investment in bus infrastructure and priority measures.

Source: North Somerset Local Transport Plan Annual Progress Report

Commentary - Key Characteristics

North Somerset is a generally prosperous area, with a growing population. The district has a higher than average proportion of older people and a lower than average proportion of working age people. Household structures in the area are generally similar to the national situation, although the number of homeowners in the district is 10% higher than across England as a whole.

The number of crimes reported in North Somerset this year has increased since 2005-2006, as has the number of crimes reported across the Avon and Somerset Constabulary area as a whole. Unemployment rates in the district are considerably lower than regional and national figures, again suggesting a level of prosperity in the area. However, deprivation statistics highlight areas that have severe social and economic problems. There is a huge range of inequality across North Somerset, but most of the deprived areas are concentrated within Weston-super-Mare.

Residents of North Somerset give similar perceptions of their general health to the national population. Average life expectancies across the district are slightly higher than the national figures.

During 2006 average incomes for people working in North Somerset have fallen slightly, compared to all other West of England authorities whose workplace incomes have risen over the same period. Figures in North Somerset are still above the South West average and are not dissimilar to national figures. Average earnings for residents of North Somerset have increased by 3.5% since last year and are now £2,355 higher than the national average. The average resident income of £26,179 in North Somerset is one of the highest figures in the South West region.

The way that average house prices were previously calculated has now been changed. Last year, based on Land Registry Quarterly Report Data, North Somerset average house prices were recorded as £201, 983. This method has now been changed by the Land Registry, and quarterly reports have been replaced by the House Price Index. Although the new figures vary greatly from those previously published, they are designed to be more stable and robust in future. Based on the new House Price Index, the average house price in North Somerset in 2007 was £191,171. This is similar to the West of England⁶ and South West average house prices, and nearly £12,000 higher than the current national figure.

The proportion of North Somerset residents who are qualified to NVQ3 level or above is slightly higher than the national figure. The percentage of people with no qualifications is 6.6% less than in England and Wales. North Somerset students gaining five or more GCSE passes at grades A*-C has improved by 1% since last year, and results have now risen steadily each year for the past five years.

Car ownership in North Somerset is high, and the number of people travelling to work by car is also higher than the national average. The number of bus passenger journeys taken in North Somerset during 2006/07 has increased by over half a million journeys since the 2005/06 period. It is believed that this is largely due to the introduction of free bus travel for older people, and this figure is set to increase further next year, when a nationwide free bus travel scheme for the over 60's is introduced.

⁶ West of England Area comprises Bristol, Bath and North East Somerset, South Gloucestershire and North Somerset.

4. Progress on Timetable and Milestones in LDS

The Key milestones for the preparation of a LDD are:⁷

- Commencement of the preparation process of a development plan document;
- Public participation on preferred options;
- Submission of development plan document;
- Pre-examination meeting;
- Commencement of the examination;
- Adoption of the development plan document.

These key milestones need to be monitored for all the documents listed within the North Somerset LDS as it existed during the monitoring period (the 2005 LDS). These are:

1. Statement of Community Involvement (SCI)
2. Weston-super-Mare Area Action Plan (WSM AAP)
3. Bristol International Airport Area Action Plan (BIA AAP)
4. North Somerset Waste Local Development Document
5. North Somerset Core Strategy
6. North Somerset Housing and Supporting Sustainable Development Allocations Development Plan Document (DPD)
7. Bio-diversity and Trees Supplementary Planning Document
8. Landscape Character Supplementary Planning Document

A revised LDS was approved in June 2007. The main changes are:

- Deletion of the Housing and Supporting Sustainable Development Allocations DPD;
- Deferral of the Bristol International Airport AAP and the North Somerset Waste DPD beyond the current work programme;
- Splitting of the Weston AAP into a Weston Regeneration Area AAP and a Weston Town Centre AAP;
- A new Joint Waste Development Plan Document (DPD) to be prepared jointly by the West of England authorities;
- A new South West Bristol AAP

⁷ As identified at paragraph 32 of PPS12: Local Development Frameworks.

- New Supplementary Planning Documents (SPDs) on Affordable Housing and Implementation (S.106).

While the 2007 AMR must consider the situation at 31 March 2007, the commentary will highlight areas where changes have since been made.

Progress on Local Development Scheme

Progress on Local Development Document production as measured against targets set out in Local Development Scheme (2005)

Statement of Community Involvement							
		Milestones					Comment
		Commencement of public participation on draft statement	Submission to Secretary of State	Pre-examination meeting	Commencement of examination	Adoption	
Statement of Community Involvement	LDS target	November 2005	May 2006	July 2006	October / November 2006	December 2006	Adoption delayed by committee cycle following receipt of Inspector's report in late November 2006
	Actual performance	November 2005	May 2006	N/A	N/A	February 2007	

Development Plan Documents							
		Milestones					Comment
		Commencement of preparation process	Public participation on preferred options	Submission to Secretary of State	Pre-examination meeting	Adoption	
North Somerset Replacement Local Plan	LDS target	June 2000	N/A	N/A	February 2005	December 2006	Adoption delayed as a result of Council decision November 2006 to advertise further proposed modifications.
	Actual performance	June 2000	N/A	N/A	February 2005	March 2007	
Weston-super-Mare Area Action Plan	LDS target	January 2005	December 2006	September 2007	March 2008	September 2008	No key milestones met in current AMR period. Plan production has slipped. Timetable reviewed December 2006 in light of relationship to Core Strategy. Revised LDS splits AAP into two separate plans.
	Actual performance	January 2005					

		Milestones					Comment
		Commencement of preparation process	Public participation on preferred options	Submission to Secretary of State	Pre-examination meeting	Adoption	
Bristol International Airport Area Action Plan	LDS target	October 2005	March 2006	November 2006	May 2007	January 2008	Decision taken to defer BIA AAP – LDS reviewed December 2006. Now deferred as 'future work' beyond current (2007) LDS programme.
	Actual performance						
North Somerset Waste Local Development Document	LDS target	September 2005	May 2006	January 2007	September 2007	September 2008	Decision to prepare Joint Waste DPD means preparation of North Somerset Waste LDD must wait. Milestones reviewed December 2006. Now deferred as 'future work' beyond current (2007) LDS programme.
	Actual performance						
North Somerset Core Strategy	LDS target	January 2006	June 2006	April 2008	November 2008	October 2009	Progress delayed given priority to progress Replacement Local Plan. Milestones reviewed December 2006.
	Actual performance	July 2006					
North Somerset Housing and Related Sustainable Development Allocations	LDS target	January 2006	November 2007	September 2009	December 2009	May 2010	No start made given need to prioritise Replacement Local Plan progress. Milestones reviewed December 2006. Deleted from new (2007) LDS programme.
	Actual performance	No start					

Supplementary Planning Documents				
		Milestones		Comment
		Commencement of public participation on draft statement	Adoption	
North Somerset Biodiversity and Trees SPD	LDS target	October 2004	December 2005	LDS key milestones met.
	Actual performance	October 2004	December 2005	
North Somerset Landscape Character SPD	LDS target	October 2004	December 2005	LDS key milestones met.
	Actual performance	October 2004	December 2005	

Commentary

The Local Development Scheme (LDS) was submitted to the Government Office for the South West in March 2005 and was approved by them in August 2005. The Replacement Local Plan was the main focus of work during 2006/07. North Somerset Council's response to the Replacement Local Plan Inspector's Report (April 2006) was considered by Council in June 2006 and proposed modifications were published for public consultation June – July 2006. A response report was considered during November 2006, following which further modifications were proposed and consulted upon. This unscheduled additional stage delayed adoption by three months, to March 2007.

In respect of the LDF, the SCI progressed largely on target, adoption occurring in February 2007. The programme for the remaining documents has been significantly amended; Council considered a revised programme in December 2006 for submission to Government Office. Other key milestones in the then current LDS which fall within the current AMR period were not met.

5. Core Indicators

A Detailed Description of Local Development (April 2006 to March 2007)

The indicators and data below present a detailed look at recent development in North Somerset. The indicators listed report on a set of core indicators set by the Department for Communities and Local Government (DCLG). These indicators must be collected for each AMR and use a clearly identified set of definitions. The main purpose of these indicators is to measure development that is directly related to, and a consequence of the planning policies contained within the Local Plan and the LDF.

Business Development

1a: Amount of floorspace developed for employment by type

B1a	8,345 sqm	70%
B1b/c	-	
B2/B8	3,563 sqm	30%
Total	11,908sqm	100%

1b: Amount of floorspace developed for employment in employment or regeneration areas

B1a	6,048 sqm	72% of B1a floorspace
B1b/c	-	
B2/B8	-	
Total	6,048 sqm	51% of total floorspace

1c: Amount of completed floorspace by employment type, which is on previously developed land

B1a	2,927 sqm	35% of B1a floorspace
B1b/c	-	
B2/B8	-	
Total	2,927 sqm	25% of total floorspace

1d: Employment land available by type

Remaining employment land allocations identified in NSRLP at Schedule to Policy E/5

Weston-super-Mare	78.73 hectares
Portishead	18.10 hectares
Clevedon	-
Nailsea	1.10 hectares
Other Areas	101.39 hectares
Total	199.32 hectares

Non-allocated land approved for use classes B1a, B1b/c and B2/B8

Weston-super-Mare	3.86 hectares
Portishead	0.80 hectares
Clevedon	1.24 hectares
Nailsea	0.41 hectares
Other Areas	8.53 hectares
Total	14.84 hectares

The other areas figure includes an estimated 3ha of employment land at Barrow Hospital, Barrow Gurney, a major development site that has a mixed-use outline planning approval.

1e: Loss of employment land in

- (i) employment and regeneration areas
1.29ha of land lost to car showrooms.

- (ii) Local authority area (allocated sites)
1.29ha of land lost to car showrooms.

1f: Amount of employment land lost to residential development
None

The amount of employment floorspace completed this year is less than in previous years, although still strong with nearly 12,000 square metres completed across the district. For the second consecutive year, the amount of B1a office floorspace completed has significantly exceeded the amount of B2/B8 floorspace completed.

Although the amount of floorspace completed on previously developed land during this monitoring period is less than reported last year, over half of this year's employment completions have taken place on sites allocated in the North Somerset Replacement Local Plan (NSRLP).

The only recorded losses this year have all occurred on one allocated site. The 1.29ha of employment land lost is made up of three developments on allocation E17 (NSRLP Schedule to Policy E/5) at Aisecome Way, Weston-super-Mare. All of these developments were for car showrooms. For the third year in a row, no employment land has been lost to residential uses.

Housing

2a: Housing trajectory showing

- (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is longer
11,030 dwellings
- (ii) net additional dwellings for the current year
1,132 dwellings
- (iii) projected net additional dwellings up to the end of relevant development plan document period or over a ten year period from its adoption, whichever is the longer
3,870 dwellings
- (iv) the annual net additional dwelling requirement
993 dwellings
- (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance
968 dwellings per annum

2b: Percentage of new and converted dwellings on previously developed land
87.2%

The number of gross dwelling completions for this monitoring year was 1,199

2c: Percentage of new dwellings completed at

- (i) less than 30 dwellings per hectare
2%
- (ii) between 30 and 50 dwellings per hectare
54%

- (iii) above 50 dwellings per hectare
44%

Figures presented are for large site (10 or more dwellings) completions only. This represents 884 dwelling completions (gross), for this monitoring year.

2d: Affordable housing completions

- (i) Wholly funded through Registered Social Landlords and/or Local Authority
42
- (ii) Wholly funded through developer contribution
67
- (iii) Funded through a mix of public subsidy and developer contribution
17
- (iv) Total affordable housing completions
126

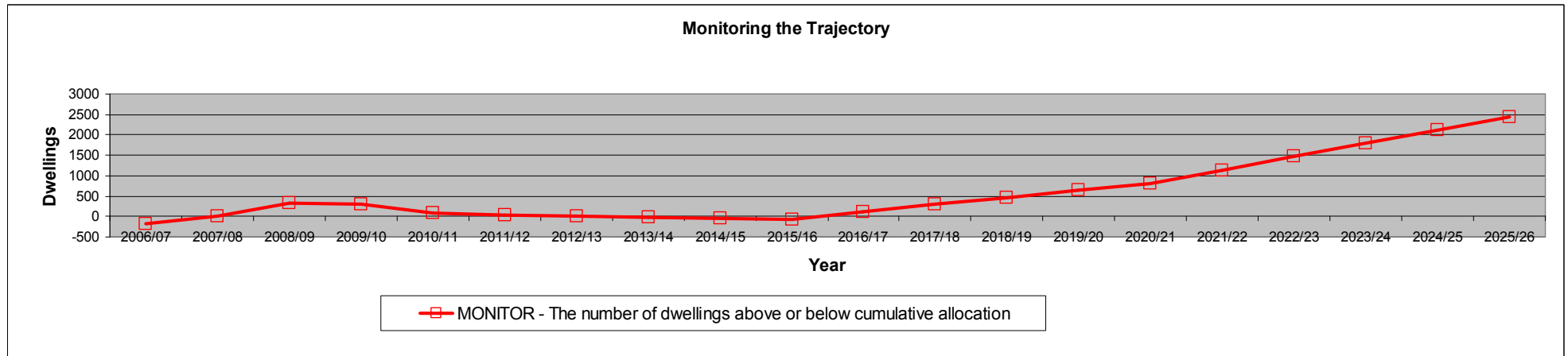
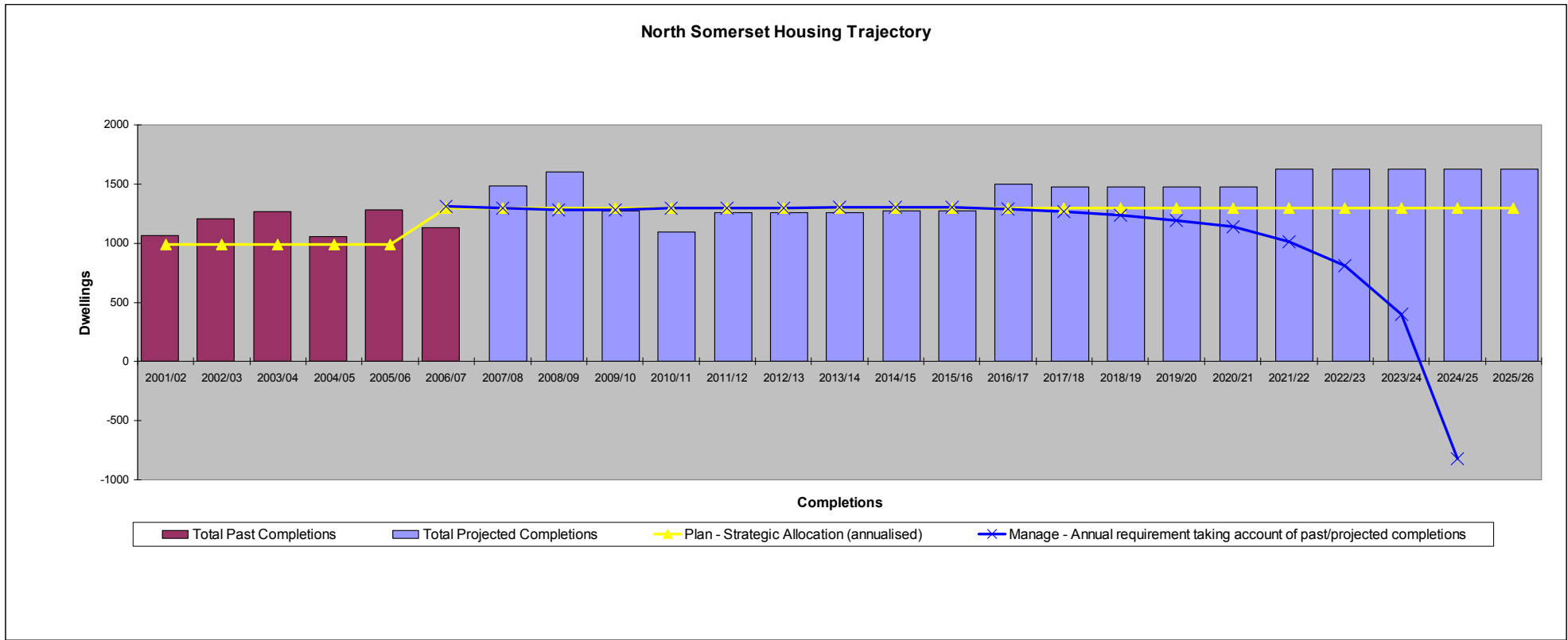
1,132 net dwelling completions were recorded this year, a 10% decrease on the figure recorded in 2005/06. Although a decrease in net dwelling completions has been recorded this year the Council is still on target to meet its strategic housing allocation of 14,900 dwellings by 2011 and the annual average number of net additional dwellings needed to meet the overall housing requirement to 2011 has reduced from 1,000 last year to 968 dwellings at present.

The draft RSS for the South West identifies a requirement for 26,000 dwellings to be provided in the district between 2006 and 2026, this will equate to 1,300 dwellings per annum and will require an increase in current annual build rates if the target is to be met. Completions for 2006/07 were 13% below this required build rate. The North Somerset housing trajectory that follows expands on this information.

Over 87% of all dwelling completions this year were provided on previously developed land, an increase of 16% on last year. It is expected that this level of development on previously developed land will be maintained over the next few years due to high build rates on allocated, previously developed sites such as Ashlands and Dockside at Portishead and Long Ashton Research Station. However once these sites are built out then the percentage of completions on previously developed land may start to fall due to the influence of the South West Bristol urban extension and parts of the Weston urban extension that will be built on Greenfield sites.

The amount of dwellings on large sites (10 or more dwellings) built at a density of below 30 dwellings per hectare has decreased substantially this year to only 2%, therefore 98% of all dwellings were built in excess of 30 dwellings per hectare, showing that North Somerset is making efficient use of the residential land available.

North Somerset Housing Trajectory



Housing Trajectory

The Joint Replacement Structure Plan requires North Somerset to build a total of 14,900 dwellings (net) between 1996 and 2011. In the first phase of the Structure Plan, 1996 to 2001, net dwelling completion rates were below the target figure of **993** dwellings per annum required. However, post 2001 completion rates have increased substantially and have averaged **1,183** dwellings per annum over the last five years.

Net dwelling completions for 2006/07 totalled **1,132** dwellings, 121 dwellings less than last year. Net dwelling completions from 1996 to 2006 have totalled **11,030** dwellings leaving **3,870** dwellings to be built from April 2007 to March 2011. This means that **968** dwellings need to be built each year over the remaining four years of the plan period. This figure is 25 dwellings per year below the overall annual net requirement for the whole 15 year period.

Take up of current allocations, commitments and windfalls suggest that completion rates will continue strongly over the next three to four years, and the target of 14,900 dwellings will be met by 2011. The assumptions the Council has made about future completion rates have been open to scrutiny through the North Somerset Replacement Local Plan process and have been fully open to discussion and evaluation by the development industry and other stakeholders.

The draft Regional Spatial Strategy (RSS) for the South West currently allocates **26,000** dwellings to North Somerset over the 20 year period from 2006 to 2026. This will equate to **1,300** dwellings per annum for the next 20 years. This challenging target is over **300** dwellings higher per annum than the annualised Structure Plan requirement and is substantially higher than average completions achieved in recent years. During the first year of the RSS period (2006/07), completions were **13%** below the annual net target, which equates to a deficit of 168 dwellings.

During the past twelve months the Council has started work on a Strategic Housing Land Availability Assessment (SHLAA)⁸ in order to assess future housing capacity in the district and identify potential sites and a five year phasing strategy for residential development up to 2026. This assessment will inform future monitoring, housing trajectories the Core Strategy and other DPDs. This year's housing trajectory is based on the figures presented in the draft SHLAA (December 2007). The SHLAA is largely influenced by the expected delivery of two urban extensions at South West Bristol and Weston-super-Mare, sites allocated in the NSRLP and sites with planning permission listed in the Residential Land Survey 2007. The remaining dwellings are made up of sites identified through the SHLAA and assumptions about the levels of housing that can be delivered through schemes such as the regeneration of Weston-super-Mare. For site specific detail see the draft SHLAA and RLS 2007 on the Council's website.⁹

Up to 2011 the majority of sites identified already have planning permission or are allocated in the NRSLP. Post 2011 each of the three, five year periods to 2026 has a fairly even phasing of sites based on the information currently available. As the RSS allocates North Somerset two large urban extensions of 9,000 dwellings each, it is difficult at this early stage in the process to predict exact locations and the timetable for delivery on these sites. However, dwellings have been phased to increase towards the end of the RSS period to allow for the expected lead in times of such large developments and to allow for employment led regeneration, especially at Weston-super-Mare.

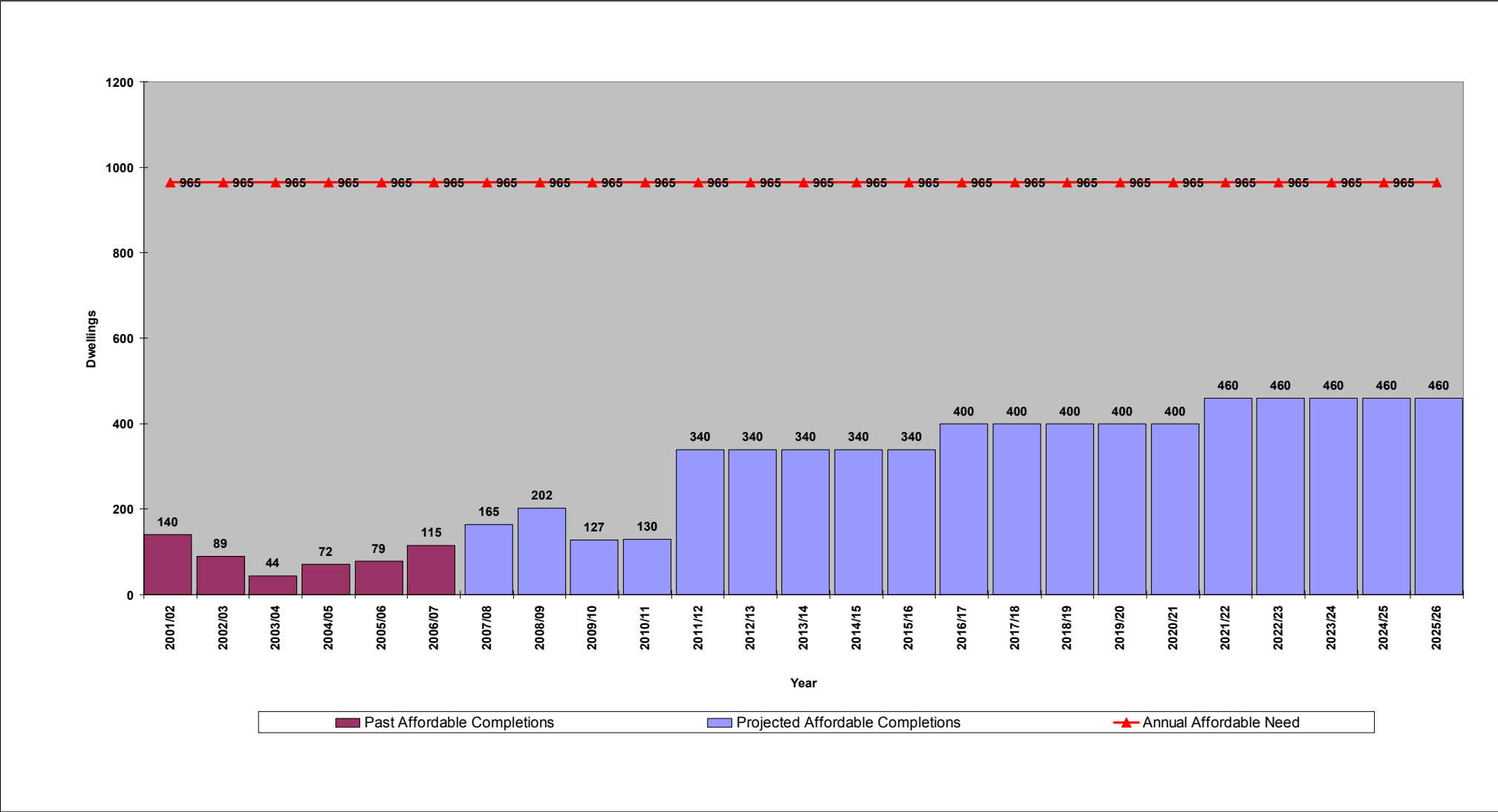
At the moment the SHLAA has identified enough housing to fulfil the RSS requirement of 26,000 dwellings. However, identified sites are still open to consultation and there are high levels of

⁸ As per guidance in PPS3 (November 2006) and Strategic Housing Land Availability Assessments: Practice Guidance (July 2007).

⁹ <http://www.n-somerset.gov.uk/Environment/Planning+policy/Local+Development+Framework/>

uncertainty surrounding the delivery in the later stages of the RSS period. As more site specific information becomes available on the location and phasing of the urban extensions, the housing trajectory will be updated, as will the SHLAA itself.

North Somerset Affordable Housing Trajectory



The 2005 Glen Bramley Housing Need Assessment Model has identified a need for **965** affordable dwellings per year to be provided in North Somerset during the period 2002 to 2011.

Past affordable housing completion rates have fallen well below the **965** dwellings per year required. Affordable housing completions arising from planning permissions for 2006/07 totalled **115** dwellings, **14%** of total completions on sites in excess of the affordable housing threshold of 15 dwellings (801 dwellings in total). Although this is a substantial increase on last year's figure of **8%** this is still well below the **30%** target stated in policy H/4 of the Adopted North Somerset Replacement Local Plan. During 2006/07 a further 11 affordable dwellings came forward through existing properties coming into RSL ownership, providing a total of **126** affordable units, an increase of 48% on the 79 dwellings provided last year.

Based on information put together by the Council's Housing Enabling Team and information taken from the 2007 Residential Land Survey, in total over the next four years affordable housing secured through the planning system is not expected to exceed more than a single year's housing need. There may be additional affordable housing acquired by Registered Social Landlords (RSLs) that may add to the figures presented in the affordable housing trajectory but these dwellings are not expected to add more than another 100 dwellings to the overall total by 2011.

Post 2011 the majority of the affordable housing identified in the trajectory will come forward from the two urban extensions at Weston-super-Mare and south west Bristol. In total the urban extensions will provide 18,000 dwellings of which it is expected that 30% (5,400 dwellings) will be affordable. For the purpose of the trajectory it has been assumed that the affordable housing provision will be phased throughout the 15 year development period, although as more detailed master planning is undertaken on the two urban extensions this phasing may be amended.

Even with the expected increase in affordable housing provision that will come forward from the urban extensions post 2011 the affordable housing trajectory clearly shows that there will continue to be a substantial under provision of affordable housing in relation to need within North Somerset.

Transport

3a: Amount of completed non-residential development within use classes A, B and D complying with car parking standards set out in local development framework.

A Use Class 100%
(This includes shops, financial and professional services, restaurants and cafes, drinking establishments and takeaway uses.)

B Use Class 57%
(This includes business, general industrial and storage and distribution uses.)

D Use Classes 100%
(This includes non-residential institutions and assembly and leisure uses.)

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 (calculated as a percentage of all residential development).

	2005/06	2006/07
GP / Doctors	72%	86%
Hospitals	46%	38%
Primary Schools	68%	91%
Secondary Schools	58%	91%

Major Retail Centre	67%	90%
Employment	64%	94%

All completions within the A and D use classes during this monitoring period have been compliant with the car parking standards as set out in Schedule to Policy T/6 of the NSRLP.

Of the seven developments completed within the B use classes, four are compliant with the current standards. Of the three that fail to comply, two of the developments are adjacent sites within the wider Ham Green allocation. On this development levels of parking above the maximum standards were agreed due to the location of the site. On these applications, more parking provision was allowed as previous phases of the development had benefited from additional spaces. Green Travel plans, however, will be requested when these buildings are occupied, as this was a condition of the original outline planning approval. The remaining application at the Clevedon 5/20 Business Park allocation in Kenn, has a similar situation. Green Travel Plans are also a requirement on this site, which only marginally exceeds the maximum standards.

The amount of new residential development completed within 30 minutes public transport time of a variety of local services has been calculated by the use of Accession software. The 2006/07 figures for North Somerset range from 38% of new dwellings for hospitals, to 94% of new dwellings for employment. With the exception of new residential development within 30 minutes public transport time of a hospital, all other services have seen an improvement of between 14% and 33% on the dwellings completed during 2005/06. This increase may be due to several of the major housing sites (Port Marine, The Ashlands and Moor Lane) in the district nearing completion which in turn means that the social and transport infrastructure has now been put in place to support the large number of residential dwelling completions that have been built.

Local Services

4a: Amount of completed retail, office and leisure development.

Retail (Use Class A1)	4,075 sqm gross floorspace
Office (Use Class B1a)	8,345 sqm gross floorspace
Leisure (Use Class D2)	5,067 sqm gross floorspace

4b: Amount of completed retail, office and leisure development in town centres.

Retail (Use Class A1)	1,121 sqm (28%)
Office (Use Class B1)	535 sqm (6%)
Leisure (Use Class D2)	-

4c: Amount of eligible open spaces managed to Green Flag Award standard.
None

This is the second year that completion figures for retail and leisure uses have been monitored. Therefore, the figures presented only relate to completions on sites that have obtained planning permission since April 2005. None of the leisure completions took place within the areas defined as town or district centres in the NSRLP. One of the office developments completed was within the defined town centre of Weston-super-Mare, which provided additional office space for North Somerset Council.

During the monitoring period 2006/07, no areas of open space in North Somerset were managed to Green Flag Award standard. However, two sites were entered for Green Flag status during the

2006/07 monitoring period and were subsequently awarded the standard during July 2007. These two sites are Uphill Hill in Weston-super-Mare and Abbots Pool in Leigh Woods.

The Council recognises the importance of the Green Flag standard and has included the provision of open space to meet the standard in its Local Area Agreement targets. A further three sites will be entered in future years. As part of the Council's Open Spaces Strategy, a major piece of work to assess the quality of all open spaces according to the Green Flag criteria will be undertaken during the next 12 to 18 months. This work will feed into the development of an SPD which will then allow appropriate indicators and targets to be established.

Minerals

5a: Production of primary land won aggregates
Not available

5b: Production of secondary / recycled aggregates
Not available

Details of the amount of primary and secondary aggregates produced during 2006/07 are not currently available. Aggregates data is only available for the year 2005/06, and confidentiality and Freedom of Information concerns at the Quarry Products Association resulted in previous data only being published at the sub-regional level. The British Geological Survey expects to have the data available for publication, aggregated to Avon area geography, early in 2008.

Waste

6a: Capacity of new waste management facilities by type

(i) with planning permission
None

(ii) which are operable
25,000 tonnes per annum

A replacement Waste and Recycling facility at Backwell Household Waste Recycling Centre, Coles Quarry, Backwell was opened during 2006. This new, larger site has replaced the civic amenity site at Cheston Coombe that has now closed.

6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

	2005/06		2006/07	
Recycling / composting	22,164 tonnes	19.5%	32,158 tonnes	29.2%
Domestic refuse collection	60,470 tonnes	53.1%	52,992 tonnes	48.2%
Bulky household collection	701 tonnes	0.6%	395 tonnes	0.4%
Street sweeping	2,694 tonnes	2.4%	3,407 tonnes	3.1%
Litter	1,199 tonnes	1.0%	1,296 tonnes	1.2%
Civic amenity waste	20,796 tonnes	18.3%	14,243 tonnes	13.0%
Beach waste	728 tonnes	0.6%	703 tonnes	0.6%
Hardcore / rubble	5,197 tonnes	4.6%	4,683 tonnes	4.3%
Asbestos			70 tonnes	0.06%
Total waste arising	113,949 tonnes	100%	109,947 tonnes	100%
Total Landfilled	86,582 tonnes	76%	73,054 tonnes	66.4%

Total waste arising has decreased by 4,002 tonnes (3.5%) this year and, more importantly, the total amount of waste sent to landfill has reduced by 13,528 tonnes or 16%. The amount of waste sent to landfill now accounts for 66% of all waste, rather than 76% as in the previous two years. This figure is important, as the amount of waste taken to landfill must decrease to around 21,000 tonnes by 2020. Recycling and composting now accounts for 29.2% of all waste arising, an increase of 9.7% on last year, suggesting that more people are composting their waste at home and utilising the kerbside recycling and green waste collection services offered by the council. Alongside this waste arising from domestic refuse collection has reduced by 7,478 tonnes (12%).

The Council's recycling team are actively advertising and promoting their service and as of 1 October 2007 green waste collections now collect from 100% of properties in the district. Therefore we should expect to see another positive increase in the amount of waste recycled and composted during 2007/08, which should lead to a decrease in the total amount of waste arising and the amount of waste sent to landfill.

Flood Protection and Water Quality

7: Number of planning permissions granted contrary to the advice of the Environment Agency

(i) on flood defence grounds

None.

52 objections were received from the Environment Agency on flood defence grounds during the monitoring period. 18 of the applications were refused and five were withdrawn. All of the remaining 29 that were approved had their objections withdrawn prior to permission being granted, following the submission of a flood risk assessment.

(ii) on water quality

None.

Four objections were received from the Environment Agency on water quality grounds during the monitoring period. Of these four applications, two were refused and two were approved following the receipt of a valid flood risk assessment and the withdrawal of the original objection.

It should be noted that the total number of objections received from the Environment Agency is lower than in previous years. This is largely due to changes in the process of registering planning applications, as flood risk assessments are now required before validation for applications meeting certain criteria.

Bio-diversity

8: Change in areas and populations of bio-diversity importance including:

(i) change in priority habitats and species (by type)

We are currently unable to monitor the change in priority habitats and species in North Somerset due to a lack of financial and staff resources, unfortunately this situation is not likely to change in the future. However BRERC (Bristol Regional Environmental Records Centre) have provided a list of 12 priority habitats that are present within the district, these are:

Upland mixed ash woodland	Lowland dry acid grassland
Sabellaria alveolata reefs	Lowland calcareous grassland
Purple moor grass and rush pasture	Lowland beech and yew

Lowland mixed deciduous woodland
Lowland meadows
Lowland heathland

Coastal vegetated shingle
Coastal saltmarsh
Wet woodland

In addition to these habitats the North Somerset Biodiversity Action Plan 2005: Action for Nature includes action plans for the following key habitats:

Field boundaries and linear features including hedgerows
Reedbeds and sedgebeds
Standing open water
Rivers and streams
Mudflats and sand dunes
Maritime cliff and slopes
Traditional orchard

Through the Biodiversity Action Grant scheme the amount of species rich hedgerows created (BAP Action 7) and native hedgerows restored (BAP Action 12) has been monitored in recent years. Since the Biodiversity Action Plan was put in place in 2005, approximately **2,500 metres** of species rich hedgerow (five or more woody species per 30m) has been gained and **489 metres** of native hedgerow has been restored (laid, coppiced or gapped up). Figures for recent years:

	Hedgerows created	Hedgerows restored
2004/05	735m	n/a
2005/06	852m	352m
2006/07	884m	137m
Total	2499m	489m

Action for Nature also includes action plans for four species:

Otter
Water vole
Greater Horseshoe bat
Water shrew

Frameworks for future monitoring of the data relating to change in priority habitats and species are being discussed at sub-regional monitoring groups although the potential for successful monitoring of changes in species is unlikely.

(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance

We are currently unable to monitor the change in areas designated for their intrinsic environmental value. However there has been no change in areas designated for their intrinsic environmental value due to development during 2006/07. BRERC have been able to identify a baseline position for North Somerset in terms of international, national and local sites.

International and National sites

SSSI	38 sites covering 479,084 hectares
SPA	1 site covering 24,010 hectares
Ramsar	1 site covering 24,016 hectares
National Nature Reserves	2 sites covering 190 hectares

Local Sites

Wildlife Sites	198 sites covering 13,214 hectares
Local Nature Reserves	12 sites covering 290.58 hectares

The addition of a Local Nature Reserve at St Georges Flower Bank has increased the amount of land designated as Local Nature Reserves by 1.44 hectares.

Renewable Energy

9: Renewable energy capacity (MW)

Installed		Operational	
(i)	bio-fuels 0.08 MW	(i)	bio-fuels 0.08 MW
(ii)	onshore wind None	(ii)	onshore wind None
(iii)	off shore wind None	(iii)	off shore wind None
(iv)	water None	(iv)	water None
(v)	solar energy 0.0103 MW	(v)	solar energy None
(vi)	geothermal energy None	(vi)	geothermal energy None
(vii)	landfill gas 2.141 MW	(vii)	landfill gas 2.141 MW

During 2006/07 there has been an increase of over 2 megawatts of renewable energy installed (2.2313 MW) and operational (2.221 MW) in comparison to last year. This is due to a methane powered generator being installed and operational at Yanley Landfill Site, generating around 2.141 megawatts of energy. The figures above exclude householder level energy installed and operational that is not currently monitored and the energy capacity that does not require planning permission.

6. Plans and Policies

The Development Plan currently in force in North Somerset comprises

- Regional Spatial Strategy (RPG10) (issued September 2001; gained development plan status September 2004);¹⁰
- Joint Replacement Structure Plan (adopted September 2002);
- North Somerset Replacement Local Plan (adopted March 2007);
- Mineral Working in Avon Local Plan (adopted 1993);
- North Somerset Waste Local Plan (adopted January 2002).

Monitoring Saved Policies

The Structure Plan, the Minerals and Waste Local Plans and the former North Somerset Local Plan (adopted 2000) were all 'saved' for a period of three years from the commencement of the new Planning Act in 2004. The North Somerset Local Plan was superseded on adoption of the Replacement Local Plan in March 2007, which is itself saved for at least three years. Therefore policies from both the former Local Plan and the Replacement Local Plan are relevant to the period covered in this AMR.

Those policies which it was proposed should be 'saved' and retained beyond the initial three year period were submitted to the Secretary of State for approval by 1 April 2007. In September 2007, the Government Office published a list of the policies contained in the Structure Plan and the Minerals and Waste Local Plans that will continue to be saved, pending their replacement by policies in the new RSS and LDF.

Local Indicators and Policy Review

One of the key tasks of the AMR is to assess the effectiveness of the local development documents. A key aim is to evaluate whether existing policies and related targets or milestones have been met or whether progress is being made. This is in order to assess whether policies and proposals need to be reviewed or replaced.

For the purposes of the AMR, policies in the Joint Replacement Structure Plan (JRSP) have not been addressed directly. The JRSP provides a strategic framework for local decision making and its policies have been interpreted at the district level within the Replacement Local Plan and in the North Somerset Waste Local Plan. The Replacement Local Plan policies are easier to monitor than those of the former (2000) Local Plan, in terms of being both up-to-date and including, where appropriate, indicators and targets. The following tables also group policies with similar objectives and indicators. Waste and Minerals Local Plan policies are dealt with separately at the end of the table.

The policy numbering given this year follows that of the adopted Replacement Local Plan. As a result of additions and deletions, some numbers differ from those given in earlier AMRs, which followed the Revised Deposit numbering.

¹⁰ The draft RSS 2006-2026 was published in June 2006.

The overall performance of the policies is expressed as a star rating:



Policy and indicator not performing, both need to be revised


Policy or indicator not performing and needs to be revised


Policy and indicator are both acceptable

Policy performing well, indicator results improving


Policy and indicator performing well, targets met or exceeded


Topic	Preferred locations for development
Adopted LP policy	GDP/1
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment ▪ Increase transport choice and promote accessibility to everyday facilities ▪ Make the most of our strong geographic position as the gateway to and from the South-West
Summary of policy context	Sets out the general sequential approach to the location of new development.
Policy indicators and targets	At least 90% major development implemented in accordance with locational priorities (residential by number of dwellings, non-residential by gross floor area). Major development is defined by Table 4.1 of the NSRLP.
Assessment	<p>During this monitoring period 81% of new dwellings on major sites (100 dwellings +) were built in Weston-super-Mare, Portishead, Clevedon and Nailsea. This is 10% lower than last year and 9% below the identified target. The 19% of completions that have taken place outside the four towns is solely due to 132 dwelling completions taking place at Long Ashton Research Station, Long Ashton which is accepted as a previously developed and allocated mixed use site.</p> <p>The amount of major employment floorspace (on sites in excess of 2,500m²) totalled 9,611 square metres during 2006/07. None of this floorspace was completed within the settlement boundaries of the four main towns, however 2,392 square metres of floorspace was completed on the previously developed allocated site at Ham Green and a further 3,656 square metres were completed at Clevedon both of which are consistent with the sustainable criteria of GDP/1. The remaining 3,563 square metres of employment development was 3,563 square metres of light industrial and warehouse use at Park Farm, Felton. This application was granted approval in line with Policy RD/3 as the conversion of the existing buildings would result in the appearance of the site being</p>

	upgraded and the likelihood of inappropriate uses on the site being lessened. A number of existing employment commitments and allocations remain on sites outside the four main settlements; however these sites support sustainable development objectives and reflect the locational priorities of the currently adopted Plan. The Core Strategy will reassess the development strategy and appropriateness of indicators used in the light of the emerging Regional Spatial Strategy.
Performance	 Policy and Indicator are acceptable, implementation not as positive as in previous years.

Topic	Environmental and public protection
Adopted LP policy	GDP/2
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment, encourage education ▪ Take action against environmental crime (polluter pays) ▪ Improve health and wellbeing of population
Summary of policy context	Provides a general framework for assessing impact of development on the protection of the environment and public health and safety. The principle is that development will only be permitted where adverse effects can be controlled at an acceptable level.
Policy indicators and targets	Percentage of applications approved against the advice of relevant agencies. Unless mitigating conditions are attached, 100% of applications objected to by the Environment Agency (EA) should be refused. The Local Plan envisages monitoring of applications approved against advice received from all 'relevant agencies'. In North Somerset, the EA is the main relevant agency and the only one whose advice is systematically monitored.
Assessment	No planning applications were granted contrary to the advice of the Environment Agency on flood defence grounds. Only 52 objections were lodged by the EA this year compared to 138 objections last year. Five of the applications were withdrawn and 18 were refused. All of the remaining 29 applications that were approved had their objections withdrawn prior to permission being granted following the submission of a flood risk assessment. No applications were granted contrary to the advice of the EA on water quality grounds either. Four objections were lodged, two of which were refused, and two were approved following the submission of a valid flood risk assessment and the withdrawal of the original objection by the EA.
Performance	

Topic	Promoting good design and sustainable construction									
Adopted LP policy	GDP/3									
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment ▪ Increase and manage our housing resources efficiently 									
Summary of policy context	Policy requires high standards of design, landscaping and layout having regard to sustainability factors.									
Policy indicators and targets	Over 70% new homes completed 2004-2011 to meet Eco-Homes 'Good' standard and 5% to meet 'Excellent' standard. 75% of new commercial floorspace completed to meet BREEAM 'Good' standard.									
Assessment	<p>At present insufficient detail is available from the Development Control team to accurately monitor this indicator. This year's monitoring will therefore continue to focus on Portishead Quays as an example of where Eco Homes and BREEAM standards are being successfully implemented.</p> <p>Of the 3,589 dwellings approved in the Port Marine / East Quays / Ashlands area of Portishead, the following Eco Homes standards have been met:</p> <table border="0" style="margin-left: 20px;"> <tr> <td>Excellent</td> <td>1%</td> <td>(30 dwellings)</td> </tr> <tr> <td>Very Good</td> <td>28%</td> <td>(1,000 dwellings)</td> </tr> <tr> <td>Good</td> <td>45%</td> <td>(1,620 dwellings)</td> </tr> </table> <p>Although less than the 5% of dwellings have met the 'excellent' Eco Homes standard, 73% of dwellings have met the 'good' or 'very good' standard, which exceeds the stated target. The Eco Homes standards ensure that homes are built to an improved specification and are assessed on energy and water use, pollution, materials used, transport requirements, ecology and land use. The standards are independently verified and result in improved house design reducing household energy use and running costs and helping the environment.</p> <p>Applications are now under discussion for mixed-use and commercial floorspace at East Quay which should meet BREEAM Excellent standard. Portishead Primary School has also been designed to be highly energy efficient using ground source heat pumps.</p> <p>As of April 2007 the DCLG Code for Sustainable Homes replaced the Eco Homes scheme. The code is a national standard and uses a star rating system that provides minimum standards for energy and water use.</p>	Excellent	1%	(30 dwellings)	Very Good	28%	(1,000 dwellings)	Good	45%	(1,620 dwellings)
Excellent	1%	(30 dwellings)								
Very Good	28%	(1,000 dwellings)								
Good	45%	(1,620 dwellings)								

	<p>The code forms part of the Government's move towards all new homes having zero carbon emissions by 2016.</p> <p>North Somerset has made a start on achieving this target by amending the accompanying text to Policy GDP/3 of the Local Plan. The Policy now expects that all commercial, industrial, retail, institutional and community developments above 1,000 sqm and all new dwellings will generate a minimum of 15% predicted energy requirements through on-site renewable energy generation systems. This is in line with PPS22: Renewable Energy and targets contained within the Draft RSS for the South West.</p> <p>Since the 2006 AMR a guidance note on how to achieve these energy requirements has been prepared for developers and decision makers in partnership with North Devon Council. Further consideration now needs to be given to how Policy GDP/3 will be monitored, both at the application stage and when developments are constructed on the ground.</p>
Performance	 Indicator has been revised, but monitoring system now needs to be put in place.


Topic	Sustainable water management
Adopted LP policy	GDP/4
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment ▪ Take action against environmental crime (polluter pays)
Summary of policy context	Policy to protect water resources and requirement of the use of sustainable drainage systems.
Policy indicators and targets	Rate of run-off after development no greater than before development activity took place (based on catchment-wide basis).
Assessment	This Policy cannot be monitored at present. In collaboration with the Environment Agency the Council would have to establish a baseline figure for run-off in order to monitor future rates, neither of which is currently feasible. This indicator needs to be refined during the preparation of future Development Plan Documents.
Performance	 Indicator not monitorable


Topic	Developer contributions to infrastructure and other planning requirements.																		
Adopted LP policy	GDP/5																		
Related Community Strategy Objectives	-																		
Summary of policy context	Provides context for use of developer contributions and planning obligations.																		
Policy indicators and targets	All heads of terms under S106 agreements delivered on developments that proceed to construction. Value of provision made through planning obligations.																		
Assessment	<p>Following an external audit of Section 106 work, the auditors, whilst recognising that North Somerset is doing well in terms of section 106 monitoring, placed the development of a database to manage and report on contributions as a top priority. A set of criteria and a list of fields for the database have been prepared and a specialist in the development of databases has been appointed and commenced work in July 2007. The database is expected to be operational by the end of 2007 and should allow the comprehensive monitoring of all aspects of 106 agreements to take place. It is anticipated that the database will allow officers to search easily for information and produce management reports where necessary. In order to provide a useful function the database will need to be 'owned' by the Council as a whole and will be updated by a variety of officers. Following the implementation of the database more detailed 106 monitoring will be included in future AMRs.</p> <p>The value of contributions secured as commuted sums through section 106 agreements for 2006/07 has been monitored. The following amount of money has been secured:</p> <table border="0"> <tr> <td>Affordable Housing</td> <td>£</td> <td>0.00</td> </tr> <tr> <td>Public Open Space</td> <td>£</td> <td>72,413.99</td> </tr> <tr> <td>Education</td> <td>£</td> <td>60,166.27</td> </tr> <tr> <td>Highways / footpaths</td> <td>£</td> <td>5,242.45</td> </tr> <tr> <td>Youth & Community</td> <td>£</td> <td>6,842.50</td> </tr> <tr> <td>Libraries</td> <td>£</td> <td>43,230.35</td> </tr> </table> <p>Contributions secured for 2006/07 totalled £187,895.56 which is less than 10% of the £2.7 million pounds secured in 2005/06.</p> <p>Last year it was reported that monitoring had indicated the need to clarify the approach to section 106 through the preparation of a future SPD. This has been addressed through the inclusion of an Implementation (S.106) SPD in the 2007 LDS. Document preparation</p>	Affordable Housing	£	0.00	Public Open Space	£	72,413.99	Education	£	60,166.27	Highways / footpaths	£	5,242.45	Youth & Community	£	6,842.50	Libraries	£	43,230.35
Affordable Housing	£	0.00																	
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Highways / footpaths	£	5,242.45																	
Youth & Community	£	6,842.50																	
Libraries	£	43,230.35																	


	is due to commence during September 2007 with adoption anticipated by May 2009.
Performance	★★★ Progress made on indicators and monitoring system.

Topic	Amenity areas and gateways to settlements
Adopted LP policy	ECH/1
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment
Summary of policy context	Protection of amenity areas and gateways from harmful development.
Policy indicators and targets	No net loss of Amenity Areas.
Assessment	This indicator is not monitorable in its current form and needs to be refined during the preparation of future Development Plan Documents. Further discussion is required to evaluate possible indicators that would seek to monitor more qualitative aspects of environmental policy.
Performance	★★★ Indicator needs revision

Topic	Public art
Adopted LP policy	ECH/2
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Develop a wide range of arts, entertainment, recreational and cultural opportunities
Summary of policy context	Encouragement of public art in major developments.
Policy indicators and targets	80% major schemes to include, or make a contribution to public art.
Assessment	<p>The implementation of the section 106 database expected during 2007 has been delayed until early 2008. The database will improve the information and detail available on sites where public art is agreed or contributions are made towards public art.</p> <p>Since 2005/06 no major housing schemes (100+ dwellings) have been approved, although the Redrow scheme at Knightstone Island has a substantial amount of on site public art even though it did not require it in relation to Policy ECH/2. No major business developments (2,500sqm+) approved during 2006/07 made provision for on or off site public art provision. Current (with permission, not yet complete) major developments which have an agreed public art requirement are listed below:</p> <p>Port Marine, Portishead East Quays / Dockside, Portishead</p>

	<p>Ashlands, Portishead Long Ashton Research Station Ham Green Hospital Moor Lane, Locking Castle</p> <p>It is hoped that the introduction of the database to monitor legal agreements will improve the detail recorded and the percentage of sites with public art provision within North Somerset.</p> <p>An example of best practice in North Somerset is the Portishead Public Art Programme, a public art management and steering group that has been set up in the Portishead Quays area where 30 artworks are implemented or planned. The group has grown out of planning requirements under section 106 agreements between North Somerset Council and developers and is made up of representatives from the local community and co-ordinated by a local artist. This is an excellent way to ensure that public art is an integral part of the design process.</p> <p>For more details see www.publicartportishead.co.uk</p>
Performance	


Topic	Conservation Areas
Adopted LP policy	ECH/3
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment
Summary of policy context	Policy relating to development in Conservation Areas.
Policy indicators and targets	<p>Development in and adjacent to CAs should reflect character.</p> <p>Appraisal of two CAs each year and prepare enhancement schemes.</p>
Assessment	<p>No planning applications have been permitted that would have an adverse affect on the character of any Conservation Areas during this monitoring period.</p> <p>No Conservation Area Appraisals have been completed during 2006/07, although the Strategic Projects Team has identified the need for this work to be done as a priority over the coming year.</p>
Performance	

Topic	Listed buildings, historic parks and gardens and archaeology
Adopted LP policy	ECH/4, 5 and 6
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment ▪ Develop a wide range of arts, entertainment, recreational, and cultural opportunities
Summary of policy context	Guidance on development proposals affecting listed buildings, historic parks and gardens and archaeological sites.
Policy indicators and targets	No loss of listed buildings. All Scheduled Ancient Monuments to be retained.
Assessment	<p>During the period 2006/2007, no Scheduled Monuments or Listed Buildings have been lost. There have been no new monuments Scheduled, but approximately 25 new buildings have been Listed. Work to manage sites, or to improve the Council's records have been carried out on 14 of the 67 Scheduled Ancient Monuments in North Somerset. This has taken place through community archaeology projects or a joint project with English Heritage in the Mendip AONB.</p> <p>The first formal Archaeological Management Plan has been drawn up for a Scheduled Ancient Monument at Cadbury Congresbury hill fort, again working with local community groups. Work is intended to start on two additional plans during the next year.</p>
Performance	


Topic	Landscape Character Areas, Mendip Hills AONB, Forest of Avon and coastal zone
Adopted LP policy	ECH/7 -9 and 15
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment ▪ Develop and promote access to the countryside ▪ Improve health and wellbeing of population
Summary of policy context	Guidance on development proposals within Landscape Character Areas, AONB, Forest of Avon and coastal zone.
Policy indicators and targets	To ensure defined coastal zone remains undeveloped, except where development is appropriate to and requires a coastal location and cannot be accommodated elsewhere.
Assessment	No inappropriate development has taken place in the coastal zone during this monitoring period. During the preparation of future Development Plan Documents further investigation is required to evaluate possible indicators that would seek to monitor more qualitative


	aspects of environmental policy.
Performance	☆☆☆

Topic	Biodiversity and protection of protected species and their habitats
Adopted LP policy	ECH/10 and 11
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment ▪ Take action against environmental crime
Summary of policy context	Development should not have an adverse effect on biodiversity, or harm protected species or their habitats.
Policy indicators and targets	No net loss of biodiversity interest measured in terms of the number and type of species and area of habitat.
Assessment	<p>This indicator is not currently monitored. The North Somerset Biodiversity Action Plan: Action for Nature provides a list of ten key habitats and related action plans which have been reported at Core Indicator 8. Action plans are also provided for four priority species. Each action plan has a set of aims and objectives and outlines current action being taken and proposed action for the future. It is expected that the biodiversity action plan will be reviewed periodically and outcomes will be reported through the AMR.</p> <p>In conjunction with the Local Area Agreement a set of Biodiversity Performance Indicators are currently being established. Indicators include the ratio of Local Nature Reserves to population, the change in condition of SSSIs, no net loss of Wildlife Sites and the area of land within environmental stewardship schemes.</p> <p>Local Nature Reserves cover a total of 290.58 hectares in North Somerset. The ONS mid year population estimate for 2006 estimates the population of North Somerset as 201,400. This is a ratio of 1 hectare of LNR per 693 head of population, which is well within the Natural England target of 1 hectare per 1,000 head of population.</p> <p>Natural England has a national target that 95% of SSSIs should be in 'favourable' or 'unfavourable recovering' condition by 2010. In North Somerset at January 2007, 75.4% were in favourable condition and a further 11.3% were in unfavourable recovering condition. This gives a total of 86.7%, which is an increase of 1.5% on 2005/06. However it should be noted that each SSSIs is only monitored once every five years so this may not represent a wholly accurate position and should be assessed on a five yearly basis.</p>

	<p>The 2007 baseline position for the amount of land in hectares within environmental stewardship schemes is as follows:</p> <table data-bbox="475 353 1197 616"> <tr> <td>Higher level environmental stewardship</td> <td>739.08</td> </tr> <tr> <td>Entry level environmental stewardship</td> <td>6174.73</td> </tr> <tr> <td>Countryside stewardship (area under management)</td> <td>2183.88</td> </tr> <tr> <td>Countryside stewardship (total holding area)</td> <td>4805.19</td> </tr> <tr> <td>Wildlife enhancement schemes</td> <td>345.81</td> </tr> </table> <p>As Environmental Stewardship is intended to replace Countryside Stewardship (and Wildlife Enhancement Schemes) the figures for the latter schemes will decline as the terms of the schemes expire. These indicators will be updated in future AMRs as they are also Biodiversity Action Plan targets.</p> <p>During the last monitoring period the Council's Ecologist has requested a bird / bat box for each dwelling unit on sites with greater than one dwelling. This has covered over 400 planning applications which could mean the addition of up to 1,000 boxes as these dwellings are constructed.</p> <p>Representatives from the Council have also attended regional workshops to improve the biodiversity indicators used in this and other related documents in the future, reflecting a commitment to maintaining, improving and monitoring biodiversity within the district.</p>	Higher level environmental stewardship	739.08	Entry level environmental stewardship	6174.73	Countryside stewardship (area under management)	2183.88	Countryside stewardship (total holding area)	4805.19	Wildlife enhancement schemes	345.81
Higher level environmental stewardship	739.08										
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Countryside stewardship (area under management)	2183.88										
Countryside stewardship (total holding area)	4805.19										
Wildlife enhancement schemes	345.81										
Performance	 Indicators have been revised and performance is positive.										

Topic	Wildlife sites of international, national and local importance
Adopted LP policy	ECH/12 – 14
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment ▪ Take action against environmental crime
Summary of policy context	Protection of sites from adverse impact of new development.
Policy indicators and targets	<p>No loss or damage to internationally important wildlife sites from development.</p> <p>No SSSIs to be adversely affected directly or indirectly by development unless justified by the criteria set out under Policy ECH/14.</p> <p>Biodiversity or geological value of identified Wildlife</p>

	Sites and Regional Geological Sites is protected from harm from development.
Assessment	See Bio-diversity and protection of protected species and their habitats for indicators relating to the Biodiversity Action Plan and Local Area Agreement which also apply to this topic.
Performance	 Indicators have been revised and performance is positive.

Topic	Agricultural diversification and conversion and re-use of rural buildings
Adopted LP policy	RD/1 and 2
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment ▪ Increase employment
Summary of policy context	Guidance on farm and forestry development and the re-use of rural buildings.
Policy indicators and targets	Agricultural workers dwellings approved / completed Agricultural ties / conditions removed Number of agricultural and rural dwellings converted to holiday accommodation
Assessment	During 2006/07 two agricultural workers dwellings were approved through the planning system, one in Hewish, the other in Kewstoke. During the same period a single occupancy condition was removed from an agricultural dwelling in Churchill. In line with Policy RD/2 five applications have been approved for holiday accommodation in rural areas, all of these involve the conversion of barns and outbuildings.
Performance	

Topic	Green Belt
Adopted LP policy	RD/3 and 4
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the built and natural environment
Summary of policy context	Definition of the general extent of the Green Belt, guidance on development within it including major developed sites.
Policy indicators and targets	No planning applications permitted for inappropriate development. No net loss of Green Belt area.
Assessment	In 2006/07 13 major planning applications were approved in the Green Belt. Nine of these applications complied with the relevant criteria in the Adopted Local Plan and are therefore considered to be appropriate. Of the other four approvals an application for the erection of a 60 bed wing at Cadbury House Country

Club in Yatton has been approved as it was considered to have very special circumstances, which involved the revoking of an extant permission for a more prominent extension.

The remaining three approvals also relate to hotel developments. Winford Manor in Winford has been granted permission for change of use from a retreat to a 40 bed hotel on the basis that it does not involve new buildings. In accordance with PPG2 and Local Plan policies this is acceptable provided that the proposal does not involve over-intensive use and does not harm the openness of the Green Belt.


Approval has been granted for three extensions at Town and Country Lodge in Dundry which will provide an additional 29 bedrooms. Consent was granted as a previous application, approved in 1998, has already established precedent. As part of this permission, the previous consent has been revoked.

The Holiday Inn at Wrington, which primarily serves Bristol Airport, has been given consent for a large extension. The Local Plan Inspector supported future need for additional hotel facilities where appropriate. As this proposal will not result in adverse impact to the openness of the Green Belt, it has been considered acceptable.


No net loss of Green Belt has occurred this year. The Inspector's recommendations at the North Somerset Replacement Local Plan Inquiry and the subsequent Further Proposed Modifications have been taken forward into the Adopted Local Plan and this has resulted in a net gain of 56.93 hectares of Green Belt from the following boundary amendments:

<u>Gains</u>	Hectares
Extension at Ashlands/Royal Portbury Dock	119.60
Minor amendments in Long Ashton	0.23
Total gain	119.83
 <u>Losses</u>	
St Joseph's School, Portishead	1.50
Bristol International Airport	44.40
South of Portbury Dock	17.00
Total loss	62.90
 Total net gain	 56.93


The Core Strategy Issues and Options paper (October

	2007) examines the appropriateness of Green Belt policy, in the context of the draft RSS, and puts forward three options for an extension to the Green Belt to the South East of Clevedon and South West of Nailsea. The RSS proposals also require some loss of Green Belt to the south west of Bristol.
Performance	


Topic	Weston Vision: Revitalisation of Weston seafront and town centre
Adopted LP policy	E/1, E/1A
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Deliver regeneration and increase community capacity in areas of need ▪ Improve economic sustainability, especially in WsM ▪ Ensure vitality and viability of town centres ▪ Increase employment ▪ Increase transport choice and promote accessibility to everyday facilities, reduce congestion ▪ Develop a wide range of arts, entertainment, recreational and cultural opportunities
Summary of policy context	Guidance on the proposals for the regeneration of Weston seafront and town centre, and the identification of priority locations for regeneration and redevelopment.
Policy indicators and targets	To produce Area Action Plans for WsM regeneration To secure long-term viability and vitality of Town Centre, Birnbeck Pier, Knightstone Island, Tropicana and Dolphin Square.
Assessment	<p>Provides the general policy context for a range of complementary implementation projects, and for the detailed delivery strategy being worked up through the Weston Town Centre Area Action Plan. Policy E1/A identifies the town centre and four specific sites as priority locations:</p> <p>Town centre: Continuing programme of Civic Pride improvements to enhance key locations within the town centre by providing environmental improvements and stimulate commercial investment. Completion of Silica – a landmark illuminated public art feature at Big Lamp Corner including a bus shelter, public information display and kiosk. Introduction of new high quality pedestrian signing scheme in 2007, including bird finials. Commencement of sea defence/enhancement works at Marine Lake.</p> <p>Specific sites: Birnbeck Pier – site acquired by Urban Splash;</p>

	<p>subject of international architectural competition Autumn 2007.</p> <p>Knightstone Island – redevelopment due to be completed end 2007; 87 flats, 44 new build and 43 conversions with some A1 and A3 uses; public access.</p> <p>Tropicana – preferred developer identified and pre-application negotiations underway; mixed-use development proposed including swimming pool, other leisure uses, a hotel and leisure related retail.</p> <p>Dolphin Square – draft SPD approved for consultation October 2007 to guide comprehensive mixed use development; retail, offices, community, parking.</p> <p>Good progress has been made on enhancing the priority locations identified, and there appear to be signs of improved business confidence in the vicinity of these projects. For example, the Cove Restaurant has opened in a refurbished building overlooking Knightstone Island and adjacent to the Marine Lake, while the Big Lamp Corner enhancement has stimulated business interest in adjacent units. The AMR will examine ways of measuring the wider impacts of these physical improvements.</p> <p>The Weston Town Centre AAP consultation on Issues and Options (October-November 2007) identifies a number of further development opportunities which will build on the success of the original priority sites.</p>
Performance	


Topic	Weston Vision: Town centre gateway and outer commercial area
Adopted LP policy	E/1, E/1B
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Deliver regeneration and increase community capacity in areas of need ▪ Improve economic sustainability, especially in WsM ▪ Ensure vitality and viability of town centres ▪ Increase employment ▪ Increase transport choice and promote accessibility to everyday facilities, reduce congestion ▪ Develop a wide range of arts, entertainment, recreational and cultural opportunities
Summary of policy context	Guidance on the proposals for the regeneration of Weston town centre gateway and outer commercial area.
Policy indicators and targets	<p>To produce Area Action Plans for WsM regeneration.</p> <p>Creation of high quality environment on main transport routes leading to the town centre including provision of distinctive landmark features.</p> <p>Creation of mixed-use developments that contribute to</p>

	sustainable development around the main railway station.
Assessment	<p>These are essentially enabling policies that provide a structure upon which a more comprehensive framework of policies and indicators will be developed through the Weston Town Centre Area Action Plan.</p> <p>Consultation on the WTC AAP Issues and Options (October-November 2007) will start to provide more detailed guidance, particularly in respect of the following specific sites:</p> <ul style="list-style-type: none"> ▪ Sunnyside Road ▪ Rugby Club ▪ Gas Works ▪ Retail parks ▪ Avoncrest site ▪ Hutton Moor Leisure Centre <p>This area has a close interrelationship to town centre regeneration particularly in terms of retail and leisure uses. An opportunity exists to create a much more attractive approach into Weston town centre, along with the proposed new redevelopment area to the east, through proposals for the Green Heart which will incorporate improved pedestrian/cycle routes.</p>
Performance	

Topic	Weston Vision: Weston Regeneration Area
Adopted LP policy	E/1, E/1C
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Deliver regeneration and increase community capacity in areas of need ▪ Improve economic sustainability, especially in WsM ▪ Ensure vitality and viability of town centres ▪ Increase employment ▪ Increase transport choice and promote accessibility to everyday facilities, reduce congestion
Summary of policy context	Guidance on the proposals for the regeneration of Weston Regeneration Area.
Policy indicators and targets	<p>To produce Area Action Plan Documents for WsM regeneration</p> <p>Creation of high quality employment land and employment led regeneration to bring about increase in self-containment of WsM urban area.</p>
Assessment	The Replacement Local Plan set out the context for the first phase of employment-led development to 2011 with the identification of three strategic employment areas:

	<ul style="list-style-type: none"> ▪ 33ha at Weston Airfield East (B1a office use). ▪ 26ha at Weston Airfield West (B1/B2/B8 general employment use). ▪ 25ha at the former RAF Locking (B1b/c activities as well as education related uses). <p>Significant progress has been made on delivery of the first phases of these sites with an outline application for 99ha at Weston Airfield, and detailed permission for the first occupier at RAF Locking (now known as Locking Parklands).</p> <p>The Issues and Options document for the Weston AAP was consulted on in the autumn of 2006. Detailed spatial planning for this area will be progressed through the Weston Regeneration Area AAP which will cover not only the initial employment-led phase, but also the mixed use urban extension proposed through the Regional Spatial Strategy.</p> <p>Critical to this work is the development of a robust mechanism for assessing the effectiveness of employment-led regeneration, and to ensure that the wider objectives of improved self-containment and reduced out-commuting are being met. These indicators will need to relate to the whole of the Weston urban area.</p>
Performance	


Topic	Mixed use development
Adopted LP policy	E/3
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Improve economic sustainability, especially in WsM ▪ Increase employment
Summary of policy context	Proposals for mixed use sites across the District must ensure a balance between the implementation of employment uses and residential.
Policy indicators and targets	Creation of high quality employment land and employment led regeneration to bring about increase in self containment of WsM urban area.
Assessment	<p>The Local Plan Inspector recommended allocating a number of mixed use sites within Weston-super-Mare. It is intended that these sites will go some way to addressing sustainable development and out commuting issues in the town now the plan is adopted. In total the mixed use sites cover 64.4ha, of which 30ha will be allocated for employment uses.</p> <p>The Inspector also suggested that a new policy be introduced to the NSRLP to deal with these mixed use</p>

	<p>sites. Policy E/3 now specifies that certain quantities of employment development must be completed before residential and/or other elements of the sites are allowed to commence.</p> <p>This supports the fundamental strategy of employment-led development at Weston-super-Mare whereby housing development will be led by increasing employment opportunities first. In the case of the mixed-use sites this will mean ensuring that employment premises are completed to an agreed level prior to the completion of any housing on the sites.</p> <p>Negotiations have taken place on some mixed-use sites concentrating on acceptable phasing and quantities of employment floor space in relation to housing numbers.</p> <p>The required amounts and specific timescales of employment and other development will be decided on a site by site basis and will then be monitored by future AMR's.</p>
Performance	

Topic	Employment policies
Adopted LP policy	E/4 - 7
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Improve economic sustainability of North Somerset by providing more employment opportunities ▪ Improve skills to meet the needs of employers ▪ Increase employment ▪ Recognise the importance of existing employers ▪ Increase employment opportunities for the young
Summary of policy context	Guidance on new employment proposals.
Policy indicators and targets	<p>New development (B1-B8) to be on sites within the boundaries of the four towns and other settlements as defined.</p> <p>Provision of sufficient land (B1-B8) to meet requirements over Plan period.</p>
Assessment	<p>During this monitoring period only 4% of new employment floorspace has been provided within the settlement boundaries of the four towns identified in policy E/4. Of the remaining development 31% was provided at Clevedon 5/20, an allocated site included in the Schedule to Policy E/5, which is adjacent to, but outside of the settlement of Clevedon. 20% of the completed floorspace was built at Eden Office Park, Ham Green, an allocated, previously developed site adjoining Pill/Easton-in-Gordano. The remaining 45%</p>

	<p>is made up of two rural sites where redundant buildings have been converted to office, industrial and warehousing units.</p> <p>Around 51% of this year's new employment floorspace was provided on allocated sites. The relatively high proportion of windfall development has been significantly influenced by the two developments in the countryside, which are in Tickenham and Felton.</p>
Performance	<p>★★ Policy and indicator are acceptable. The location of employment development has not been in line with locational priorities.</p>

Topic	Tourist accommodation
Adopted LP policy	E/8 –10
Related Community Strategy Objectives	<ul style="list-style-type: none"> Ensure vitality and viability of town centres
Summary of policy context	Guidance on proposals for the change of use of hotels/tourist accommodation and new or extended facilities, and camping & caravan sites.
Policy indicators and targets	Development of a new business hotel west of M5 J21. Number of visitors, visitor expenditure and number of people employed by tourism.
Assessment	<p>An application for a new business hotel has yet to be submitted.</p> <p>Indicators relating to the wider Community Strategy objectives of ensuring the vitality and viability of town centres, in particular Weston-super-Mare, are collected by the Destination Management team and Town Centre Manager.</p> <p>Visitor numbers to North Somerset have increased from 5.9 million in 2005 to 6.1 million in 2006, an increase of just over 3%. This is largely due to an increase in the number of day visitors to North Somerset which has increased by over 240,000 (4.5%) since 2005. Over the same time period the number of people staying in serviced accommodation has increased by around 4,000 people (2%) following a declining trend in the period since 2003. From 2005 to 2006 visitor expenditure has increased by 2% to over 274 million pounds although the number of people employed directly and indirectly by tourism in North Somerset has decreased by 3% to just over 5,000 people.</p> <p>These figures will be reported annually in the AMR in order to give an indication of the success of the regeneration of Weston-super-Mare, the area's main</p>

	tourist and urban centre.
Performance	

Topic	Housing policies														
Adopted LP policy	H/1 – 3, H/6 – 11														
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Ensure North Somerset has an appropriate range of private and social housing to meet needs of area ▪ Improve access and choice in housing for all ▪ Achieve decent and safe home for residents ▪ Maintain and protect built and natural environment 														
Summary of policy context	Guidance on residential locational strategy, allocated sites, densities, conversions, rural workers' dwellings, protection of the existing stock and special needs accommodation.														
Policy indicators and targets	Sufficient land is identified to accommodate the residual net additional dwellings, with 55% on previously developed land, and constructed at a density between 30 and 50 dwellings/ha. 90% of dwellings on major housing sites to be built within the four main towns. An appropriate mix of dwellings to be provided to meet the needs of the area.														
Assessment	<p>The Housing Land Supply position taken from the April 2007 Residential Land Survey illustrates that sufficient land has been identified to accommodate the remaining 3,870 net dwellings required to meet the Structure Plan allocation of 14,900 dwellings by 2011. At April 2007, 4,362 allocated dwellings remain available for development on the adopted North Somerset Replacement Local Plan proposals map and a further 210 dwellings have planning permission on non-allocated sites.</p> <table border="0"> <tr> <td>Weston-super-Mare</td> <td>1,641</td> </tr> <tr> <td>Portishead</td> <td>2,229</td> </tr> <tr> <td>Clevedon</td> <td>121</td> </tr> <tr> <td>Nailsea</td> <td>0</td> </tr> <tr> <td>Other Areas</td> <td>371</td> </tr> <tr> <td>Non-allocated sites</td> <td>210</td> </tr> <tr> <td>Total</td> <td>4,572</td> </tr> </table> <p>North Somerset Council is in the final stages of producing a Strategic Housing Land Availability Assessment which identifies potential sources and quantities of housing up to 2026. The assessment will inform various Development Plan Documents in the LDF and will feed into the housing trajectories that anticipate future delivery of housing up to 2026.</p> <p>Core indicator 2 now identifies a full housing and affordable housing trajectory following advice in PPS12</p>	Weston-super-Mare	1,641	Portishead	2,229	Clevedon	121	Nailsea	0	Other Areas	371	Non-allocated sites	210	Total	4,572
Weston-super-Mare	1,641														
Portishead	2,229														
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Non-allocated sites	210														
Total	4,572														

and taking account of guidance on producing housing trajectories provided by DCLG. The trajectory aims to identify a five and fifteen year land supply and sets out how the Council intends to meet the draft RSS housing allocation of 26,000 dwellings in the period from 2006 to 2026.

This year 87.2% of dwelling completions were constructed on previously developed land, an increase of 16% on 2005/06. This figure is expected to continue to exceed the Local Plan target of 55% and the national target of 60% up to 2011, (see core indicator 2b).


For the monitoring period 2006-2007, 54% of completions were constructed at between 30 and 50 dwellings per hectare and an additional 44% of completions were constructed in excess of 50dph, (see core indicator 2c). This year only 2% of dwellings were built at or below 30dph, this is 7% less than last year and continues a positive trend. As allocations that have been carried forward from the previously Adopted Local Plan (pre PPG3 advice) are built out, the amount of dwellings built at less than 30dph is likely to continue to reduce in future years.

Providing a wide range of dwellings is an important aspect of improving access and choice in housing and meeting the existing and future housing needs of the area. The mix of dwellings completed during 2006/07 was as follows:

1 bed flat	14%	1 bed house	1%
2 bed flat	28%	2 bed house	10%
3 bed flat	1%	3 bed house	22%
		4 bed house	20%
		5 bed house	6%

As part of the Core Strategy's requirement for mixed and balanced communities and a requirement to retain local distinctiveness through regeneration, over the next 12 months further research work will be undertaken to look at both the needs and character of areas and their specific housing mix requirements. This work will initially focus on the central areas of Weston-super-Mare which have particular regeneration and deprivation issues.

During 2006/07, 84% of dwellings on major housing sites (10+) were built in the four main towns. This is a decrease of 7% on last year but is due to 90% of

	<p>completions outside the four towns having taken place at Long Ashton Research Station, a previously developed and allocated mixed use site. On small housing sites (9 dwellings or less) 70% of the 315 completions (gross) were in the four towns during 2006/07, an increase of 5% on last year.</p> <p>The 2006 AMR identified a need for additional work assessing the effectiveness of the policy requirement that urban housing needs are not met in locations outside the four main towns (Policy H/7). This policy was the subject of several appeals lodged during 2006/07 and into 2007/08, a number of which sought to challenge the Council's robust interpretation of criterion v). Subsequent decisions have all supported the Council's general approach to this, though precise details of its application continue to be clarified through development control practice. Because the criterion began to be applied only from November 2006 there is as yet only limited data on its effectiveness. However, as this accumulates it does suggest that the market is responding to the policy imperative of restricting development likely to give rise to out-commuting. Next year's AMR will set out data for a full year.</p> <p>Monitoring of H/7 could have implications for the approach to settlement policy to be assessed in the Core Strategy, and the appropriate indicators to use in future monitoring.</p>
Performance	

Topic	Affordable housing
Adopted LP policy	H/4 – 5
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Ensure North Somerset has an appropriate range of private and social housing to meet needs of area ▪ Improve access and choice in housing for all ▪ Achieve decent and safe home for residents ▪ Maintain and protect the built and natural environment
Summary of policy context	Guidance on the provision of affordable housing.
Policy indicators and targets	Affordable houses comprise up to 30% of net new dwellings built over the remaining plan period on sites of 15 dwellings or more or sites in excess of 0.5ha. Publication of revised Supplementary Planning Document on affordable housing.
Assessment	During the 2006-2007 monitoring period 790 dwellings (net) were completed on sites subject to the Council's


affordable housing policy provisions. Of these dwellings, 115 were affordable and a further 11 dwellings were provided through Social Landlords acquiring recently built properties. This equates to around 16% of dwellings on sites over the affordable housing threshold, well below the 30% target, but double the percentage achieved during 2005/06. This low figure is a result of historical planning approvals that were negotiated before the current targets and thresholds were in place.

There were 16 planning applications approved for 15+ dwellings during 2006/07. Of these 9 were reserved matters applications on major housing sites where affordable housing has been negotiated on site at between 10% and 20%. Two outline applications were approved where there is an expectation to achieve between 30% and 40% affordable housing on site. Three sites were approved solely for affordable housing which will provide 75 dwellings in total and a further two reserved matters sites gained approval for 20% and 28% affordable housing on site. In addition to sites subject to the 15+ affordable housing threshold two further sites for 12 and 13 dwellings respectively have also been approved solely for affordable housing. Overall this is a much more positive position than was presented in 2005/06.

The key findings for North Somerset from the current Housing Needs Affordability Model (HNAM) undertaken by Bramley in 2005, were:

- The net affordable housing need exceeds total projected new dwellings;
- It was projected that in 2006 only 41% of new households were able to afford to purchase a property in the district;
- In 2006 there was an annual social rented need for 789 units with an intermediate need of 278 units (1,067 units annual need);
- House prices in North Somerset rose by around 60% between 2001 and 2004;
- The need for affordable housing is spread throughout the district with the largest number in Weston-super-Mare.


An update of the West of England Housing Market Assessment (2004) and the Housing Needs Affordability Model (2005) is currently taking place in the form of a new Strategic Housing Market Assessment (SHMA) which is needed to inform and

	<p>review current policy in the Core Strategy document. This assessment is being undertaken jointly with the other West of England authorities along with West Wiltshire and Mendip. To ensure affordable housing need is being met it is suggested that the results of the SHMA should inform / recommend revisiting the following:</p> <ul style="list-style-type: none"> ▪ Reducing the threshold on which affordable housing is negotiated; ▪ Increase the percentage of affordable housing sought on each site; ▪ Revise the percentage split between rented and intermediate provision. <p>To strengthen affordable housing negotiations the preparation of an SPD for affordable housing providing detailed guidance is currently being prepared. This document provides clear guidance to landowners, developers and local communities on how the affordable housing policies H/4 and H/5 will be implemented in practice. In particular, guidance is provided on;</p> <ul style="list-style-type: none"> ▪ The definition of affordable housing and how needs are identified; ▪ The delivery of affordable housing – nil public subsidy approach, on site/ off site contributions and site viability; ▪ How to determine an appropriate mix and tenure; ▪ How site thresholds relating to the need for affordable housing contributions are assessed, e.g. density, gross/net issues and sub-division of sites; ▪ Rural exception schemes.
Performance	 Position improving but performance requires considerable improvement.

Topic	Sites for Gypsies, Travellers & Travelling Show People
Adopted LP policy	H/12
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Ensure that North Somerset has an appropriate range of housing provision
Summary of policy context	Criteria based policy for the assessment of new development proposals for Gypsies, Travellers and Travelling Show People.
Policy indicators and	Possible future indicators may include the number of


targets	net additional pitches granted planning permission as a percentage of the North Somerset RSS requirement and the number of pitches on unauthorised sites.												
Assessment	<p>The bi-annual survey of Gypsy and Traveller sites undertaken during January 2007 identified 64 caravans in North Somerset on three different types of site. This compares with 88 caravans identified in January 2006. The figures show a substantial reduction of caravans on unauthorised sites, the number of which has reduced by two thirds over the past year.</p> <table border="0"> <thead> <tr> <th></th> <th>Jan 2006</th> <th>Jan 2007</th> </tr> </thead> <tbody> <tr> <td>Authorised sites</td> <td>15 (17%)</td> <td>14 (22%)</td> </tr> <tr> <td>Private sites</td> <td>53 (60%)</td> <td>43 (67%)</td> </tr> <tr> <td>Unauthorised sites</td> <td>20 (23%)</td> <td>7 (11%)</td> </tr> </tbody> </table> <p>The West of England Gypsy and Traveller Accommodation Assessment (October 2007) examined the need for pitches taking into account factors such as unauthorised camping and future accommodation needs. Consultation with Gypsy and Traveller communities took place through a forum and by involving the local communities in the accommodation survey. The assessment indicated a need for 36 additional residential pitches and capacity for 10 transit caravans to be provided in North Somerset between 2006 and 2011.</p> <p>The results of this assessment have been submitted to the South West Regional Assembly for consideration in the context of the partial review of the Regional Spatial Strategy (RSS), Examination in Public, March 2008. Once approved, the RSS will confirm the district-wide Gypsy and Traveller pitch requirements. Sites will then need to be allocated through the Core Strategy and appropriate Local Development Document.</p> <p>Future AMRs will update progress and identify indicators and targets as the RSS figures become confirmed and sites are identified through the LDF process.</p>		Jan 2006	Jan 2007	Authorised sites	15 (17%)	14 (22%)	Private sites	53 (60%)	43 (67%)	Unauthorised sites	20 (23%)	7 (11%)
	Jan 2006	Jan 2007											
Authorised sites	15 (17%)	14 (22%)											
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Unauthorised sites	20 (23%)	7 (11%)											
Performance	★★★ Indicators need to be developed further												

Topic	Rail
Adopted LP policy	T/1 - 3
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Increase transport choice and promote accessibility by maximising and developing the transport network and reducing congestion ▪ Make the most of our strong geographic position as


	the gateway to and from the South-West by encouraging investment in transport infrastructure
Summary of policy context	Sets out approach to safeguarding of rail corridors, station improvements and new stations.
Policy indicators and targets	Only acceptable railway-related development on safeguarded land. Implementation of station improvements and new stations during the plan period.
Assessment	<p>During 2006/07 no unacceptable applications have been submitted on land safeguarded for rail purposes. Following the upgrade of Weston-super-Mare station forecourt in 2004/05 no further station improvements have taken place. Proposed improvements listed in the plan include:</p> <p>Weston Milton – track redoubling Worle – upgrade station status, increased parking to south, integrated bus routes and improved pedestrian and cycle links Yatton – improve and formalise car and cycle parking Nailsea/Backwell – car park extension and improved pedestrian and cycle links Portishead – Safeguard land for reopening of passenger services</p> <p>As wider objectives of policies T/1 – T/3, the need to provide an increase in transport choice and reduce congestion can be indirectly monitored through the amount of passengers using the rail service in North Somerset and the transport choices they make when travelling to and from the station. On a single selected survey day in 2006/07, 5,674 rail journeys were made using the five stations in North Somerset. This is an increase of 15% on the previous year, and 47% higher than in 2001/02 showing a positive increase in rail use.</p> <p>On the 2006/07 rail survey day 50% of rail users travelled to the station by non-car modes, this was 1% higher than in the previous year. Promoting non-car modes of transport has been identified as a key issue in the Joint Local Transport Plan and the potential station improvements identified in the NSRLP should help to improve both rail use and sustainable travel to stations in the future.</p>
Performance	

Topic	Parking
Adopted LP policy	T/4 – 6
Related Community	<ul style="list-style-type: none"> ▪ Increase transport choice and promote accessibility

Strategy Objectives	by maximising and developing transport network and reducing congestion
Summary of policy context	Guidance on existing and new public car parks and schedule of parking standards.
Policy indicators and targets	No net loss of car parking over plan period. Number of new off-street parking spaces provided. Less than 5% of all approved developments to have greater than maximum car parking standard.
Assessment	<p>Net loss of car parking and the number of new off street car parking spaces provided are not currently collected and further investigation is required to evaluate possible indicators and targets during the preparation of future Development Plan Documents.</p> <p>Non-residential developments in North Somerset have generally complied with Local Plan parking standards over the past twelve months. 100% of retail and leisure uses completed have complied with parking standards. 57% of those within the B use classes, employment generating uses, have also complied. Of the seven developments completed within the B use classes, four are compliant with the current standards. Of the three that fail to comply, two of the developments are adjacent sites within the wider Ham Green allocation. On this development levels of parking above the maximum standards were agreed due to the location of the site. On these applications, more parking provision was allowed as previous phases of the development had benefited from additional spaces. However, Green Travel Plans will be requested when these buildings are occupied, as this was a condition of the original outline planning approval. The remaining application at the Clevedon 5/20 Business Park allocation in Kenn, has a similar situation. Green Travel Plans are also a requirement on this site, which only marginally exceeds the maximum parking standards.</p> <p>Residential parking standards are not currently monitored due to insufficient data being collected through the Development Control process and the resource implications of the monitoring required. However, the impact of on-street parking has been highlighted as an issue by Members, particularly in relation to new developments at Portishead. There are a number of interrelated themes that have an impact on parking and although parking standards have recently been adopted in the Replacement Local Plan (March 2007), further research is needed to explore what flexibility there may be in terms of their interpretation and whether there is a requirement for</p>

	<p>the standards to be re-examined through the LDF process.</p> <p>Issues that need to be explored further include whether buy to let flats generate a higher level of car use, urban design principles in relation to terraced and high density developments and the design of allocated parking spaces.</p> <p>It has been recommended that over the next year research is undertaken to identify the scale and nature of the parking issue, and as such financial resources have been allocated to this work which will include a survey of parking provision on a specific number of new developments during February/March 2008. It is hoped that the research will produce evidence to help to address the following questions and inform future courses of action:</p> <ul style="list-style-type: none"> ▪ Are the current parking standards fit for purpose? ▪ Are there exceptional circumstances where a revised approach to parking is appropriate? ▪ Was the urban design ethos within areas experiencing parking problems correct? ▪ Is it possible to enforce considerate parking? ▪ How do we ensure that allocated spaces are used? <p>A formal guidance note on the interpretation of parking standards will be prepared which will then be used to guide assessment of future planning applications and any outcomes and evidence will be reported in next year's AMR.</p>
Performance	

Topic	Walking, cycling and horse riding
Adopted LP policy	T/7 and T/8
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Increase transport choice and promote accessibility by maximising and developing transport network and reducing congestion ▪ Improve health and wellbeing of population ▪ Develop a wide range of arts, entertainment, recreational and cultural opportunities
Summary of policy context	Guidance on development proposals affecting the rights of way network and the protection of strategic cycle routes.
Policy indicators and targets	No loss of continuity or quality of safeguarded routes. Percentage of footpaths and other rights of way which

	are easy to use for members of the public.
Assessment	<p>The quality and continuity of safeguarded strategic cycle routes has been maintained over the monitoring period 2006/07. In addition, a cycle path has been secured via the planning system at Station Road / High Street, Worle and work has been undertaken to with developers to ensure the safeguarding of cycle routes across the new urban extension to Weston-super-Mare at Weston Airfield.</p> <p>During 2006/07 Best Value Performance Indicator 178 recorded the percentage of footpaths and other rights of way that were easy to use for members of the public as 61.9%, which is around 10% less than reported in 2005/06. The lack of formal enforcement and the large number of anomalies on the Definitive Map are possible reasons for this decrease over the past year. However, authority has been granted to recruit an enforcement officer whose main role will be to begin to address the estimated 1,000 obstructions on the public rights of way network. Not only will this improve access for the general public but it should also significantly improve access for those less able or with disabilities.</p>
Performance	

Topic	Highway schemes
Adopted LP policy	T/9 – 11
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Increase transport choice and promote accessibility by maximising and developing transport network and reducing congestion ▪ Make the most of our strong geographic position as the gateway to and from the South-West by encouraging investment in transport infrastructure
Summary of policy context	Identifies proposed new road schemes, provides guidance on the assessment of highway implications of new development, and the requirement for travel plans in respect of developments with significant transport implications.
Policy indicators and targets	<p>Highway schemes at Herluin Way to Locking Road Link, Cross-Airfield Link, A38-A370 Link Road and South Bristol Ring Road (red and orange routes) opened within plan period.</p> <p>Air quality standards in Banwell not breached.</p> <p>All heads of terms on S106 agreements delivered where they proceed to construction.</p> <p>Value of provision made through planning obligations.</p> <p>Travel Plans adopted for all applications that exceed identified thresholds in Table 4.1.</p>
Assessment	The Highway schemes listed above are yet to be implemented. North Somerset Council are jointly

preparing a major scheme bid with Bristol City Council for Phase 1 of the South Bristol link road, A38 to A370 red route, which will be submitted to the Department for Transport during summer 2009.

Air quality standards in Banwell have not been breached (Benzene and Nitrogen Dioxide).


Future AMRs will need to consider ways of assessing the effectiveness of new highway schemes and other transport improvements, particularly those related to the proposed new urban extensions at South West Bristol and Weston-super-Mare.


Over the last year much work has been undertaken to secure Travel Plans through the development control process. Travel Plans are now requested (with requisite detail) by the Transport Policy team for all major developments exceeding the thresholds given in table 4.1 of the Local Plan. So far this has included 12 planning applications including three for very large developments and one residential development.

North Somerset Council is in the process of moving towards securing Travel Plans through S106 agreements where appropriate with monitoring (through TRICS) and modal-share targets secured through financial bonds. A Travel Plans Special Planning Document is now in its second draft and a draft form should be in use by 2008/9. This will add clarity to the process and give detail of what is expected from all parties involved.

North Somerset Council continues to actively promote voluntary Travel Plans to those employers who are not otherwise required to provide one, and a grant scheme assists this. North Somerset Council writes to all employers with over 25 employees within the District to promote the assistance it can offer. This includes the promotion of travel awareness raising campaigns such as Jam Busting June (JBJ), jointly organised by NSC (which was Highly Commended in this year's national Travelwise Awards under two categories), and 2carshare.com, the council supported car-sharing scheme.


GKN Aerospace Engineering is one employer, initially inspired by JBJ, who have gone on to win a Silver Award in the West of England Travel Plan Awards. Other major local employers who have begun to develop voluntary Travel Plans over the last year include the Avon and Somerset Police HQ, Bristol

	<p>International Airport, HBOS and North Somerset Council itself. Smaller employers who have developed successful Travel Plans include Sustain and Somerset Wood Recycling.</p> <p>All (non-schools) Travel Plans are now monitored by the Transport Policy officer with responsibility for Travel Plans through an Excel spreadsheet.</p>
Performance	 Performance and monitoring improving.


Topic	Air travel
Adopted LP policy	T/12 and 13
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Increase transport choice and promote accessibility by maximising and developing transport network and reducing congestion ▪ Make the most of our strong geographic position as the gateway to and from the South-West by encouraging investment in transport infrastructure
Summary of policy context	Guidance on the development at Bristol International Airport and air safety.
Policy indicators and targets	Increase bus passengers on 'Flyer' service at BIA annually by 10% more than air passenger growth. No inappropriate development within Public Safety Zones.
Assessment	<p>Public Safety Zones cover around 45ha of land to the east and west of the runway at BIA. During 2006/07 no inappropriate development has been approved within these areas.</p> <p>The BIA Surface Access Strategy (SAS) reports that air passengers at BIA increased by 7.3% during 2006/07 to 5.71 million passengers. Over the same period fare paying passengers on the 'Flyer' bus service between Bristol Airport and Bristol Bus Station / Clifton increased by 117,000 people to 392,000, an increase of 42.5% on 2005/06. The target of growth in Flyer passengers exceeding air passengers by 10% was therefore substantially exceeded.</p> <p>It is recognised that other indicators relating to air travel need to be developed to address the climate change agenda and carbon neutral travel.</p>
Performance	 Performance is good but indicators still need to be expanded.

Topic	Retail
Adopted LP policy	RT/1 – 8
Related Community	<ul style="list-style-type: none"> ▪ Deliver regeneration and increase community

Strategy Objectives	<p>capacity in areas of need</p> <ul style="list-style-type: none"> ▪ Ensure vitality and viability of town centres is maintained and enhanced
Summary of policy context	<p>Guidance on assessing proposals for retail development, including garden centres, the rejuvenation of Weston town centre, and the retention and enhancement of the vitality of defined shopping areas.</p>
Policy indicators and targets	<p>90% new retail floorspace over plan period within defined town and district centres. In defined retail areas, proportion of primary retail frontage in non-retail should not exceed 20%, and vacant units should not exceed 10%. Enhance Weston-super-Mare town centre.</p>
Assessment	<p>This is the second year that new retail floorspace completions have been monitored. For outstanding applications approved during 2005/06 and permissions granted during 2006/07, retail completions totalled 4,075sqm of floorspace of which only 28% was located within the four towns.</p> <p>Retail usage in primary retail frontages: Nailsea – 7% vacant units, 86% of units are in A1 usage. Portishead – 1% vacant units, 64% of units are in A1 usage. Clevedon - 2% vacant units, 77% of units are in A1 use. Weston-super-Mare – 4% vacant units (6 units), 81% of units are in A1 use.</p> <p>In all four primary retail frontages vacancy rates are less than 10%. In Nailsea and Weston retail frontage not in A1 use does not exceed 20%. In Clevedon and Portishead A1 use remains below 80%, with A2 uses, financial and professional services and A3 uses, restaurants and cafes filling the majority of other units.</p> <p>Other local and district retail centres have been monitored for the second time this year. Backwell, Clevedon Hill Road, Long Ashton, Winscombe, Worle High Street, Wrington and Yatton are the local village centres along with Queensway and Locking Castle district centres.</p> <p>Six of the nine centres have no vacant units and two of other three have less than 10% vacant premises. At the time of the survey, Yatton had 17% of units vacant, although in real terms, this is only four units out of the total 24. A1 uses in the local and district centres are lower than in the primary retail areas of the four towns,</p>

	<p>with between 37% and 67% of units in A1 use. This may be explained by the smaller size of the centres and the fact that they must serve a community as well as a retail function.</p> <p>In order to provide guidance on the amount and location of future retail floorspace, particularly within Weston town centre, the Council commissioned Donaldsons to undertake a retail and leisure study. The findings from this will form an important evidence base for future policy, and will be used with other documents to inform the detailed proposals of the Core Strategy, Weston Town Centre AAP and Weston Regeneration AAP.</p>
Performance	

Topic	Cultural and community facilities
Adopted LP policy	CF/1 – 5
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Deliver regeneration and increase community capacity in areas of need ▪ Support the capacity of voluntary and community groups ▪ Develop a wide range of arts, entertainment, recreational and cultural opportunities ▪ Improve health and wellbeing of population ▪ Increase the number and range of activities for young people and children
Summary of policy context	Guidance on the provision of cultural and community facilities, including open space, the provision of new facilities, safeguarded sites, and guidance on telecommunications equipment.
Policy indicators and targets	Number of open spaces managed to Green Flag Award standard (BVPI 119e).
Assessment	<p>As reported in Core Indicator 4c, during the monitoring period that we are reporting on, there were no areas of open space in North Somerset that were managed to Green Flag Award standard. Two sites, however were entered during the 2006/07 monitoring period and were subsequently awarded the standard during July 2007. These two sites are Uphill Hill in Weston-super-Mare and Abbots Pool in Leigh Woods.</p> <p>The Council recognises the importance of the Green Flag standard and has included the provision of open space to meet the standard in its Local Area Agreement targets. A further three sites will be entered in future years. As part of the Council's Open Spaces Strategy, a major piece of work to assess the quality of all open spaces according to the Green Flag criteria will be undertaken during the next 12 to 18</p>

	<p>months. This work will feed into the development of an SPD which will then allow appropriate indicators and targets to be established.</p> <p>Other indicators to measure the provision and quality of cultural and community facilities are proving difficult to identify. Discussion is underway with the Community Strategy and Regeneration Team to identify indicators that can be used jointly to monitor the Community Strategy, Quality of Life and the Local Plan/LDF. Possible indicators include museum visits per 1,000 population, number of swims and other sports visits at leisure centres, number of library visits per person and the amount of people attending the Playhouse Theatre.</p>
Performance	 Indicators need revision

Topic	Waste Local Plan (Adopted January 2002)
Waste LP Policies	WLP1 - WLP20
Summary of policy context	Guidance on all aspects of waste planning which provides a presumption in favour of waste management facilities that facilitate the reduction, re-use and recovery of waste, a requirement for waste audits, sustainable waste management, safeguarded sites and a range of development control policies.
Related Community Strategy Objectives	<ul style="list-style-type: none"> ▪ Maintain and protect the quality of the built and natural environment
Policy indicators and targets	The North Somerset Waste Local Plan does not contain any policy targets or indicators.
Assessment	<p>The North Somerset Waste Local Plan is intended to be subject to an early review in order to reflect changes in national and regional waste planning policy and to provide specific guidance on the sites and general locations required for waste management facilities.</p> <p>The general strategy for waste planning will be contained in the North Somerset Core Strategy. Sites and general locations suitable for waste management facilities will be identified in an appropriate North Somerset sites allocations document and in the case of strategic waste management facilities, in the West of England Joint Waste Development Plan Document. Specific policies relating to the control of waste management development proposals will be contained either in the North Somerset Core Strategy and / or an appropriate development plan document.</p> <p>The proposals for municipal waste management facilities in these documents will need to have regard</p>

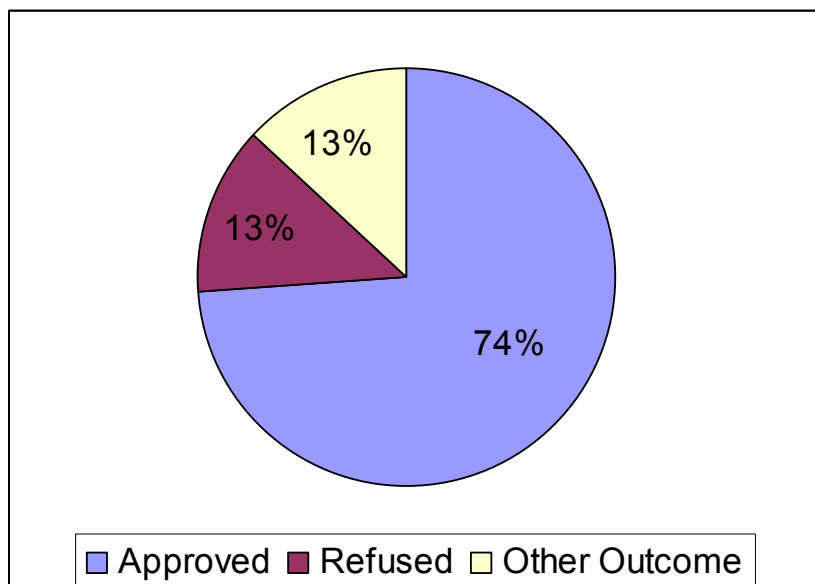
	<p>to the North Somerset Municipal Waste Strategy and the West of England Joint Residual Waste Management Strategy. All proposals for waste management facilities, including those required for management of non-municipal waste will need to have regard to the requirements of the South West Regional Waste Strategy and Regional Spatial Strategy.</p> <p>Updates on the progress of the above mentioned documents and the formulation of related indicators and targets will be reported in future AMRs.</p>
Performance	n/a

This year 30 star ratings have been applied to the Local Plan policies, their indicators and performance. There are three more ratings provided than last year as the Weston Vision and employment policies have been subdivided to provide more information and detail. Performance in most areas appears to have remained consistent or is improving, although there has been a slip in performance on the location of employment development within Weston-super-Mare and the other three towns. As last year, the same four policy groups were awarded five star ratings. These were Environmental and Public Protection, Listed Buildings, Green Belt and Housing.

	2005/06	2006/07
1 Star	0	0
2 Stars	12 (44%)	10 (33%)
3 Stars	8 (30%)	12 (40%)
4 Stars	3 (11%)	4 (13%)
5 Stars	4 (15%)	4 (13%)
Total	27 (100%)	30 (100%)

Refusals Monitoring

Of the 3,119 planning applications determined during this monitoring period, 395 applications were refused. This accounts for 13% of all applications decided, as was the case in 2005/06. A further 13% of applications had another outcome, including withdrawn, permitted development, deemed consent or prior approval required.



Of the 395 refused applications, the refusals fall into 16 categories:

Category	Number of applications refused in this category	% of total refusals
Major dwelling developments (10+)	18	4.5%
Major industrial developments	2	0.5%
Other major developments	8	2.0%
Minor dwelling developments (1-9)	113	28.6%
Minor office developments	1	0.3%
Minor industrial developments	1	0.3%
Minor retail developments	3	0.8%
Other minor developments	58	14.7%
Tree related developments	3	0.8%
Change of use developments	40	10.1%
Householder developments	113	28.6%

Advertising consent developments	12	3.0%
Alterations to a listed building	8	2.0%
Demolition of a listed building	2	0.5%
Works in a conservation area	1	0.3%
Other development works	12	3.0%
	395	100%

Initial investigations into the number of refusals of planning permissions by type show that the largest percentage of refusals occur on minor dwelling applications (1-9 dwellings) which accounted for 29% of all refusals in 2006/07 and householder applications which account for a further 29% of refusals. This is not surprising as these two application types account for 56% of all applications decided through the Development Control process.

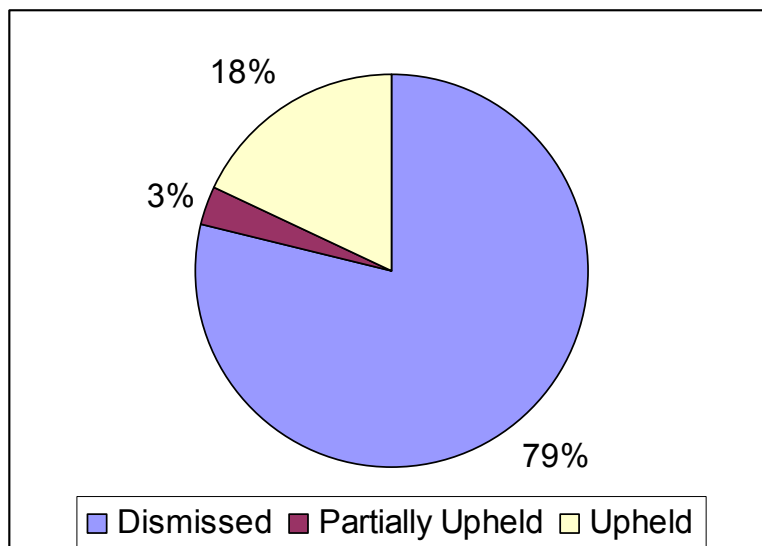
Refusals of minor dwelling developments totalled 113 applications and of these 53 refusals were outside the four main towns. Policy H/7 was cited as a refusal reason in 45% of these out of town applications.

Major dwelling applications (10+ dwellings) account for 4.5% of all refusals. This equates to 18 applications, eight of which were on sites outside the four main towns. Of these eight refused applications, five cited Policy H/7 as the main reason for refusal and all of these applications were subsequently appealed against. Applications at Farleigh Road, Backwell and Brook House, Wrington were dismissed at appeal and following the endorsement of the approach to Policy H/7 by these Inspectors, two further appeals at North End Road, Yatton were withdrawn from the appeal process. The final appeal, submitted as written representations, at Broad Street, Wrington has not yet had a decision. However, given the previous appeal decisions that have been upheld and the strong support of the policy by the Inspectorate the Council currently has a strong position.

Subject to the availability of adequate resources In future years it is intended that an assessment of the policies used for all refusal reasons will be analysed to identify any trends and inform the wider Core Strategy and DPD process.

Appeals Monitoring

3,119 planning applications were determined between 1 April 2006 and 31 March 2007, during this time 99 appeals were decided (approximately 25% of the 395 refusals issued during the year). This would indicate that just over 3% of applications went to appeal this year, compared to 2% during 2005/06.



All 99 appeals during this period were against refusal of a planning application. Of the 99 appeals decided, 78 were dismissed, 18 were upheld (18%) and three were partially upheld. Of the three applications that were partially upheld, one related to replacement windows and balconies in a Conservation Area, and the other two were for the same property (a full application and Listed Building consent) and were regarding a rear extension and works to the entrance. Of the 18 applications that were granted on appeal, the application types were as follows:

Category	Number of appeals upheld	% of total appeals upheld
Householder developments	4	22%
Creation of one new dwelling	4	22%
Parking spaces and vehicle access	2	11%
Creation of or extension to a nursing home	2	11%
Agricultural development	2	11%
Display of an advertisement	1	6%
Change of use of retail premises	1	6%
Major housing developments (10+)	2	11%
TOTAL	18	100%

Policies from the NSRLP (March 2007), **in bold** and previously adopted Local Plan (June 2000) policies identified in refusals and subsequent appeals.

Application Type	Policies identified in refusal reasons	Policies and reasons for approval identified by Inspector
Householder	T/11, H/7 , RL/6, RD/5, GRB/4	No conflict with RL/6 and T/11 , highway safety. No adverse affect on openness of Green Belt, no conflict with H/7 and RL/6
Creation of one new dwelling	H/7, H/9, GDP/3 , HOU/4, HOU/7, HOU/15, RL/1	No conflict with H/7 , HOU/4 accords with existing privacy and amenity. Agricultural dwelling has established need.
Parking spaces and access	T/10, T/11, GDP/3 , CON/1	No conflict with policies identified.
Creation or extensions to nursing homes	GDP/3, ECH/3, ECH/4 , CON/1, CON/10, CON/13	Privacy of adjoining properties not compromised. Conforms with policies CON/1, CON/10 and CON/13.
Agricultural development	H/9 , HOU/7, GRB/3	Conditional permission granted based on animal welfare.
Advertisement	ECH/7 , CON/2	Not detrimental to amenity interests.
Change of use to retail premises	RT/3 , S/7	No compromise to viability and vitality of town centre.
Major housing developments (10+)	H/7, T/10, T/11, ECH/3 , CON/1, HOU/2, RL/1	No material harm to area / conservation area. Deemed to be a sustainable location.

Of the 10 appeals upheld involving work to domestic properties and the creation of new dwellings, seven of the refusal reasons and subsequent approvals granted by the Planning Inspectorate were based on policy RL/6 from the formerly adopted Local Plan and/or policy H/7 in the NSRLP (March 2007). Further research into the interpretation and use of policy H/7 will be undertaken over the coming year in order to establish whether its implementation has had an effect on the number of dwellings coming forward outside of the four main towns and whether the policy is defensible at inquiries and appeals.

Since the end of the monitoring period covered by this document, policy H/7 has been the subject of several appeals. The subsequent appeal decisions have all supported the Council's general approach to policy H/7, although as the criterion only began to be applied from November 2006 there is, as yet, only limited data on its effectiveness. However, as this data accumulates it does suggest that the market is responding to the policy imperative of restricting development likely to give rise to out-commuting. The 2008 AMR will set out data for a full monitoring year.

Topic Papers

Over the past twelve months a series of topic papers containing evidence to inform the preparation of the Core Strategy and subsequent DPDs has been prepared. The papers cover ten themes including demography, deprivation and social exclusion, the natural environment, housing, economic development and transport and communications. As well as providing a detailed evidence base these papers identify evidence gaps that will lead to additional research or monitoring being undertaken as referred to in this report.¹¹

¹¹ <http://www.n-somerset.gov.uk/Environment/Planning+policy/Local+Development+Framework/Core+Strategy+associated+documents.htm>

7. Conclusions and Recommendations

This is the third AMR published by North Somerset Council. This document has expanded significantly on last year's report. However, we are still keen to ensure that future documents continue to improve.

Local Development Scheme Timetable and Milestones

The original milestones for the Replacement Local Plan, Statement of Community Involvement and SPDs were largely met this year. However, given changing priorities and existing resources, the timetable for certain other documents within the existing LDS has been revised. These documents are still monitored for AMR purposes as they formed part of the current programme at 31 March 2007. A revised LDS was approved in June 2007, providing a more robust programme. This new LDS will be assessed in the 2008 AMR.

The AMR has influenced the re-shaping of the LDS by clarifying areas where the existing policies/indicators need to be reassessed. For example, issues such as settlement policy, particularly village sustainability, the form and function of the urban extensions proposed in the Regional Spatial Strategy, and their relationship to regeneration issues, need to be clarified through the Core Strategy, while the shortfall in the implementation of affordable housing schemes has led to the need to prioritise an SPD to address this issue.

Contextual Indicators

Contextual indicators will continue to be monitored. Where possible they have remained consistent year on year in order to provide time series data against which current and future trends can be measured. The use of reference numbers to identify contextual indicators will also continue as this allows direct comparison between other local authorities in the West of England area as data has been collected for comparative time periods and from the same sources.

Core Indicators

The 2006/07 Annual Monitoring Report has a small number of gaps in its core indicator monitoring. Indicators relating to bio-diversity and minerals cannot currently be monitored. The Council is continuing to investigate how we can monitor these indicators in future or whether any alternative indicators can be collected in their place.

Local Indicators

Local Indicators are intended to monitor wider social, environmental and economic trends as well as the North Somerset Replacement Local Plan policies themselves. This will show the effect the planning framework is having on the environment, communities and people of North Somerset. It will also ensure that future spatial development plan policies are monitored with clear objectives, specific targets and measurable, meaningful outcomes.

As the Local Development Framework progresses and Local Development Documents are adopted it is intended that many new targets and indicators will be established. This process has already started and a number of revised and new indicators have been included in last year's report and further indicators have been added or expanded in 2006/07.

Future Research

Following the completion of this year's report there are several areas of research that have been identified, both to inform future monitoring reports and the production of Development Plan Documents and Area Action Plans. Areas of identified research include:

- The continuation of research into the role and function of settlements and settlement hierarchy;
- Housing trajectories including the regular monitoring of housing supply to ensure a rolling five / 15 year land supply;
- The expansion of appeals, refusals and H/7 monitoring and analysis;
- Research into residential parking standards, what are the issues in new developments;
- Research into the distinctiveness and character of areas and their specific housing mix requirements, such as the central areas of Weston-super-Mare which have particular regeneration and deprivation issues;
- Investigation into how the wider issues of climate change and use of renewable energy can be monitored and included with the AMR.

Significant Effects Indicators

The Sustainability Appraisals for both the North Somerset Local Plan and North Somerset Replacement Local Plan did not contain any targets or indicators. Preparation of future LDF documents must be accompanied by a formal sustainability appraisal report that should consider the social, environmental and economic effects of individual LDS documents. Future sustainability appraisals are required to conform to the Strategic Environmental Assessment Directive.¹² This will demonstrate how the plans' effects on sustainability have been considered as they pass through each plan production stage. It will also address proposed mitigation measures and proposals for monitoring. The development of this work will be reported in future AMRs.

Towards the end of the 2006/07 monitoring period work began on a Sustainability Appraisal template which will be reported fully in next year's report.

Monitoring at Different Spatial Scales

In this and the previous AMRs data has been collected at district level only. As local Development Plan Documents are prepared, for example the Weston-super-Mare Area Action Plans, it will be increasingly necessary to collect and monitor data at settlement or ward level. One example of this will be the data required to monitor employment-led regeneration at Weston-super-Mare. This will be done as necessary and will inform policy and implementation.

Partnership Working

Regular officer meetings take place between North Somerset Council, neighbouring local authorities, the South West Regional Assembly, the West of England Partnership and the local Strategic Information Providers Group to discuss and share best practice on monitoring, in particular the AMR. North Somerset Council officers will continue to attend these meetings so that data collection can be co-ordinated and streamlined, whilst making the best use of resources available. North Somerset will also make the best possible use of future IT developments and tools developed to help collect reliable and standardised information.

¹² Transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004.