



Annual Monitoring Report



2013 - 2014



Foreword

The North Somerset Council Annual Monitoring Report (AMR) is published each year. This AMR monitors the period 1 April 2013 to 31 March 2014.

The primary purpose of the AMR is to report on the performance of the planning policies and the progress of emerging policy documents and North Somerset Council remains committed to preparing and publishing a monitoring report in this format each year.

Further copies of this document and those from previous years are available on our website at www.n-somerset.gov.uk/research

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

Please contact:

Research and Monitoring Team
Post Point 15
Planning Policy and Research
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

E-mail research.monitoring@n-somerset.gov.uk
Tel: 01934 426 665

Contents

Introduction	4
Local Development Plan	5
Setting the scene in North Somerset	8
Location	8
Demographic structure	9
Dwellings, household types and tenure	9
Socio-cultural issues	10
Living within environmental limits	11
Climate change	11
Sustainable design and construction	12
Environmental protection	14
Nature conservation	15
Landscape and the historic environment	17
Green Belt	22
Waste	23
Minerals	25
Transport and movement	26
Delivering strong and inclusive communities	32
High quality design	32
Scale of new housing	33
Distribution of new housing	34
Mixed and balanced communities	35
Affordable housing	38
Gypsies and Travellers	39
Delivering a prosperous economy	40
Supporting a successful economy	40
Retail	44
Tourism	46
Bristol Airport	48
Royal Portbury Dock	50
Ensuring safe and healthy communities	51
Children, young people and education	51
Health	55
Sport, recreation and community facilities	56
Area policies	58
Weston Villages	59
Conclusions	65
Duty to Co-operate	69

Introduction

The production of an Annual Monitoring Report (AMR) is a statutory requirement.

The purpose of this report is to:-

- Show how North Somerset's development plan documents are progressing;
- Show how well the policies in the North Somerset Replacement Local Plan (NSRLP) and North Somerset Core Strategy are performing; and
- 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.

Annual monitoring will also form the basis for review of any development plan documents that are adopted.

Local Development Plan

The development plan for North Somerset currently comprises the following adopted documents and associated proposals maps:

- North Somerset Core Strategy (2012)
- West of England Joint Waste Core Strategy (2011)
- North Somerset Replacement Local Plan (2007)
- North Somerset Waste Local Plan (2002)
- Mineral Working in Avon Local Plan (1993)

The Core Strategy is the main planning document for North Somerset. It guides development choices and decisions on planning proposals in the district. The Core Strategy was adopted on 10 April 2012. Following a legal challenge, policy CS13 (scale of new housing) has been remitted back to the Planning Inspectorate for re-examination as it was found to be unlawful on the grounds that the Inspector was found to have 'failed to give adequate or intelligible reasons' for his conclusion that the housing requirement made sufficient allowance for housing demand. The high court judgement also required that eight other policies be remitted as any change to the housing requirement may have consequences for these other policies. With the exception of these nine policies the plan remains adopted. The Core Strategy examination has been reopened to consider the policies remitted by the judgement. Consultation on updated evidence to support Policy CS13 took place between 29 November 2013 and 17 January 2014, and hearings were held in March 2014. Following further consideration the council consulted upon proposed main modifications to Policy CS13 late in 2014, and the Inspector arranged further hearings for 6 and 7 January 2015. Further details are available at www.n-somerset.gov.uk/corestrategy

We are also in the process of preparing our Sites and Policies Plan. This development plan document will contain the detailed planning policies and site allocations to deliver the adopted Core Strategy. Once adopted, the Sites and Policies Plan will supersede the Replacement Local Plan, Waste Local Plan and Minerals Local Plan policies. We held a consultation on the draft document between February and April 2013. We are now taking forward part one of the document, development management policies, and part two will follow pending the outcome of the Core Strategy re-examination. For further details please visit www.n-somerset.gov.uk/sitesandpolicies

Neighbourhood Development Plans (NDP) are also being prepared for two parish areas within North Somerset, Backwell and Long Ashton. Once a neighbourhood plan is adopted these will form part of the local development plan and they will be monitored each year within the Annual Monitoring Report.

Backwell Parish Council progressed their NDP 'Backwell Future' and submitted the document for examination in April 2014.

Long Ashton Parish Council have prepared a draft NDP and undertook a consultation in February 2014. The plan will be submitted for assessment under independent examination in the near future.

Other parishes within North Somerset have shown an interest in developing a Neighbourhood Plan.

Whilst not formally part of the development plan, Supplementary Planning Documents (SPD) can provide more detail on certain aspects of the development plan and clarify the interpretation of a policy or approach.

Current adopted SPD's:

- Weston Villages
- Affordable Housing
- Dolphin Square
- Biodiversity and Trees
- Landscape Character Assessment
- Travel Plans
- Residential Design Guide – Part 1, Living conditions of neighbours
- Residential Design Guide – Part 2, Design and appearance
- Parking Standards
- Solar Photovoltaic Arrays
- Development Contributions: Principles and Operational Guidance
- Employment-led Delivery at Weston-super-Mare
- Wind Turbines

Emerging Supplementary Planning Documents:

- Weston-super-Mare Town Centre
- Creating Sustainable Buildings and Places
- Development Contributions

Other planning policy documents that provide information, guidance and advice are:

- Statement of Community Involvement
- Housing and Economic Land Availability Assessment
- Junction 21 Local Development Order
- Annual Monitoring Report
- Infrastructure Delivery Plan

We are also preparing a Community Infrastructure Levy (CIL) for North Somerset. All of these documents and other guidance notes are available to download from our supplementary planning web page at www.n-somerset.gov.uk/SPDs

Topic areas

The Annual Monitoring Report is presented on a topic basis, for ease of reference. The topics have been set out to mirror the themes in the Core Strategy, which are:

- Living within environmental limits
- Delivering strong and inclusive communities
- Delivering a prosperous economy
- Ensuring safe and healthy communities.

Following the introduction of the National Planning Policy Framework (NPPF) and the withdrawal of Government guidance on monitoring it is now a matter for local authorities to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant legislation.

Setting the scene in North Somerset

Location map



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. North Somerset Council, 100023367, 2006

North Somerset covers an area of around 37,500 hectares (145 square miles) and has a population of 206,100 people¹. The district contains an international airport, a deep sea west coast port, part of the Mendip Hills Area of Outstanding Natural Beauty, 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.

¹ 2013 Mid Year Population Estimate, Office for National Statistics

Demographic structure

Population size

- The population of North Somerset is 206,100, an increase of 1,700 since the 2011 Census.
- The age breakdown for North Somerset is:-
 - Aged 0-15 years – 18%
 - Aged 16-64 years – 59%
 - Aged 65+ years – 22%
- Currently the proportion of people in North Somerset aged 65+ is 22.4%, compared to 20.8% in the South West and 17.4% nationally.

Source: 2013 Mid Year Population Estimates, ONS

Ethnic composition

- At the 2011 Census the black and minority ethnic population made up only 2.6% of North Somerset's population compared to 4.6% of the West of England area and 14.3% of the population in England.

Dwellings, household types and tenure

- At the 2011 Census there were 88,227 occupied households in North Somerset. This means that on average there were **2.3** people living in each household.

In North Somerset:-

- 30.7% of households are single person households; nationally the figure is 30.2%.
- 8.8% of households are lone parent households; nationally the figure is 10.6%.
- 50% of households are comprised of couples; nationally the figure is 45.3%.
- 36.8% of the population of North Somerset own their property outright and 36.1% own their property with a mortgage or a loan. This means that 72.9% of North Somerset residents are owner occupiers compared to a figure of 63.5% nationally.
- 25.4% of the North Somerset population rent their properties.

Source: 2011 Census

Socio-cultural issues

Crime rates and perception of safety

- There were **47.55** crimes per 1000 population within North Somerset over the 2013/14 financial year. The force average for Avon and Somerset Constabulary was 59.39. This shows a slight decrease in the number of total crimes across North Somerset in 2012/13.

Source: ONS

- 60% of North Somerset resident adults feel very safe or fairly safe when outside in their local area after dark. 93% of adults feel very safe or fairly safe when outside in their local area during the day. These figures are similar to last time the measure was recorded in 2008.

Source: North Somerset Residents Survey, October 2012

Unemployment rates

- The unemployment rate as a percentage of the economically active population in North Somerset was 5.1% for the period April 2013 to March 2014. This is a decrease on last year's figure by 0.5% and lower than the unemployment rate of 5.4% across the South West.

Source: Annual Population Survey April 2013 to March 2014

Deprivation

- There were 124 Lower Level Super Output Areas (LSOAs) in North Somerset at the time of the 2010 Indices of Multiple Deprivation being released. This small area geography is used to measure deprivation, so that pockets within larger areas are not hidden. 62 of these LSOAs have 'improved' in their rankings since 2007, and 62 have 'declined'. In almost all cases, those within the upper quartiles have 'improved' and those within the lower quartiles have 'declined' in terms of their overall scores.
- For the first time we have areas within both the most deprived 1% nationally, and the least deprived 1% nationally. North Somerset has the 7th largest range of inequality of all of the 326 authorities in England.
- 15 of our LSOAs are within the most deprived 25% of areas nationally. All of these areas are within Weston-super-Mare.

Source: Indices of Multiple Deprivation 2010

LIVING WITHIN ENVIRONMENTAL LIMITS

Climate Change

Climate Local Commitment

North Somerset Council is committed to reducing carbon emissions and tackling climate change. The Core Strategy outlines principles that will guide development to be more sustainable.

In June 2013 the council signed up to the Climate Local Commitment. This is an initiative to support carbon reduction and climate resilience led by the Local Government Association (LGA). The council published its Actions in January 2014, these can be viewed here: [http://www.n-somerset.gov.uk/Environment/Climate_change/Documents/action%20in%20priority%20areas%20\(pdf\).pdf](http://www.n-somerset.gov.uk/Environment/Climate_change/Documents/action%20in%20priority%20areas%20(pdf).pdf). The council is due to report on the progress on the actions in December 2014 and will monitor the actions and progress regularly.

Community Resilience North Somerset is a project set up with the aim of creating strong, resilient communities which are prepared to deal with emergencies affecting communities, such as flooding and severe weather incidents.

Carbon Emissions

The Department of Energy and Climate Change (DECC) provide data at local authority level measuring industry/commercial, domestic and road transport carbon emissions in tonnes. Figures are available from 2005 to 2012.

Year	Industry and Commercial	Domestic	Transport	N. LULUCF Net Emissions	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	475.6	478.3	590.9	36.3	1,581.1	194.7	8.1
2006	486.6	483.9	580.1	35.4	1,586.0	197.0	8.1
2007	466.6	467.4	607.9	34.4	1,576.4	199.5	7.9
2008	448.1	464.1	586.5	33.8	1,532.6	200.9	7.6
2009	395.7	422.8	563.5	33.4	1,415.3	201.7	7.0
2010	415.8	451.3	551.2	32.0	1,450.3	203.0	7.1
2011	383.4	395.9	540.7	31.3	1,351.2	203.1	6.7
2012	415.1	441.2	552.0	30.5	1,438.8	204.4	7.0

LIVING WITHIN ENVIRONMENTAL LIMITS

Sustainable design and construction

Renewable energy

On council owned buildings there are various renewable energy technologies being used:

- Town Hall, Weston-super-Mare – photo voltaic panels, generating capacity 32.5kW.
- Bournville Primary School – Combined Heat and Power Plant – capacity unknown.
- Clevedon Secondary School - photo voltaic panels, generation capacity 3.5KW.
- Winscombe Primary School - wind turbine, generation capacity 2.5KW.
- Mendip Green School, Weston-super-Mare – wind turbine, generation capacity 250W.
- High Down Junior School, Portishead - photo voltaic tiles, generation capacity of 1KW.
- Backwell Secondary School - photo voltaic tiles, generation capacity between 0.6 – 2KW.
- St Katherine's Secondary School, Pill - photo voltaic technology, generation capacity unknown.
- St Georges School, Weston-super-Mare - ground source heat pump, capacity unknown.

The council are planning further schemes on council owned buildings; an update on the progress of this project will be given in future reports.

Renewable energy large and microgeneration schemes are supported by the council. The Central Feed-in Tariff Register records the number of installations in each Local Authority. As of July 2014 North Somerset had:

- 4,835 photovoltaic installations
- 7 wind installations
- 1 hydro installation
- 1 anaerobic digestion installation
- 2 micro CHP installations

The total capacity of the photovoltaic installations is 17,799kW and the total capacity for wind installations is 5,038kW.

The council is part of the Carbon Reduction Commitment (CRC) Energy Scheme, which is a mandatory scheme aimed at improving energy efficiency and cutting emissions in large public and private sector organisations. The Environment Agency has published the 2013/14 annual report which can be viewed here:

<https://www.gov.uk/government/publications/crc-annual-report-publication-2013-to-2014>.

Code for Sustainable Homes

The Code for Sustainable Homes is now being phased out. The Government conducted a consultation on the recent review of building regulations and housing standards called the Housing Standards Review in August 2013. A Written Ministerial Statement was released in March 2014 stating that the Code for Sustainable Homes would be wound down and replaced with a simplified system incorporated into Building Regulations.

Supplementary Planning Documents

Progress on the renewable energy Supplementary Planning Documents (SPDs) have been made this year. The Solar Photovoltaic (pv) Array SPD was adopted in November 2013. Since the end of the monitoring period the Wind Turbines SPD has been adopted.

Work on the Sustainable Buildings and Places SPD has progressed. It is anticipated that the draft document will be consulted on towards the end of the year with a possible adoption date of Spring 2015.

LIVING WITHIN ENVIRONMENTAL LIMITS

Environmental protection

Flood Risk

Policy CS3 of the adopted North Somerset Core Strategy relates to Environmental Impacts and Flood Risk Assessment. One monitoring indicator identified is to review the Strategic Flood Risk Assessment (SFRA) at regular intervals. The SFRA was produced as a series of studies between 2008 and 2010, the outputs from which have been made available on the council website at www.n-somerset.gov.uk/sfra

Improved modelling by the Environment Agency (EA) has resulted in changes to the mapping of flood risk in the Bleadon/Loxton and Congresbury/Yatton areas. Four successful challenges have also resulted in parcels of land being reclassified from fluvial 3b to fluvial 3a, at:

- Colehouse Farm, Kenn
- Hand Stadium, Kenn
- Loxton Lea, Loxton
- Bullock Farm, Kingston Seymour

The results of further EA modelling, relating to tidal flood risk in North Somerset and fluvial flood risk at and around Clevedon, are in the process of being incorporated into the SFRA.

As a Lead Local Flood Authority (LLFA), North Somerset has prepared a Local Flood Risk Management Strategy (LFRMS) which outlines how we intend to manage local flood risk within our area. Local flood risk means flooding from surface runoff, groundwater and ordinary watercourses.

The LFRMS identifies objectives for managing local flood risk, proposes measures to achieve these objectives and sets an action plan giving approximate timescales for implementing these actions. Further details are available at www.n-somerset.gov.uk/flooding

Environmental policies

The adopted Core Strategy policy CS5: Landscape and the historic environment seeks to protect and enhance North Somerset's landscape and townscape as well as the Mendip Hills AONB. The Replacement Local Plan 2007 policies ECH/8, ECH/9 and ECH/15 relate to Mendip Hills AONB, Forest of Avon and the coastal zone. The policies provide guidance on development proposals within these areas.

LIVING WITHIN ENVIRONMENTAL LIMITS

Nature conservation

Key assets

In terms of key assets in the natural environment, North Somerset has:

- 2 National Nature Reserves (NNR)
- 13 Local Nature Reserves (LNR)
- 204 Local Wildlife Sites (LWS)
- 56 Sites of Special Scientific Interest (SSSIs)
- 1 Ramsar
- 4 Special Areas of Conservation (SACs)
- 1 Special Protection Area (SPA)
- 77 Local Geological Sites (LGS)
- 950 Tree Preservation Orders (TPOs)
- 1 Area of Outstanding Natural Beauty

Source: North Somerset Council and Natural England

Local sites

Local sites include Local Wildlife Sites and Local Geological Sites. The 204 Local Wildlife Sites in North Somerset cover an area of 8509.39 hectares. The condition of Local Sites is largely unknown as the majority are privately owned. Local Sites are non-statutory sites so there is no obligation on owners to protect or report on the features for which the site was designated; or for them to allow their landholdings to be surveyed (unless the designation happens to overlap with that of a SSSI). Therefore, designated Local Wildlife Sites may include habitats that have been damaged or destroyed through inappropriate management or neglect.

Sites of Special Scientific Interest (SSSIs)

SSSI condition is assessed by Natural England. 77.2% of North Somerset SSSIs are in favourable condition. This greatly exceeds the national target of 50% of SSSIs in favourable condition by 2020 set within 'Biodiversity 2020'.

	2013 hectares
Favourable	2,691.11
Unfavourable Recovering	441.19
Unfavourable No Change	278.46
Unfavourable Declining	64.80
Assessed area	3,483.70

Source: Natural England

Local Nature Reserves (LNRs)

Our 13 Local Nature Reserves (LNRs) cover a total of 291.424 hectares across the district. The 2013 mid year population estimates from the Office for National Statistics gives the population of North Somerset as 206,100. This

provides a ratio of 1 hectare of LNR per 707 head of population, which is well within Natural England's access to natural green space target of 1 hectare of LNR per 1,000 head of population.

National priority species Common Toad (*Bufo bufo*)

Ongoing volunteer projects covering most known toad migration routes, to include provision of toad warning signs with new folding signs proposed for Winscome Hill winter 2014.

Priority Habitats

Species rich grassland restoration projects:

Species rich grasslands include the national and local priority biodiversity action plan habitats: calcareous grasslands and lowland meadow.

The council has identified some small sites where it is undertaking ongoing traditional management to enhance the botanical diversity of the grassland. Some of the sites are within local nature reserves and road verges, and a few are within parks which are classed as public open spaces. Ongoing sympathetic management includes:

- Uphill Hill SSSI and LNR
- Lower Meadow
- Cadbury Hill LNR
- Jubilee Park wet meadow area
- Wains Hill and Church Hill, Poets Walk LNR
- Dial Hill, Clevedon
- Watchhouse Hill
- Trendlewood Park , Nailsea
- Long Ashton roundabout and orchid slope
- St. Georges Flowerbank LNR
- Section of road verge reinstatement A369 (reference Colin Chandler, Highways)

LIVING WITHIN ENVIRONMENTAL LIMITS

Landscape and the historic environment

Heritage sites

North Somerset has:

- **36** Conservation Areas
- **1,072** Listed Buildings
- **70** Scheduled Monuments
- **8** Registered parks and gardens
- **58** Unregistered parks and gardens.

Source: English Heritage / North Somerset Council

Historic Environment

It is the council's aim for the historic environment to be maintained and protected. Any development affecting conservation areas, listed buildings, scheduled monuments, registered parks and gardens and archaeological sites should be appropriate and seek to enhance and reflect the character of the protected area.

Conservation Area appraisals

A proposed new conservation area with character appraisal for Barrow Gurney initially drafted by the community went to public consultation in April 2013. This now needs to be taken to council for approval and endorsement. However, it should be noted that this is not a priority in terms of protection of nationally identified conservation areas at risk.

Funding has been identified to appoint a temporary officer to work on prioritised conservation area character appraisals over a 12 month period. Discussions with English Heritage have lead to the possibility of support being made available to run community workshops to train and empower local communities to draw up the appraisals supported by officers. Such an initiative of direct community involvement has successfully been used in Bristol and has advantages of natural community consultation and education, raising the profile of heritage.

English Heritage 'At Risk Register'

Nine sites within the district are on the English Heritage 'At Risk Register' 2014. Four of these sites are Conservation Areas, three are Listed Buildings and two sites are Scheduled Monuments.

The four Conservation Areas at risk are:

- Clevedon Triangle, Clevedon
- Boulevard/Montpelier, Weston-super-Mare
- Birnbeck, Weston-super-Mare
- Melrose/Grove Park, Weston-super-Mare

The three Listed Buildings at risk are:

- Ashton Court, Long Ashton (Grade I listed)

- St Mary's Church, Portbury (Grade I listed – place of worship)
- Birnbeck Pier, Weston-super-Mare (Grade II* listed)

The two Scheduled Monuments at risk are:

- Elms Colliery, Nailsea (the buildings are also Grade II listed)
- Conygar Hill, Portbury

Conservation Areas

Currently four out of 36 of North Somerset's Conservation Areas are on the 'At Risk Register'. This represents 11.1% compares to 6.1% throughout England.

All of these Conservation Areas have been identified 'at risk' due to their deteriorating condition. In 2009 English Heritage included Conservation Areas on their Heritage At Risk Register for the first time. The top ten threats were identified as:

- Unsympathetic replacement doors and windows (83% of conservation areas).
- Poorly maintained roads and pavements (60%).
- The amount of street clutter (45%).
- Loss of boundary walls, fences or hedges (43%).
- Unsightly satellite dishes (38%).
- The effects of traffic calming or traffic management (36%).
- Alterations to front elevations, roofs and chimneys (34%).
- Unsympathetic new extensions (31%).
- The impact of advertisements (23%).
- Neglected green spaces (18%).

Two of the four Conservation Areas at risk: Birnbeck and Clevedon Triangle are subject to draft Conservation Area appraisals and management plans as outlined above. Once the documents have been adopted the management plans will help improve the quality of the Conservation Areas.

Listed Buildings

Ashton Court at Long Ashton is a large country house with a Grade I listing which is owned by Bristol City Council. At present the building is part occupied by the estate office and used as a hospitality facility. The unused part of the building is derelict and is subject to decay. English Heritage has awarded a grant to assist with a feasibility study to record the extent of the decay to the building and to assess works to restore the building. Following a promising first stage consultant study looking at feasibility for various potential uses for the underused buildings. Bristol City Council has put further work on hold following loss of project staff and re-structuring. A small fire damaged part of the unused derelict building at the end of 2013. Works to repair damage to plaster ceilings and windows and floors in the affected area has recently been commissioned. With the study on new uses put on hold it is likely that Ashton Court will stay on the At Risk Register for the foreseeable future.

Birnbeck Pier (Grade II* listed) has been identified as a Heritage at Risk Priority Site 2015. This means that English Heritage has identified the site to receive additional support and guidance to restore and bring the site back in to a sustainable use. Both the pier structure and the buildings on it are in a

very bad condition, the pier has previously been used for leisure purposes and to house the RNLI life boat station. Due to the condition of the Pier the RNLI have recently had to relocate their operations off the island. The pier is privately owned, the current owner has tried to pursue an unacceptable scheme, rejected as unfeasible by the council and English Heritage. The council applied unsuccessfully to English Heritage for a grant to facilitate a study to determine the base costs of urgent works to safeguard the main structures. It is unlikely the pier will be redeveloped in the near future and it is therefore expected that this site will stay on the 'At Risk Register'.

St Mary's Church, Portbury is a Grade I listed church, owned by the Diocese of Bath and Wells. The stone and slate roofs of the chancel and vestry have deteriorated causing water ingress and ceiling plaster to fall. A scheme of repairs has been agreed and an offer of Heritage Lottery Funding places of worship grant has been made to complete them.

Other Listed Buildings

St Josephs, West Hill, Portishead is a Grade II Villa and part of a larger site for which planning consent was granted for residential development, the villa itself to be converted into flats. The listed building had previously had the lead stolen from its roof which resulted in significant water penetration. Whilst refurbishment works have now commenced a very significant outbreak of dry rot was identified. This has meant that a substantial amount of historic fabric and wooden interior detailing has had to be removed to facilitate treatment. Whilst replica detailing will be put back this case underlines the very high priority which should be given to urgent and necessary temporary works being put in place to protect listed buildings from deterioration when unoccupied. Spread of dry rot in a wet building is rapid and its presence significantly and unnecessarily increases the cost of a viable refurbishment scheme.

Brimbleworth Farm (Grade II listed) has been without a roof since a fire in April 2005. Planning permission has been granted for a conversion into two dwellings along with the conversion of two outbuildings to dwellings as well as 11 new build dwellings on the site. There are several issues at this property including timbers rotting and the partial collapse of some external stone walls as a result of water ingress, and the majority of first floor structures have collapsed. The site has been cleared but no works have been undertaken.

Royal Pier Hotel, Clevedon – works are now well underway to restore the remaining front and side walls of the listed building as part of its development into flats.

Barley Wood, Wrington changing room and oval swimming pool – curtilage listed Grade II within the grounds of grade II listed Barley Wood House set within a grade II Registered Park & Garden. This small historic pavilion has suffered from partial roof collapse and is at risk. Proposals to secure the future of the wider Barley Wood House including restoration of the grounds and garden structures are yet to materialise. Action is required to protect the structure from further deterioration.

Blagdon Water Garden, Heated Garden Wall – grade II the formerly heated

garden wall with niches is exposed to weathering having lost the lean to greenhouse covering its southern face. The roofs to lean to out buildings to the rear have in part collapsed due to structural failure and significant growth of ivy penetrating surrounding walls. The owner expressed an interest in conversion of the building to a café which would be welcomed in principle. Action is required to arrest further deterioration.

Scheduled Monuments

The Elms Colliery in Nailsea, known locally as Middle Engine Pit, is a scheduled monument and is owned by North Somerset Council. The buildings within the scheduled monument are also Listed Buildings. This site is derelict and has been subject to neglect and vandalism. Concerns have been noted regarding a boundary wall at the site and the council are working with English Heritage to secure the site. It is envisaged that more resources will be directed towards the preservation of this site with revenue from infrastructure projects funding officer time to develop a scheme and secure funding for the long term preservation of the site. These works began at the very end of 2014. However, it is unlikely this site will come off the At Risk Register in the near future due to the derelict state of the site.

Work to manage and improve Scheduled Monuments has been concentrated at six sites during 2014. Much of the work carried out is attributed to local and community groups working in partnership with the council and other organisations.

During 2014, Nailsea Town Council and English Heritage have worked to create a public park on the site of the Nailsea Glassworks Scheduled Monument. This should achieve much better protection for the site.

A three year project run by the Mendip AONB unit started in 2013 to promote and raise awareness of the wildlife and archaeological value of the Black Down and Burrington commons. The project is called Discovering Black Down and funding has come from the Heritage Lottery Fund. The area has been subjected to intense recreational use and combined with the weather severe erosion has occurred. A Project Officer has been recruited to promote the area. The project has also carried out significant scrub and bracken clearance on Burrington Ham during 2014, which should protect the Scheduled hill-fort there (Burrington Camp).

At the end of 2014, English Heritage extended the Scheduling at Gatcombe Roman settlement and field system (Long Ashton), to take in an area not included in the Scheduling in 1993.

Historic Environment Record

The North Somerset Historic Environment Record (HER) is published on the council's website at www.n-somerset.gov.uk. The HER is presented as an interactive map where layers can be loaded on to a base map of the district. Publishing the HER online has allowed better accessibility to individuals who have an interest in the historic environment.

Layers on the HER interactive map are:

- Conservation Areas
- Scheduled Monuments
- Registered Historic Parks and Gardens
- Unregistered Parks and Gardens
- Archaeological Sites
- Historic Landscape Characterisation
- Reports Tables
- Listed Buildings

Further layers added this year are 'Islands' (areas of bedrock in the Northmarsh) and 'Warthage' (areas of raised ground along the coast and major rivers caused by flood silting), both of which are very archaeologically significant.

The council's Archaeologist has been involved in two major infrastructure projects affecting the district. These are the South Bristol Link and the proposed National Grid Hinkley Point C Connection Project. These were both significant again in 2014.

The SBL project made the securing of the future of a very unusual triple-conjoined lime kiln at Long Ashton / Dundry possible. One of the most important early results from the National Grid fieldwork was to confirm the unpublished results from a 1993 pipe trench that the Scheduled Roman site at Winthill (Banwell) extends down the hillside 600m to the side of the Lox Yeo.

Other major planning issues have been around applications for photovoltaic farms, and major housing applications.

LIVING WITHIN ENVIRONMENTAL LIMITS

Green Belt

Size of the Green Belt

The size of the Green Belt within North Somerset is 154.9 square kilometres. There has been no change to the Green Belt during the monitoring period.



© Crown copyright and database rights 2013 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Development within the Green Belt

Through the planning system the council seek to protect the Green Belt from inappropriate development with no net loss of the Green Belt area. During the monitoring period six major planning applications were approved in the Green Belt across the four following sites:

- Former Barrow Hospital, Barrow Gurney – two applications, one for a time limit extension on an existing permission and one for the reserved matters on an outline permission for 43 dwellings.
- Land between the A370 Long Ashton Bypass and the Cater Road Roundabout in Hartcliffe, South Bristol – South Bristol Link highway and bus only link development.
- Woodland off Brockley Combe Road and land to the south of Brockley Combe Road, Wrington – two retrospective applications for continued use of land as forestry and recreational use including the erection of a base camp shelter and storage containers.
- Weston Lodge Farm, Weston-in-Gordano – retrospective application for the change of use from agriculture to leisure activities, retention of portacabins and buildings.

LIVING WITHIN ENVIRONMENTAL LIMITS

Waste

New waste management facilities

The only consent for a waste management facility which has been granted planning permission during the monitoring period is for a small waste transfer station at Sunnyside Road, Weston super Mare, (from a change of use) which was operational at the end of that period.

Joint Waste Core Strategy

North Somerset, Bath and North East Somerset, Bristol and South Gloucestershire have an adopted West of England Joint Waste Core Strategy (JWCS).

In accordance with the waste hierarchy, the JWCS focuses on waste prevention, re-use, recycling and recovery of value from waste, with the ultimate aim to divert waste away from landfill. The West of England authorities are committed to meeting the sub-region's needs and the timely provision of sufficient waste infrastructure.

Delivering the JWCS relies upon a robust monitoring system. This is set out in section 7 of the JWCS. The tables below show monitoring results for the JWCS for North Somerset only, against key indicators, for 2013/14. A copy of the adopted JWCS document is available to view at www.westofengland.org

Recycling/Composting

Unitary Authority	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2013/14 (tonnes)	Capacity lost during 2013/14 (tonnes)	Capacity operational at 31/03/2014 (tonnes)	Capacity permitted but not operational at 31/03/2014 (tonnes)
North Somerset		500	0	248,960	0

* taken from JWCS evidence base

Recovery

Zone & indicative capacity as set out in the Spatial Strategy (Policy 5 of the JWCS)	Indicative requirement at 2026 as set out in the JWCS (tonnes)	Capacity of applications approved during 2013/14 (tonnes)	Capacity lost during 2013/14 (tonnes)	Capacity operational at 31/03/2014 (tonnes)	Capacity permitted but not operational at 31/03/2014 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
A~390,000tpa						
B~100,000tpa						
C~150,000 tpa						
D~60,000tpa						
E~100,000tpa	100,000	0	0	0	20,000	1.1

West of England						
-----------------	--	--	--	--	--	--

Harzardous/Non-Hazardous Landfill – N/A

Inert Landfill

Unitary Authority	Indicative annual requirement at 31/3/2013 as set out in the JWCS ³ (tonnes)	Site Name	Capacity of applications approved during 2012/13 (tonnes)	Landfill capacity which became unavailable during 2012/13 (tonnes)	Landfill operational at 31/03/2013 (tonnes)	Time period of landfilling
North Somerset		Lulsgate Quarry, Felton	0	0	202,000	Oct 2009 - Oct 2015

* taken from JWCS evidence base

Commentary

Recycling/composting

The entry of 500tpa for capacity of applications approved during 2013/14 (tonnes) was for a change of use permission facilitating a small waste transfer station for Glendale Grounds Management Ltd, at Sunnyside Road, Weston, (ref 13/P/0411/F) granted on 14 June 2013. That was operating at the end of March 2014.

The JWCS sets out an indicative requirement for recycling and composting of municipal, commercial and industrial waste. However, the capacity tonnages of operational and permitted sites in the monitoring table may include construction, demolition and excavation waste, as many recycling facilities, particularly transfer stations, recycle this waste as well.

Recovery

There has been no change in permissions for recovery capacity since last year.

Landfill

There has been no change in permissions for landfill capacity for hazardous/non-hazardous waste since last year.

LIVING WITHIN ENVIRONMENTAL LIMITS

Minerals

Production of primary land won aggregates and secondary and recycled aggregates

We are unable to publish details of the amount of primary land won aggregates in North Somerset for 2013/14, due to confidentiality issues. Data on production of crushed rock across the West of England sub region in recent years is available in the published annual reports of the South West Aggregates Working Party, at www.gov.uk

Landbank of crushed rock

The adopted Core Strategy Policy CS8 relates to minerals and states that the council will seek to maintain a landbank for crushed rock of at least 10 years. Currently the calculated landbank is in excess of 10 years. This indicator will be monitored and reported annually.

Allocations and safeguarding of land

Further detailed policies on minerals and allocations of land will be contained within the emerging Sites and Policies Plan.

LIVING WITHIN ENVIRONMENTAL LIMITS

Transport and movement

Transport accessibility

The working population of North Somerset use the following types of transport to travel to work:

- | | |
|--------------------|-------|
| • Public transport | 5.5% |
| • Car | 68.5% |
| • Walking | 9.5% |
| • Cycling | 2.8% |

Nationally the figures are:

- | | |
|--------------------|-------|
| • Public transport | 16.4% |
| • Car | 57.5% |
| • Walking | 10.7% |
| • Cycling | 2.9% |

Over 37% of the working age population travel over 10km to work.

Source: 2011 Census Travel to work statistics

Car ownership

The total number of cars owned in North Somerset at the time of the 2011 Census was 121,381. The percentage of households without access to a car was **17.2%**, compared to 26% nationally. The percentage of households with 2+ cars was 41.3%, compared to 32.2% nationally.

Source: 2011 Census

Traffic

In 2013 estimated traffic flows for all motor vehicles in North Somerset was **2,283** million kilometres, an increase from **2,269** million kilometres in 2012. Department for Transport figures show traffic growth of 16% on North Somerset roads between 2000 and 2013.

Source: Department for Transport National Road Traffic Survey

Joint Local Transport Plan

The West of England Joint Local Transport Plan 3 (JLTP3) 2011 to 2026 which covers the areas of North Somerset, Bristol City, South Gloucestershire and Bath and North East Somerset was adopted in March 2011. The vision of the plan is to provide '*an affordable, low carbon, accessible, integrated, efficient and reliable transport network to achieve a more competitive economy and better connected, more active and healthy communities*'. The plan has five key transport goals:

- Reduce carbon emissions.
- Support economic growth.
- Promote accessibility.
- Contribute to better safety, security and health.
- Improve quality of life and a healthy natural environment.

The plan also sets out the major transport interventions the councils intend to progress over the 2011 to 2016 period.

Rail

The council aims to increase transport choice and promote accessibility by maximising and developing the transport network and reducing congestion. The North Somerset Core Strategy together with policies in the Replacement Local Plan sets out that only acceptable railway related development on safeguarded land will be supported. No major improvements have been completed during the monitoring period. This policy approach has been rolled forward in the council's draft Sites and Policies Plan.

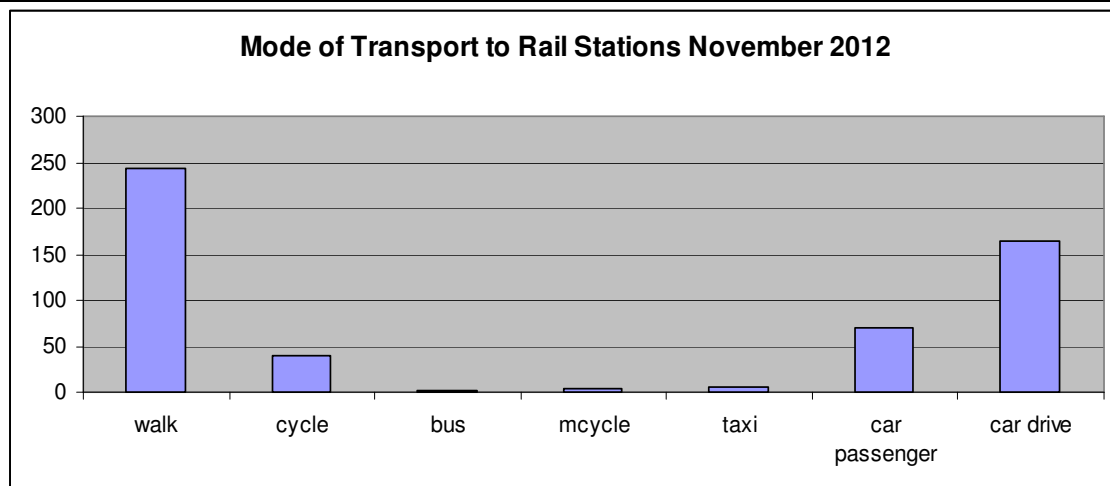
Rail Survey

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.

On a single selected survey day in November 2013, 7,583 rail journeys were made using the five stations in North Somerset. Despite the increase in rail journeys being small this is seen as a positive due to the current economic climate.

Year	Nailsea & Backwell	Yatton	Worle	Milton	W-s-M	Total
2003	825	925	629	194	1934	4507
2004	1016	1071	621	190	1992	4890
2005	1051	930	642	213	2091	4927
2006	1231	1100	781	235	2327	5674
2007	1315	1192	841	261	2279	5888
2008	1477	1346	1084	268	2253	6428
2009	1441	1394	1137	221	2376	6569
2010	1449	1349	1269	247	2421	6735
2011	1565	1447	1375	318	2303	7008
2012	1682	1425	1368	316	2415	7286
2013	1588	1562	1455	395	2583	7583

From questionnaires given out to boarding passengers at all 5 stations in North Somerset in November 2012 (this is a bi-annual survey so the next survey will take place in 2014), results show that the following modes of transport were used to get to stations:



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 Replacement Local Plan should help to improve both rail use and sustainable travel to stations in the future.

Parking

Additional on-street pay and display bays have been added to the Weston town centre scheme to provide additional capacity and extend the benefits already derived from the main scheme. The extension which was completed by September 2014 included 5 streets mainly around the periphery of the scheme which added approximately 90 spaces. Usage of the additional bays has so far been higher than forecast.

Walking, cycling and Rights of Way network

The council aims to increase transport choice and promote accessibility by maximising and developing the transport network and reducing congestion. This can also have other benefits such as improving the health and wellbeing of the population. We are working towards expanding and improving strategic cycle routes and pedestrian links.

The 'Festival Way' cycle route between Nailsea and Bristol has now been completed. Other key cycle routes which we are progressing include Weston-super-Mare to Clevedon link via Tutshill sluice, and improved links between Portishead and Bristol. The South Bristol Link (SBL) will also have a continuous cycle route, forming a new route into Bristol.

Work has now started on developing the North Somerset section of the English Coast Path between the River Axe and the River Avon a distance of approximately 30 miles. Natural England are developing the route in partnership with the council.

Surface improvements on two bridleways in Portishead and Wraxall have recently been completed. This has improved accessibility for cyclists.

The Bikeability child cycling training programme successfully delivered 1246 child level 1 and 2 places across 41 primary schools with funding support from our Department for Transport grant (compared to 1118 places across 48 schools in 2012/13).

We also delivered 65 level 3 places at 4 schools in the district.

Highway schemes and transport improvements

The council aim to increase transport choice and promote accessibility by developing the transport network and reducing congestion.

Work has progressed on the following major transport schemes:

- The Weston Package major transport scheme was substantially completed by Christmas 2013 with the finishing touches completed by April 2014. The scheme came in under budget and ahead of schedule. The benefits have been significant, particularly around Junction 21 where journey times have been slashed. The new car park and interchange at Worle Station helps make rail travel an attractive alternative to the car. This is particularly important as the planned development for Weston Villages is built out, to encourage new residents to establish rail use as a travel mode preference. The bus lanes on both approaches will become more beneficial as traffic congestion increases in line with development.
- Ashton Vale to Temple Meads and Bristol City Council Rapid Transit – the scheme has secured the powers required to proceed including the Transport and Works Act Order and subsequent Full Approval from the Department for Transport during 2014. Bristol City and North Somerset are jointly promoting the scheme, which will begin construction in early 2015, with First Bus services opening during late 2016.
- South Bristol Link – The project is anticipated to gain Full Approval shortly with construction anticipated to begin in spring 2015. The scheme includes a combined highway and rapid transit link with associated cycling and pedestrian infrastructure between Hengrove, the A38, the A370 and Long Ashton Park & Ride site. Details can be viewed at: <http://www.travelwest.info/node/529>
- A Preliminary Business Case for the MetroWest Phase 1 project has been endorsed by the West of England Joint Transport Board. The project includes the re-opening of the Portishead line to passenger train services, with a new station in Portishead and re-opening of the former Pill station. The project entails delivering a half hour passenger train service for the Portishead line, the Severn Beach line and the Bath to Bristol line (for local stations). While substantially more detailed technical work needs to be undertaken through subsequent business cases, before the project can proceed to construction in 2017, the Preliminary Business Case demonstrates there are no fundamental impediments to the delivery of the project. The next stage involves outline engineering design, further work on the operational design and preparation of a major planning application, including environmental assessment. This work will be reported in our Outline Business Case, due to be completed by

November 2015.

- The Nailsea and Backwell train station car park extension was completed in spring 2014, increasing the number of parking spaces from 123 to 285 plus additional covered cycle stands and 7 motorcycle bays. Since opening in June 2014 usage has been higher than expected with occupancy levels reaching 200 vehicles on busier days. The spare capacity that has been created should support anticipated growth in rail travel over the plan period.

School Travel Plans

Our annual monitoring and reporting of mode of travel to school is managed through our School Travel Facts (STF) service which is a key feature of our road safety and school travel portal www.travelsmartschools.com. With the continued success of this resource our service provider is now working with our West of England partners and developing similar local authority based resources.

Our portal enables pupils and the wider school community to view individual school reports and mapping, receive guidance and information on road safety training and encourages active and sustainable travel to school. Schools have the responsibility to continue to develop and update their travel plans through this self service.

Travel plans

Travel Plans are a planning requirement for all new large or expanding developments as well as some smaller ones where there is expected to be a significant transport impact. Our Travel Plans Supplementary Planning Document (SPD) sets out the detail of what is expected from a developer to mitigate the transport impacts of their development and encourage more sustainable travel. During 2013/14, travel plans were secured for three workplaces, two residential developments and one visitor attractor. A further two travel plans previously secured have been renewed under subsequent planning applications.

The council continues to promote voluntary Travel Plans to those employers who are not otherwise required to provide one. This includes the promotion of sustainable travel awareness campaigns such as the popular commuter challenge events, jointly organised by the four local authorities that make up the West of England Partnership. The council partnership also promotes and supports a car-sharing scheme at www.travelwest.info/carshare operated by Liftshare.

Air Travel

Bristol Airport is the largest airport serving the South West and South Wales, providing an important facility for both leisure and business needs as well as providing employment opportunities in the local area.

The Bristol Airport 2013 Operations Monitoring Report provides information on the activity at the airport during 2013. Some key facts are:

- There were a total of 65,299 aircraft movements, a 6.7% increase on the 2012 figure.
- Terminal air passengers increased by 3.5%, to a total of 6,125,149.
- Over 700,000 passengers used the Bristol Flyer Airport Express bus service to Bristol. Three new public transport services commenced during the year connecting the airport to South Wales, South Bristol and Bath, and Yatton and Nailsea. An estimated 13% of air passengers used public transport for their journey to or from the airport.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

High quality design

Housing Quality and Design

The council is committed to supporting high quality design in new housing developments, and the Core Strategy identifies the importance of this in policy CS12: Achieving high quality design and place making. The policy suggests that in designing new developments of 10 or more dwellings, applicants should demonstrate how they meet the Building for Life criteria.

A detailed policy has been drafted as part of the Sites and Policies Plan Part 1: Development Management Policies Development Plan Document. Policy DM32: High quality design and place making sets out criteria against which planning applications will be determined. The Weston Villages SPD sets out further specific detailed guidance for this major mixed use development area.

The first section of the Residential Design Guide, Protecting the living conditions of neighbours, was adopted in November 2014 as a Supplementary Planning Document. Consultation took place late in 2013 on section 2, Appearance and character of house extensions and alterations. The document was formally adopted in April 2014. The documents are available to download from our website at www.n-somerset.gov.uk/SPDs.

Sustainable Buildings and Places

Policy CS2 of the Core Strategy relates to delivering sustainable design and construction. The policy states that when considering proposals for development the council will require energy efficient designs and the use of on-site renewable energy.

The policy also refers to the Code for Sustainable Homes and the Lifetime Homes scheme. The Government conducted a consultation on the recent review of building regulations and housing standards called the Housing Standards Review in August 2013. A Written Ministerial Statement was released in March 2014 stating that the Code for Sustainable Homes and the Lifetime Homes schemes would be wound down and replaced with a simplified system incorporated into Building Regulations. The policy also references BREEAM standards which ensures buildings are of sustainable design and construction.

Work has progressed on the Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document. The document has been produced to support policy CS1: Addressing climate change and carbon reduction and CS2: Delivering sustainable design and construction of the Core Strategy. The document also updates policy CS2 following the change in national policy.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Scale of new housing

Housing provision

Policy CS13 of the Core Strategy sets out the scale of new housing proposed for the district over the plan period and CS14 sets out how this is proposed to be delivered in line with the spatial strategy of the plan. Whilst the Core Strategy remains an adopted document, following a high court challenge Policy CS13 was found to be unlawful on the grounds that the Inspector 'failed to give adequate and intelligible reasons' when coming to his conclusion that the housing requirement made adequate provision for demand. This policy (and eight others which may need consequential changes) has been remitted back to the Planning Inspectorate for re-examination, which is ongoing.

The council proposed Main Modifications to Policy CS13 during 2014, which would have the effect of increasing the plan period housing requirement to 20,985 dwellings.

Full details of the Core Strategy and the re-examination of remitted policies are available on our website at www.n-somerset.gov.uk/corestrategy

Five year housing land supply

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The most recent from October 2014 can be view at http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/researchandmonitoring/Documents/North%20Somerset%20Council%20Five%20Year%20Land%20Supply%20Position%20Statement%20October%202014.pdf.

Strategic Housing Market Assessment

Along with the other authorities across the West of England, North Somerset is in the process of undertaking a Strategic Housing Market Assessment (SHMA) to replace the 2009 study. As the timetable is dependant on the release of various Census datasets and other national statistics information which are yet to be published, the final outputs are currently anticipated late in 2015. The most up to date information can be accessed at <http://www.westofengandlep.co.uk/>. A full update will be given in next year's AMR.

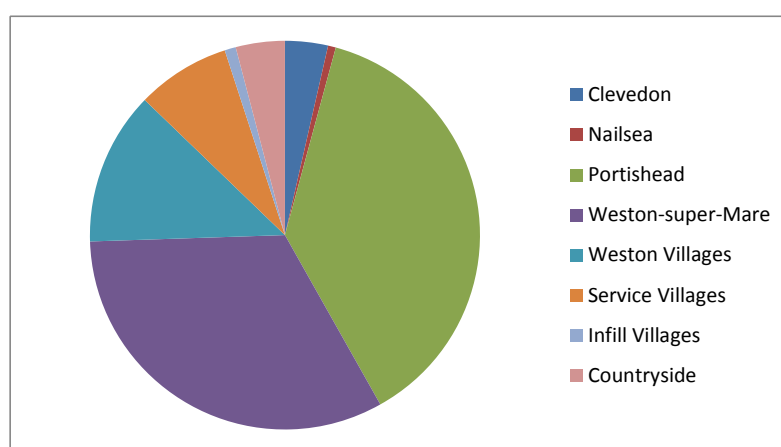
DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Distribution of new housing

Location of housing completions

The North Somerset Replacement Local Plan policy H/1 relating to locational strategy has a target that 90% of dwellings on major housing sites are to be built within the four main towns. This year 87% of dwelling completions were recorded within the four towns or on the major Weston Villages strategic site. A further 8% are within Service Villages as per the Core Strategy settlement hierarchy.

Net completions by area



Proposed housing allocations

The Sites and Policies Plan consultation draft (Feb 13) carried forward a number of housing allocations from the Replacement Local Plan and identified some new proposed sites that are suitable for housing or mixed use schemes. Full details are available in the Sites and Policies Plan schedules and emerging proposals map, both available to view at www.n-somerset.gov.uk/sitesandpolicies

In addition, an updated Housing and Economic Land Availability Assessment (HELAA) was published in December 2014, which takes account of specific sites already within the planning process and also an assessment of sites that were nominated through the last call for sites process and previous sites and policies consultation. The HELAA is available to view at www.n-somerset.gov.uk/planningpolicy

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Mixed and balanced communities

Strategic Housing Market Assessment

Along with the other authorities across the West of England, North Somerset is in the process of undertaking a Strategic Housing Market Assessment (SHMA) to replace the 2009 study. As the timetable is dependent on the release of various Census datasets and other national statistics information which are yet to be published, the final outputs are currently anticipated late in 2015. The most up to date information can be accessed at <http://www.westofenglandlep.co.uk/>. A full update will be given in next year's AMR.

Vacant housing

North Somerset Council have an empty property delivery plan that sets out our approach to bringing long term empty properties back into use. Over the past three years an average of 30 long term empty units a year have been brought back into use.

Completions by size of dwelling

One of the North Somerset Replacement Local Plan general development principles is to maintain a mixed and balanced community by ensuring new build developments and conversions provide a suitable range of dwelling types and bed spaces. 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 2013/14 was as follows:

HOUSES	Number	%	FLATS	Number	%
1 bed houses	6	0.8%	1 bed flats	126	16.2%
2 bed houses	138	17.7%			
3 bed houses	150	19.3%	2 bed flats	247	31.7%
4 bed houses	92	11.8%			
5+ bed houses	7	0.9%	3+ bed flats	12	1.5%
Residential caravans	1	0.1%			
TOTAL NUMBER OF HOUSES	394	50.6%	TOTAL NUMBER OF FLATS	385	49.4%

Houses in Multiple Occupation

Core Strategy Policy CS15 relates to ensuring mixed and balanced communities across the district. One of the indicators is to monitor the change in the number of licensed Houses in Multiple Occupation (HMO) as ongoing monitoring will assess the effectiveness of the policy approach. The number of licensed Houses in Multiple Occupation (HMO) across North Somerset as at December 2014 is shown in the table below, and compared to previous years by location.

Ward	Number of HMOs in 2010	Number of HMOs in 2011	Number of HMOs in 2012	Number of HMOs in 2013	Number of HMOs in 2014
Weston-super-Mare Central	32 55%	27 46%	25 46%	23 43%	25 48%
Weston-super-Mare West	18 31%	22 37%	19 35%	20 37%	17 32%
Weston-super-Mare Clarence and Uphill	2 3%	4 7%	3 6%	3 6%	3 6%
Weston-super-Mare East	3 5%	3 5%	2 4%	2 4%	2 4%
Weston-super-Mare South	1 2%	1 2%	1 2%	1 2%	1 2%
Clevedon North	1 2%	1 2%	2 4%	2 4%	2 4%
Clevedon Central	1 2%	1 2%	2 4%	2 4%	2 4%
Total	58	59	54	53	52

In addition to those Houses in Multiple Occupation licensed in accordance with the mandatory scheme (those with three or more storeys or housing five or more persons), the council has implemented a further requirement for all Houses in Multiple Occupation in parts of central Weston to be registered. This means that a further 29 properties within Weston-super-Mare Central are licensed.

Housing provision for older people

In North Somerset the council provides a range of services to help older people live independently:

- Care homes provide accommodation and personal care, with some providing nursing care for older people who can no longer live independently.
- North Somerset Care and Repair, a not-for-profit organisation that helps homeowners and private tenants aged over 60 to remain safe, secure, comfortable and independent in their own homes.
- Extra-care housing offers more care and support to residents than sheltered housing does. It allows residents to live in their own properties on specially developed sites, with a 24-hour professional support team on site.

- The council own a number of private retirement properties throughout North Somerset which people aged over 55 can buy.
- Sheltered properties are designed and managed with retired and elderly people in mind. They are grouped together, creating a community, which helps to promote friendship and a feeling of security.
- Telecare is the term used to describe a range of discreet devices and wireless sensors that can assist in preventing or recognising events that might put an elderly person at risk.

The emerging Sites and Policies plan contains policies relating to care homes, care provision and ensuring new homes are built to a standard that allows people to maintain independence in later life. Once adopted, these policies can be monitored to assess their effectiveness.

Family housing

Local research has shown that within Weston-super-Mare there are issues around the provision of family housing within certain small areas where a high number of properties have been converted into flats. The Sites and Policies Plan is making provision to protect these areas from further subdivision and encourage conversions back to family housing. Detailed boundaries will be allocated for this purpose and activity within the areas reported upon once the plan is adopted.

Self build opportunities

The self build market is growing and the council recognises the importance of allowing opportunities for this sector. We are committed to supporting self-build development for local people wishing to access market or affordable housing. The National Custom and Self Build Association website and the Self Build Portal website bring together a range of information and support for those wanting to get involved in a self build project. The ongoing SHMA work will assess demand for self build plots, and future AMRs will report on any known self build or community build projects.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Affordable housing

Affordable Housing Targets

Policy CS16 of the Core Strategy states that affordable housing completions should be monitored on an annual basis in terms of permissions, commitments and completions, and the type and tenure of housing delivered. Overall delivery will be assessed in 5 year tranches, and the policy approach reviewed as appropriate.

The policy intention is that on all sites of 10 or more dwellings at least 30% on site affordable housing provision should be made. On sites of 5-9 dwellings the council will seek to negotiate either on site provision or a financial contribution towards the provision of affordable housing. The council target is for 150 affordable homes to be provided per annum.

Affordable Housing Completions

During the period 2013/14, 149 new build affordable housing units were completed. In addition, 13 dwellings were sold under the FirstBuy scheme and 4 mortgage rescue products were engaged.

Year	Social rent	Affordable rent	Shared ownership	Intermediate rent	Re-provision (additional units)	TOTAL
2006/07	92	n/a	34	0	0	126
2007/08	119	n/a	62	0	0	181
2008/09	189	n/a	67	0	0	256
2009/10	143	n/a	6	0	0	149
2010/11	64	n/a	2	1	0	67
2011/12	1	0	21	4	0	26
2012/13	51	52	17	17	1	138
2013/14	24	107	16	2	0	149

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Gypsies and Travellers

There have been 26 additional Gypsy and Traveller pitches granted approval in 2013/14.

Policy CS18 of the Core Strategy states that suitable sites will be identified to meet the needs of Gypsies and Travellers and Travelling Show People as set out in the West of England Gypsy and Travellers Accommodation Assessment and any subsequent reviews.

A planning application has recently been approved for the Old Junction Yard scheme, based on a scheme by Elim Housing Association and work has now started. This site has the capacity to accommodate 24 residential pitches.

In addition 2 additional pitches were approved at the council owned site at Willowmead, Weston-super-Mare. Full details of the application are available to view on our website at www.n-somerset.gov.uk/planning

DELIVERING A PROSPEROUS ECONOMY

Supporting a successful economy

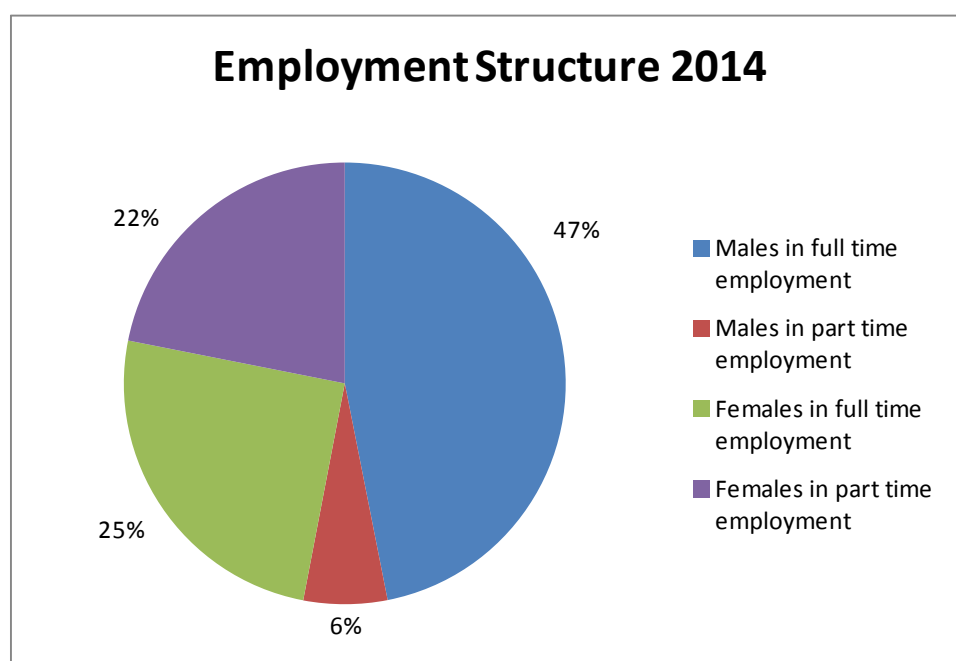
Economic activity

79.9% of North Somerset residents aged 16 to 64 are economically active, this is an increase of 2.6% on the previous year. This compares to 78.8% in the South West and 79.0% in England and Wales. 77.4%

Source: Annual Population Survey April 2013 - March 2014

Employment structure

- **71.5%** of the economically active population of North Somerset work full time and **27.8%** work part time. This year has seen a decrease in full time workers on last years figure. In England and Wales, 74.1% work full time and 25.4% work part time.
- **87.5%** of the economically active males work full time and **11.5%** work part time. In England and Wales, 88.2% of the economically active males work full time and 11.2% work part time.
- **53.2%** of the economically active females work full time and **46.3%** work part time. This year has seen a slight increase in the number of economically active females working part time. Nationally, 57.9% of the economically active females work full time and 41.7% work part time.



Source: Annual Population Survey April 2013 - March 2014

Income

- In 2014 the average gross annual pay for full time employees **working** in North Somerset was **£27,641**, a slight decrease of £8 since 2013. Currently average earnings for employees across the South West are £25,571 per annum.
- The average full time gross pay for the **residents** of North Somerset in 2014 was **£29,845**, an increase of £99 since 2013. This is higher than the average figure for England and Wales which was £27,341.

Source: ONS Annual Survey of Hours and Earnings 2014

Productivity

Region	Enterprise Births	Enterprise Deaths	Active Enterprises
England and Wales	320,090	217,630	2,230,735
South West	25,640	19,165	210,320
North Somerset	1,090	800	8,330

Business Demography 2013, Office for National Statistics

Total amount of additional employment floorspace – by type

	B1a Office	B1b Research and Development	B1c Light Industry	B2 General Industry	B8 Storage and Warehouse	Total
Large site gains (sqm)	10,450	0	0	4,110	82	14,642
Large site losses (sqm)	5,792	0	725	0	0	6,517
Small site gains (sqm)	82	0	0	491	534	1,107
Small site losses (sqm)	3,400	0	297	969	260	4,926
Net gain (sqm)	1,340	0	-1,022	3,632	356	4,306

Large sites are those that are allocated for employment use in the Replacement Local Plan or windfall sites with a floorspace of 500 square metres or more. Small sites are monitored separately, and cover all of the employment sites that do not meet the threshold of a large site.

During the 2013/14 monitoring period nine large employment sites were developed. A total of 14,642sqm has been gained and there has been a loss of 5,792sqm, resulting in an 8,850sqm net gain of B use floorspace. The completions equate to 3.09ha being developed for business use with 2.73ha being lost.

The completed developments are summarised below.

- Three large new build offices have been completed at three separate sites in Weston-super-Mare with a combined floorspace of 8,998sqm. The sites are at Weston Park, Somerset Avenue and Pastures Avenue,

St Georges. All three sites are allocated employment land and total an area of 1.54ha.

- An existing business extended their premises at Oakwood Business Park, Weston-super-Mare by an additional 567sqm of office space.
- Two developments have been completed which both resulted in a loss of employment floorspace. A permission was completed for a change of use from offices to a primary health care facility incorporating a pharmacy at Locking Road, Weston-super-Mare resulting in a loss of 1,667sqm of floorspace. A light industrial unit at Portishead Business Park has been converted to a health and fitness club with a loss of 725sqm of floorspace. The offices at Dolphin Square, at Weston-super-Mare were demolished as part of the redevelopment of the site resulting in a loss of 3,400sqm of office space.

Total amount of large site employment floorspace on previously developed land – by type

	B1a	B1b	B1c	B2	B8	Total
Gross sqm completed	10,450	0	0	4,110	82	14,642
Gross sqm completed on PDL	2,747	0	0	0	82	2,829
% completed on PDL	26%	~	~	0%	100%	19%

Employment land

The adopted Core Strategy focuses on supporting a successful economy and seeks to provide an additional 10,100 jobs by 2026, by allocating around 114 hectares of land for B class uses. This will help address the issue of out-commuting and will increase self containment, particularly in Weston-super-Mare. Further allocation of employment land will be made in the Sites and Policies Plan Part 2 which is expected to be progressed in 2015.

Further monitoring work will be undertaken to assess how the employment led development strategy is performing. This will include implementing a system to assess the number of jobs being created alongside employment development as well as carrying on with employment land monitoring to record the development of sites for employment purposes and identifying any losses of employment land to other uses.

Supporting the local economy

Employment led development within North Somerset is key in ensuring that there is a balance between new homes and local job opportunities. We are working closely with key landowners, developers and agents to make sure that there is a focus on creating a range of new jobs as part of the developments coming forward within the Junction 21 Enterprise Area. As such, a range of services exist to assist with the delivery of business proposals which have significant economic benefits. These are detailed below.

Simplified Planning

We offer various forms of support to assist with the planning phase, including free pre-application advice for proposals for employment generating developments within the business use classes in the Junction 21 Enterprise Area. We also try to shorten the time it takes to make decisions on key applications and can use planning performance agreements to assist with project management and resources.

Local Development Order

A Local Development Order (LDO) covering a selection of sites within the Junction 21 Enterprise Area to encourage and support economic growth came into effect in June 2014. The LDO comprises three parts which have the effect of permitting alterations, changes of use and alternative buildings without the need for a further planning consent.

Local Economic Development Protocol

We seek to support the timely delivery of development that will have significant local economic benefits. Schemes under the protocol are given a single point of contact, a nominated senior officer, dedicated planning officer and benefit from early councillor engagement. Support is also offered after permission has been granted to help resolve any delivery and implementation issues.

Transport and infrastructure

Progress has been made on a number of highway and transport schemes this year, as detailed within the transport and movement section of the environment chapter.

We are also continuing to work with other local authorities as part of the Connecting Devon and Somerset project, which encompasses the six areas of Devon, Torbay, Plymouth, Somerset, North Somerset and Bath and North East Somerset. The project intends to deliver broadband (greater than 2Mbps) for all by the end of 2016, and superfast broadband (greater than 24Mbps) to at least 90% of homes and businesses by 2016. The overall aim is to achieve superfast broadband coverage for all by 2020.

DELIVERING A PROSPEROUS ECONOMY

Retail

Total amount of floorspace (sqm) completed for town centre uses within the town centres

	A1 Retail	A2 Financial and Professional	B1a Office	D2 Leisure	Total
Town Centre Gross Gains	44	185	0	0	229
Town Centre Losses	545	0	3,563	0	4,108
Town Centre Net Gains	-501	185	-3,563	0	-3,879

Total amount of floorspace (sqm) completed for town centre uses within whole local authority area

	A1 Retail	A2 Financial and Professional	B1a Office	D2 Leisure	Total
North Somerset Gains	2,609	348	82	2,146	5,185
North Somerset Losses	1,238	79	3,400	0	4,717
North Somerset Net Gain	1,371	269	-3,318	2,146	468

This is the seventh year we have monitored this indicator. This monitoring period has seen a decrease in the amount of A1 floorspace in town centres. Overall, throughout North Somerset, there has been a net increase in A1 floorspace. Office floorspace has also declined in the town centres with losses recorded in the past seven years.

Retail Vacancies

Retail areas throughout the district are monitored annually to record any changes in occupancy and vacancy rates. The four market and coastal towns are reported on here, however we do also monitor district centres. All indicators are monitored for the whole of each town centre, and also reported for just the units in the Primary Retail Frontage (PRF), as defined in the North Somerset Replacement Local Plan.

	Weston- super- Mare	Portishead	Clevedon	Nailsea
Total units	624	132	154	174
Vacant units	83	6	12	30
% of vacant units	13%	5%	8%	17%
Total PRF units	157	79	63	46
Vacant PRF units	15	3	6	7
% of vacant PRF units	10%	4%	10%	15%
% of total units in A1 use	43%	50%	47%	50%
% of total PRF units in A1 use	66%	59%	63%	78%

April 2014

PRF – Primary Retail Frontage

In defined retail areas, policy indicators and targets state that the proportion of primary retail frontage (PRF) units in a non-retail use should not exceed 20% and vacant units should not exceed 10%. None of the towns currently meet the target for PRF in non-retail use. This can be attributed to the economic downturn, and it is positive to retain active frontages, rather than vacant PRF units. Weston-super-Mare, Portishead and Clevedon have a PRF vacancy rate of 10% or under. Unfortunately the PRF vacancy rate in Nailsea is 15%. However, this is an improvement on last year's vacancy rate of 24%, an indication that the town is recovering.

The vacancy rates at the following local retail centres and district centres are also monitored:

Backwell – 7%
Banwell – 50%
Cleeve – 0%
Clevedon Hill Road – 3%
Congresbury – 5%
Locking Castle (Weston-super-Mare) – 0%
Long Ashton – 5%
Pill – 13%
Queensway (Weston-super-Mare) – 0%
Winscombe – 3%
Worle High Street – 4%
Wrington – 11%
Yatton – 0%

A1 uses in the local and district centres can be significantly lower than in the primary retail areas of the four towns. 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.

Weston Town Centre

Since the end of the monitoring period work is underway to produce a Supplementary Planning Document concentrating on Weston town centre. The document aims to set out appropriate policy position for retailing within Weston while acknowledging the roles and functions of the town centre.

DELIVERING A PROSPEROUS ECONOMY

Tourism

Tourism statistics

North Somerset Replacement Local Plan policies E/8, E/9 and E/10 relate to tourism.

The latest tourism figures to be reported are from 2013.

.Altogether there were just over 8,150m visitors to North Somerset in 2013.

- There were 7.65m day visitors to North Somerset in 2013, a big increase on the figure of 6.5 in 2012.
- There were 2.857m visits during August and September, the busiest time of the year, an increase on the 2012 figure.
- The number of visitors using the range of accommodation facilities was just over 4m this year.
- Visitor expenditure in 2013 was £457.8m.
- The number of people employed full time directly and indirectly by tourism in North Somerset is estimated as 6.517m people, an increase of 11% on 2012.

Source: North Somerset Council Visitor Economic Impact Figures 2013

Tourist Accommodation

Core Strategy Policy CS22 has a clear intention to monitor the number of tourist accommodation bed spaces in Weston-super-Mare, and across the rest of the district. The increase in both the number of and quality of tourist bed spaces will be monitored on an annual basis. The following table shows the number of tourist bed spaces in North Somerset as known to North Somerset Council's Economic Development Department.

Accommodation Category	North Somerset 2012		North Somerset 2013	
	Establishments	Beds / Sleeping Spaces	Establishments	Beds / Sleeping Spaces
+30 room hotels	23	3,044	23	3,041
10-30 room hotels	25	932	27	950
<10 room hotels/others	107	1,181	105	1,126
Serviced Total	155	5,157	155	5,117
Self catering	80	1,120	73	1,028
Static caravans/chalets	0*	2,075	0*	1,904
Touring caravans/camping	37	2,274	35	2,310
Youth Hostels	0	0	0	0
Non-Serviced Total	117	5,469	108	5,242
TOTAL	272	10,626	263	10,359

* The number of establishments in this category cannot be reported, as some sites have both touring and static pitches, and therefore double counting would occur.
Source: North Somerset Council – Economic Development team

Leisure facilities

It is intended that over the plan period there will be an increase in the amount of leisure facilities available both in Weston-super-Mare and across the rest of the district. The following table shows the all weather attractions and leisure facilities within North Somerset.

Weston-super-Mare	Rest of North Somerset
Ashcombe Park	Backwell Leisure Centre
Blakehay Theatre	Barley Wood Walled Garden, Wrington
Boat trips	Blagdon Lake Pumping Station Visitor Centre
Campus	Bleadon Hill Pay and Play Golf Course
Clarence Park	Churchill Sports Centre
Crazy Golf	Clevedon Craft Centre
Designated Wind and Water Sports	Clevedon Court National Trust
Gala Bingo	Clevedon Pier
Go Karting	Clevedon School Sports Centre
Grand Pier	Court Farm Country Park, Banwell
Grove Park	Curzon Community Cinema, Clevedon
Hans Price Sports Centre	Fishing Lakes at Kingston Seymour
Helicopter Museum	Goblin Combe, Cleeve
Hutton Moor Leisure Centre	Gordano Sports Centre, Portishead
Jill Dando Memorial Garden	Hand Stadium, Clevedon
Lambretta Scooter Museum	Leigh Woods National Trust
Odeon Cinema	Mendip Snowsports Centre, Churchill
Playhouse Theatre	Noah's Ark Zoo Farm, Wraxall
Punch and Judy	North Somerset Butterfly House, Yatton
Sand Sculptures	Oakham Treasures, Portbury
SeaQuarium	Portishead Lake Grounds
Water Adventure Play Park	Portishead Marina and Arts Trail
Weston Carnival	Portishead Open Air Pool
Weston Donkeys	Puxton Park, Hewish
Weston Golf Club	Salthouse Fields, Clevedon
Weston Museum	Scotch Horn Leisure Centre, Nailsea
Weston Woods	Strawberry Line cycle path, Yatton to Cheddar
Winter Gardens	Strode Leisure Centre, Clevedon
Worlebury Golf Club	Swiss Valley Sports Centre, Clevedon
Wyvern Sport Centre	Tyntesfield National Trust, Wraxall
Zones on Beach	Urchinwood Manor Riding Centre, Wrington

DELIVERING A PROSPEROUS ECONOMY

Bristol Airport

Expansion

Bristol Airport is the largest airport serving the South West and South Wales providing an important facility for both leisure and business needs as well as providing employment opportunities in the local area.

Planning permission was granted in February 2011 for a comprehensive expansion of the airport. This includes a new office building for the airport and airline staff, new underground storage facility for aviation fuel, a new public transport interchange to provide pick up and drop off facilities for buses and coaches, additional car parking and expansion of the existing terminal building which will double in size with increased security and improve passenger comfort levels.

During 2012 three new aircraft stands were completed together with an additional immigration facility and an expanded security search area now in place. Work also began on a new lounge area, which was completed in 2013.

In 2013 work begun on a £6.5 million project for a new central walkway to serve six departure gates. This project is due to open in summer 2014. Work also began on a new £950,000 fire-fighting training facility, due to open late 2014.

Work is due to start in 2014 on construction of an eastern terminal extension, an £8.6 million project, which is expected to be finished in summer 2015.

Further developments will be reported upon each year.

Operations Monitoring

The Bristol Airport 2013 Operations Monitoring Report provides information on the activity at the airport during 2013. Some key facts are:

- Bristol Airport is the UK's fifth largest airport outside London and the ninth largest in the UK, handling 6.1 million passengers in 2013. In August 2013, the Airport recorded the busiest month in its history, handling over 700,000 passengers.
- Air transport movements increased by 8.8% to 55,640 as a result of the transfer of corporate charter movements from Filton and the growth of scheduled services to Europe. Total aircraft movements increased by 6.7% to 65,299 (compared with 61,206 in 2012 and 66,179 in 2011).
- Terminal air passengers increased by 3.5%, to a total of 6,125,149.
- Over 700,000 passengers used the Bristol Flyer Airport Express bus service to Bristol. Three new public transport services commenced during the year connecting the airport to South Wales, South Bristol, Bath, Yatton

and Nailsea. An estimated 13% of air passengers used public transport for their journey to or from the airport.

- A First Avon and Somerset bus service from Weston-super-Mare to Bristol via Bristol Airport and two National Express routes serve the airport.
- The number of people working at the airport in summer 2013 was 2,618 full time equivalents, up from 2,585 in 2012.
- The three most popular routes in 2013 were: Amsterdam 318,982 passengers; Edinburgh 303,254 passengers and Dublin 288,040 passengers.

DELIVERING A PROSPEROUS ECONOMY

Royal Portbury Dock

Within the Core Strategy, Policy CS24 provides that the role of Royal Portbury Dock will be maintained and enhanced, and that land will continue to be safeguarded for port uses within the Sites and Policies Plan.

In future years, the Annual Monitoring Report will look at planning applications to assess the amount and location of dock related development coming forward. There are permitted development rights on existing port operational land, so not all development will be revealed from this analysis and we shall have to use other methods, including liaising directly with the Port.

We also plan to collect data on all of the units currently operating at the dock, with a view to monitoring change over time. A baseline will need to be produced as a part of the business site snapshots work undertaken by the council's Economic Development team.

ENSURING SAFE AND HEALTHY COMMUNITIES

Children, young people and education

Education

Key Stage 2

Key Stage 2 Results: Percentage of Pupils achieving Level 4 or above in English	2006	2007	2008	2009	2010	2011	2012
North Somerset LA	83	83	83	82	80	83	86
South West Region	80	81	82	81	81	82	86
England	79	80	81	80	80	82	86
Key Stage 2 Results: Percentage of Pupils achieving Level 4 or above in Mathematics	2006	2007	2008	2009	2010	2011	2012
North Somerset LA	79	80	81	78	79	83	85
South West Region	76	77	79	79	80	81	85
England	76	77	79	79	79	80	84

Source: Department for Education-Education and skills in your area
http://www.education.gov.uk/inyourarea/results/lea_802_las_2.shtm

GCSE results

The percentage of pupils in North Somerset achieving 5 or more A* to C grades including English and Maths in 2012 was 58.8%, up more than 1.3% on the 2011 results despite a national dip in results. The percentage of pupils gaining any 5 or more GCSEs at grade A* to C has risen to 81% this year, up 1.1% from 2011.

A Levels (Level 3 qualifications)

A level results in North Somerset are above those for England as a whole, with the average pass rate for the district 98.4% compared with 97.9% nationally in 2012.

The percentage of A* to B grades has increased within North Somerset by 0.3% to a total of 49.3%. 75.9% of candidates achieved grade A* to C this year, just under the national figure of 76%.

Educational Qualifications

The population aged 16-64 with NVQ4 (HND, Degree level or equivalent) or higher is:

• North Somerset	47,041	28.4%
• South West	1,193,337	27.4%
• England and Wales	12,383,477	27.2%

The population aged 16-64 with NVQ3 (A' levels or equivalent) is:

• North Somerset	21,012	12.7%
• South West	575,085	13.2%
• England and Wales	5,617,802	12.3%

The population aged 16-64 with NVQ1 and 2 is:

• North Somerset	51,294	30.9%
• South West	1,306,946	30%
• England and Wales	12,985,817	28.6%

The population aged 16-64 who do not have any qualifications is:

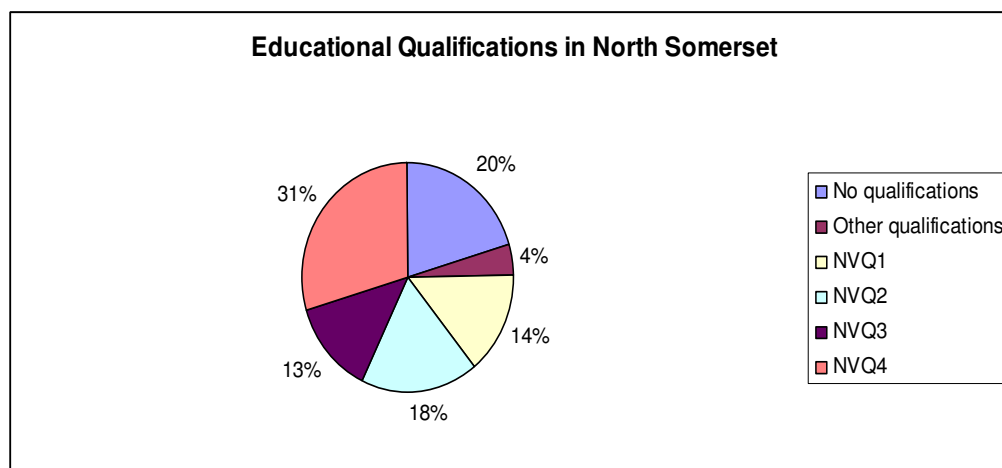
• North Somerset	32,539	19.6%
• South West	902,561	20.7%
• England and Wales	10,307,327	22.7%

NVQ1 equivalent = fewer than 5 GCSEs at grades A*-C, GNVQ or NVQ level 1

NVQ2 equivalent = 5 or more GCSEs at grades A*-C, intermediate GNVQ or NVQ level 2

NVQ3 equivalent = 2 or more A levels, advanced GNVQ or NVQ level 3

NVQ4 equivalent = HND, Degree, Higher Degree Level qualification or equivalent



Source: Census 2011 Qualifications

Schools

North Somerset has:

	Start of the 2014/15 School Year
Community Primary Schools	17
Voluntary Controlled Primary Schools	14
Church of England Voluntary Aided Primary Schools	8
Catholic Voluntary Aided Primary School	3
Anglican/Methodist (Baptist) Voluntary Aided Primary Schools	3
Community Infant Schools	3
Voluntary Controlled Infant School	1
Community Co-operative Trust	5
Community Junior Schools (Years 3-6)	2
Voluntary Controlled Junior Schools (Years 3-6)	2
4-11 academies	3
Community Secondary Schools (all holding Specialist Status)	1
Special Schools (one of which has Foundation/Trust status)	3
Foundation/Trust	1
11-16 academies	3
11-19 academies	5
14 – 25 ETC	1
Totals	75

In the new development at Winterstoke Village, Weston-super-Mare there are proposals for 4 primary schools with planning consents and a further school at Masterplanning stage. There is also a proposal for a North Somerset Enterprise and Technical College on Weston Airfield. This will be linked to Weston College.

Weston College

The College has three main campuses; the modern University Campus which opened in 2007 and has been recently extensively refurbished, the town centre Knightstone Campus and the South West Skills Campus.

The University Campus is a landmark building for the town and accommodates more than 800 students and is home to Creative Arts together with the Sixth Form Centre and houses most of the degree level education in

partnership with Bath Spa University.

Knightstone Campus is just a few minutes walk from the town centre and has recently been refurbished to provide high quality facilities for students.

The South West Skills Campus is split into three main areas; the Construction and Engineering Centre of Excellence which covers a range of construction skills; The Hub, which offers Foundation Learning Programmes for 14 to 19 year olds and the Business Enterprise Centre which specialises in providing businesses and their staff work-based training and apprenticeships.

School places

Core Strategy Policy CS25 has an indicator in place to monitor the number of extra school places funded through development. In future years the number of school places by location will be monitored against housing completions to ensure that provision of school places is in line with development. This is particularly important for the Weston Villages major strategic site, to ensure that new provision is created in time. Over the past year the council have developed an internal model to assist with predicting the number of school age pupils that may be generated on new residential developments. The model allows a bespoke forecast for each development, rather than the use of a standard ratio.

Children's Centres

The main purpose of Children's Centres is to improve the outcomes for all young children with a particular focus on the most disadvantaged children. They offer a number of core services that will bring together education and childcare, family support and health services in an accessible way for young children and their families. There are currently 14 centres throughout North Somerset, details of which are available on our website at:

www.n-somerset.gov.uk/childrenscentres

The purpose around which children's centres frame their activities is to identify, reach and help the families in greatest need to support:

- Child development and school readiness - supporting personal, social and emotional development, physical development and communication and language from pre-birth to age 5, so children develop as confident and curious learners and are able to take full advantage of the learning opportunities presented to them in school.
- Parenting aspirations and parenting skills - building on strengths and supporting aspirations, so that parents and carers are able to give their child the best start in life.
- Child and family health and life chances - promoting good physical and mental health for both children and their families; safeguarding; supporting parents to improve the skills that enable them to access education, training and employment and addressing risk factors so that children and their families are safe, free from poverty and able to improve both their immediate wellbeing and their future life chances.

ENSURING SAFE AND HEALTHY COMMUNITIES

Health

Life expectancy

The average female life expectancy in North Somerset is 83.9 years and the average male life expectancy is 79.7 years. In England and Wales the average life expectancies are currently 82.6 years for females and 78.6 years for males.

Source: North Somerset Health Profile 2013, Department of Health

Limiting Long Term Illnesses

38,740 people in North Somerset describe themselves as having a limiting long term illness of some form, 19.2% of the population. This is an increase from the 18.5% ten years ago. The national average has decreased, from 18.2% in 2001 to 17.9% in 2011.

Source: 2011 Census

General health

81.1% of people consider themselves to be in good or very good health, and a further 13.7% describe their general health as fair. This accounts for 94.8% of the total population, higher than the 91.4% that described their health as fair or better ten years ago. 4.1% of our residents consider themselves to be in bad health, and a further 1.2% think they are in very bad health. Our current proportions are similar to the up to date national averages.

Source: 2011 Census

Joint Strategic Needs Assessment

The Joint Strategic Needs Assessment (JSNA) is subject to a continuous rolling update process, and chapter refreshes are published quarterly. The JSNA aims to identify the current and future needs for health and social care services for all people in North Somerset. It contains a wealth of information and will be a useful tool in ensuring that development plan policies are effectively contributing to overall health and well being across North Somerset. The JSNA is available to view on our website at www.n-somerset.gov.uk/jsna

Public Health Strategy and Implementation Plan

Following the transfer of the public health function to the Local Authority in April 2013 it was agreed to develop a two year strategy to set out how the new statutory function will integrate into the council's organisational, financial and business planning arrangements. Performance will be judged against the council's performance indicators. Full details can be found on the website at www.n-somerset.gov.uk/health

ENSURING SAFE AND HEALTHY COMMUNITIES

Sport, recreation and community facilities

Sport and recreation

Policy CS27 of the Core Strategy aims to ensure that for all residents of North Somerset there is safe and convenient access to sport, recreation and community facilities. In future years monitoring of the provision of sport, recreation and community facilities will be focused on delivery. This will be assisted by the formation of the Development Contributions Supplementary Planning Document. The emerging Sites and Policies Plan will also allocate and safeguard land for community use.

Open spaces

During the monitoring period, there were five areas of open space in North Somerset that were managed to Green Flag Award standard. These five sites are shown on the map below and are:

- Jubilee Park in Weston-super-Mare.
- Uphill Hill Local Nature Reserve in Uphill.
- Watchhouse Hill Public Open Space in Pill.
- Abbots Pool in Leigh Woods.
- Trendlewood Community Park, Nailsea.



© Crown copyright and database rights 2011 Ordnance Survey 100023397. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

Further information on the Green Flag Award criteria can be found at www.keepbritaintidy.org/greenflag

Community facilities

Our sport and leisure centres offer a range of facilities. The twelve centres are:

- @Worle
- Backwell Leisure Centre
- The Campus
- Churchill Sports Centre
- Clevedon School Sports Centre
- Gordano Community Trust Sports Centre
- Hans Price Sports Centre
- Hutton Moor Leisure Centre
- Parish Wharf Leisure Centre
- Portishead Open Air Pool
- Scotch Horn Leisure Centre
- Strode Leisure Centre

The council also maintain sports pitches which are hired out to clubs.

The council operates 14 libraries and a mobile library service. Visits to Weston library have increased significantly following the service being integrated within the Town Hall.

AREA POLICIES

Core Strategy area policies

The Core Strategy contains six area based policies, which pull together the overall strategic policy requirements relating to specific geographies. These policies are:

CS28: Weston-super-Mare

CS29: Weston-super-Mare town centre

CS30: Weston Villages

CS31: Clevedon, Nailsea and Portishead

CS32: Service Villages

CS33: Infill villages, smaller settlements and countryside

This hierarchy will also be followed in the Sites and Policies Plan. This document will contain detailed policies that can be monitored at small geographic areas. Monitoring systems will be adjusted to collect all of the Annual Monitoring Report data for the area policies geographies wherever possible.

AREA POLICIES

Weston Villages

The Weston Villages development is a major strategic mixed use development, and subject to the employment led objectives and policies of the Core Strategy.

Monitoring and review processes to assess delivery of jobs in line with homes have been agreed with the developers involved at the Joint Delivery Review Board. This is the second annual report on the Weston Villages development.

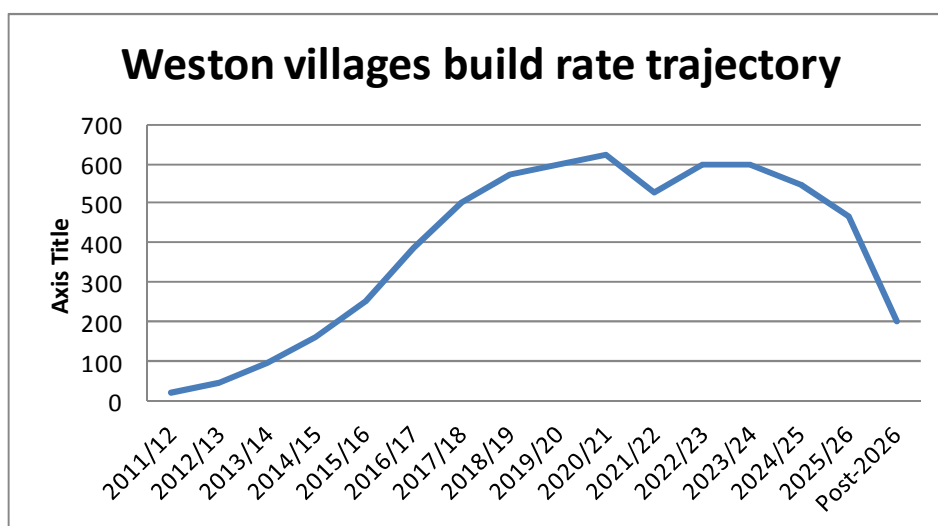
Total number of jobs and homes delivered at Weston Villages

Between 1 April 2013 and 31 March 2014 there were a further 97 dwelling completions recorded on Locking Parklands. The phase 1 residential element (100 houses) is now complete, and phase 2 dwellings are expected to be built out shortly, a further 150 units. The first speculative office build was delivered last year and is awaiting occupation.

On Winterstoke Village the infrastructure work commenced first, with around one mile of Cross Airfield Link road and first phase Strategic Flood Solution officially opened earlier this year.

The first employment development 'The Hive' is now complete and open, and the Landing Light public house is scheduled to open in July 2014. Following the outline approval secured for the first 900 units, 269 dwellings have their reserved matters consent and Haywood Village is now well under construction with the first residents moving in imminently.

The trajectory chart below shows the anticipated rate of delivery for the 6,200 total dwellings committed at Weston Villages over the plan period.



	Parklands	Winterstoke
2011/12	23	0
2012/13	45	0
2013/14	97	0
2014/15	85	75
2015/16	150	100
2016/17	210	175
2017/18	300	200
2018/19	375	200
2019/20	400	200
2020/21	425	200
2021/22	325	200
2022/23	375	225
2023/24	375	225
2024/25	300	250
2025/26	165	300
Post-2026	0	200
Total	3650	2550

Types of jobs delivered on site

The first office build at Locking Parklands is complete but not yet occupied. This 558 square metre speculative build is expected to generate 49 jobs once taken up.

Over at Winterstoke Village the first employment development is now open for business, The Hive managed workspace facility. Once fully occupied it is expected that this will deliver around 174 jobs. The Landing Light public house is due to open Summer 2014, which will provide another 25 employment opportunities.

Off site jobs

There are two types of off-site job credits which are applied to the Weston Villages:

1) Where jobs are delivered on off-site land in the control of one of the landowners within the Weston settlement boundary, these are credited to that landowner. In 2012/13, 25 such jobs were created at Tuttos restaurant at Weston Seafront. These are credited to Mead Realisations.

2) Where jobs are created on off-site land not in control of any of the landowners and not already linked to an employment-led housing allocation, 30% of the jobs are credited and shared between those landowners who are members of the Junction 21 Enterprise Area marketing group. This recognises the joint work of the developers in attracting employment to the town. All off-site job credits relate to the gross increase in new jobs delivered on employment and mixed-use sites within the Weston settlement boundary, and

retail and leisure sites within the town centre and defined out of town retail area, subject to agreed exclusions.

During 2012/13, 68 new jobs were created as a result of the first phase of the Dolphin Square development (Premier Inn Hotel and Brewers Fayre restaurant). These are credited to Persimmon Homes, St. Modwen and North Somerset Council, who each receive 7 jobs.

During 2013/14 Oakwood Business Park on the Oldmixon industrial estate has been completed, delivering 30 new jobs. Pure Offices at St Georges has also been finished, and the current level of occupation has provided 24 new employment opportunities this year. 14 new jobs have been delivered in the town centre this year, as a result of changes of use of four separate vacant units to bring them back into use and create new employment opportunities. A further 7 credits are therefore made to Persimmon Homes, St Modwen and North Somerset Council.

Details of marketing and promotional strategies

Details of employment sites and business opportunities across North Somerset (and in particular at J21EA) are promoted by the Economic Development Service through a range of activities including:

- the business focused website www.innorthsomerset.co.uk (includes site profiles, town profiles, news items, J21EA zone and the Business Directory);
- twitter (@innorthsomerset) and linkedin
- various editorials and advertisements in property press and general media
- Business events throughout the year
- Production of brochures and leaflets (including the North Somerset brochure, Weston brochure, simplified planning and Westonworks employment support).
- the business lounge at the Town Hall (which includes the display of property particulars and maps)
- contact with businesses and site tours.

Investor enquiries

107 investor enquiries relating to the Weston-super-Mare area were received by North Somerset Council in 2013 across a range of employment use classes. Enquiries dropped slightly from the Spring through the rest of the year, this was reflected across all West of England authorities and is primarily attributed to the transition to a joint inward investment service; so far 2014 has seen improving figures. The numbers presented here exclude enquiries received directly by developers and agents, many investors will choose to take this direct route.

Joint working

In addition to the council's own marketing and promotional activities, a number of the developers have contributed to the joint marketing of the area. This joint promotional work includes advertisements and editorials (in both local and regional press and via a PR agency for national coverage), attendance at events, production of brochures and general marketing activities. The Economic Development Service also supports and uses a sub-regional online property database to list and promote available commercial premises across the area. This is available to view at www.innorthsomerset.co.uk and is supported by the West of England Inward Investment Service.

Infrastructure delivery

Progress on strategic infrastructure delivery during 2013 – 2014 has included:

- Completion of £15m Weston Package Major Transport Scheme and Junction 21 outbound improvements.
- Completion of first one-mile section of Cross Airfield Link (CAL).
- Works commenced on Superpond North and Superpond South.
- Improved and expanded provision at Hans Price Academy. Funding approval for North Somerset Enterprise & Technology College (NSETC).
- Expansion of Locking Village Primary School; re-build of Ashcombe Primary School; works commenced on new St. Anne's Primary School at West Wick.

Total jobs delivered to date

As at April 2014 the following total jobs have been delivered onsite or credited:

Landowner	2012/13	2013/14	Total to date
HCA/St Modwen	7	7	14
Mead Realisations	25	0	25
Moss Family	0	0	0
North Somerset Council	7	7	14
Persimmon Homes	7	181	188

Details of planning applications approved, submitted and expected

The tables below summarise the main planning applications submitted to date for the Weston Villages and their status as at April 2014. The list excludes applications relating to Environmental Impact Assessments, non-material amendments, advertisements and S106 modifications.

Winterstoke Village

Applicant	Application ref	Application type	Brief description	Application status	Start on site	Progress
Persimmon	07/P/1950/O	Outline	"Business Quarter" including 17ha B1 use class, hotel, public house / restaurant and crèche.	Permission granted 09/12/09.	September 2012.	Work ongoing
Persimmon Homes	10/P/1766/RM	Reserved Matters	Business Quarter access and servicing.	Permission granted 06/01/11.	September 2012.	Complete
North Somerset Enterprise Agency	10/P/1277/RM	Reserved Matters	3,740sqm managed workspace scheme with on-site business support.	Permission granted 18/10/2012.	May 2013.	Complete
Persimmon Homes	10/P/0756/OT2	Outline	Mixed-use including up to 900 dwellings; local centre and primary school.	Permission granted 13/08/2012.	November 2013.	Ongoing
Marston's Inns and Taverns	11/P/1632/RM	Reserved Matters.	Public house / restaurant and hotel.	Permission granted 05/12/11.	January 2014.	Due to complete summer 2014.
North Somerset Council	12/P/1884/F2	Full	Strategic Flood Solution: "superpond" on and to the south of Winterstoke Village.	Permission granted 14/02/13.	Nov 2013 (Persimmon phase 1).	Ongoing
Persimmon Homes	12/P/1510/OT2	Outline	Mixed-use including 1650 dwellings; 3.8ha employment; primary school.	Resolved to approve, subject to S106 agreement	TBC	
Persimmon Severn Valley	13/P/0244/RM	Reserved Matters	Phase 1 Strategic Flood Solution ('superpond').	Permission granted 08/11/13	November 2013.	Ongoing
Persimmon Severn Valley	13/P/0834/RM	Reserved Matters	Phase 1 residential (269 dwellings).	Permission granted 08/11/13	December 2013.	Ongoing

Parklands Village

Applicant	Application ref	Application type	Brief description	Application status	Start on site	Progress
HCA / St. Modwen	09/P/1614/F	Full	Mixed-use including 3,195 sqm Innovation Centre; 2,024 sqm office and 100 dwellings.	Permission granted 31/03/10.	Feb 2011	Housing complete, and first office building finished.
HCA / St. Modwen	11/P/0926/F	Full	Additional access from Locking Moor Road (A371) to 'Leisuredome' plot.	Permission granted 04/08/11.	Expected 2014/15	
Leisuredome (UK) Ltd.	11/P/0923/F2	Full	'Leisuredome' extreme sports facility.	Approved by committee 21/07/2011; S106 pending.	TBC	TBC
HCA / St. Modwen	12/P/0760/F	Full	150 dwellings.	Permission granted 19/11/12.	May 2013	Ongoing
Mead Realisations	12/P/1266/OT2	Outline	Mixed use "masterplan" application including up to 1,150 dwellings; 20,000sqm employment; care home & close care units; hotel; veterinary practice; 200sqm retail; community facilities.	Approved subject to S106	Expected 2014/15	
HCA / St. Modwen	13/P/0977/OT2	Outline	Mixed-use "masterplan" application including up to 1,200 dwellings; 5.5ha employment; 2.1ha retail / services; 5.15ha leisure; 4.2ha education; 32.4ha landscaping, infrastructure, open space etc.	Approved subject to S106	Expected 2014/15	

Conclusions

Living within environmental limits

This section contains indicators around the following topics:- climate change, sustainability, environmental protection, nature conservation, the historic environment, Green Belt, waste, minerals and transport.

Performance within these areas remains strong.

Summary:

- Climate Local Agreement actions published.
- Adoption of the Solar Photovoltaic Array Supplementary Planning Document and progress on wind energy guidance.
- North Somerset now has 1 hectare of Local Nature Reserve area per 707 residents, compared to the target of 1 hectare per 1,000 population.
- Works to Nailsea Glassworks Scheduled Monument to create a public park underway.
- No net loss of Green Belt area.
- Weston Package major transport scheme completed under budget and ahead of schedule.
- Nailsea and Backwell train station car park extension completed.

Delivering strong and inclusive communities

This section contains indicators around the following topics:- high quality design, scale and distribution of new housing, mixed and balanced communities, affordable housing and Gypsy and Travellers.

Performance in these areas remains consistent and further work is ongoing.

Summary:

- Maintained a five year supply of housing sites.
- Identified new housing opportunities through the Sites and Policies Plan.
- Preparation of an updated Housing and Economic Land Availability Assessment.
- 87% of housing completions within the past year were delivered within the four towns or on the Weston Villages development, in line with the spatial strategy.
- Work is now underway on a new Strategic Housing Market Assessment, to replace the 2009 study.
- Granted consent for 26 Gypsy and Traveller pitches.
- 149 affordable housing new builds were completed.

Delivering a prosperous economy

This section contains indicators around the following topics:- supporting the local economy, retail, tourism, Bristol Airport and Royal Portbury Dock.

Performance in these areas has been positive, despite the continuing challenging economic climate.

Summary:

- Construction work continuing on new employment sites within Weston-super-Mare.
- Work on a Local Development Order to support economic growth within Weston and reduce red tape for developers is nearing completion.
- 14,642 square metres of large employment floorspace has been developed resulting in a net increase of 8,850 square metres.
- Additional sites granted planning permission.
- Significantly reduced retail vacancy rates in Nailsea's Primary Retail Frontage.
- Increase in number of tourists visiting North Somerset.
- Increase in air passengers travelling through Bristol Airport.

Ensuring safe and healthy communities

This section contains indicators around the following topics:- children, young people and education, health, sport, recreation and community facilities.

Performance in these areas remains consistent.

Summary:

- GCSE results for children in North Somerset's schools were up, compared to a national decline.
- A Level pass rates in North Somerset were above the national average.
- There are 75 education establishments in North Somerset with more planned at the Weston Villages development.
- An improved model for projecting the number of pupils who may need school places as a result of new housing has been implemented.
- The Joint Strategic Needs Assessment chapters have continued to be subject to quarterly updates on a rolling programme.
- Five areas of open space within the district currently have Green Flag award status.

Priority areas of work over the previous year

The 2013 AMR identified seven priority areas of work. Each of these is detailed below.

Core Strategy re-examination

Examination of the remitted policies took place in March 2014 with further hearing expected late 2014/early 2015.

Sites and Policies Plan

Work on the Sites and Policies plan is ongoing, taking account of the feedback from the consultation held early in 2013. It is anticipated that further consultation on the next draft will take place during 2015.

Community Infrastructure Levy

Work on the Community Infrastructure Levy has been on hold whilst the legal challenge to the North Somerset Core Strategy is resolved. The next step in the process will be to produce and consult on a "Draft Charging Schedule". This will include consideration of the responses to the previous consultation and a report will be published about how this has been done.

Weston Villages employment led delivery

Employment land monitoring is undertaken annually and reported on in this document. A priority for the council is to deliver major development as per the employment led policy and to deliver jobs ahead of further housing, further monitoring systems will be put in place as required.

Travel to work data

Thorough assessment of the travel to work data has not been undertaken due to other resource commitments. Analysis will be undertaken when required.

Strategic Housing Market Assessment

Along with the other authorities across the West of England, we are in the process of undertaking a Strategic Housing Market Assessment (SHMA) to replace the 2009 study. As the timetable is dependant on the release of various Census datasets and other national information which is yet to be published, the final outputs are currently anticipated late in 2014. A full update and any interim results will be given in next year's AMR.

Neighbourhood Development Plans

Over the previous year we have supported both Backwell and Long Ashton with progressing their Neighbourhood Development Plans.

Significant effects indicators

Preparation of Development Plan Documents must be accompanied by a formal sustainability appraisal that assesses the significant environmental, economic and social effects of that document and of reasonable alternatives to the preferred approach. Sustainability appraisals must also address proposed mitigation measures and proposals for monitoring. The Core Strategy Sustainability Appraisal was published alongside the Publication Version of the document, in February 2011. Its proposals for monitoring are set out in the North Somerset Core Strategy Monitoring Framework. Monitoring of significant effects for sustainability appraisal purposes will therefore be integrated with development plan monitoring generally.

Duty to Co-operate

Section 110 of the Localism Act sets out the duty to co-operate and requires authorities to “engage constructively, actively and on an on-going basis”. It seeks to ensure that local planning authorities lead strategic planning through their Local Plans, addressing social, environmental and economic issues that can only be addressed effectively by working with other local planning authorities beyond their own administrative boundaries. Local planning authorities must give details of what action they have taken under the duty to co-operate to their communities in their Authority’s Monitoring Reports.

The West of England authorities have been working in partnership for many years to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. The adoption by the Council of its Core Strategy in December 2013 demonstrates its strategic policy framework conforms to the policy guidance set out in the National Planning Policy Framework. Moreover, as reported in the 2013 AMR, the four West of England authorities have brought their Core Strategy visions and priorities together and published this as the ‘West of England Strategic Framework’ [Strategic Framework](#), which was endorsed by the West of England Planning Housing and Community Board (PHCB) on 21st November 2012. The purpose of this is to identify the infrastructure requirements to inform the West of England Local Enterprise Partnership's work on the Revolving Infrastructure Programme and Growth Incentive element of the [City Deal](#)¹ thereby confirming the continued commitment of the 4 Unitary Authorities of the West of England to joint working

During 2013/14 the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working:

Duty to Co-operate Schedule

The [duty to co-operate](#) schedule was consulted on between March and May 2013. The outcome of the consultation was reported to the Planning, Housing & Communities Board (PHCB) on 1st July 2013. The DtC schedule is a live document and is updated as relevant cross boundary work is undertaken.

The schedule highlights those issues that the West of England authorities have cooperated on, or that they will cooperate on with neighbouring authorities and other statutory bodies (as set out in the National Planning Policy Framework). As a living document it records how the authorities have achieved compliance with the duty to co-operate as part of fulfilling their strategic planning responsibilities in preparing and keeping under review their local plan delivery programmes.

The purpose of the schedule is:

¹ The city deal was signed on the 18 September 2012 and is an agreement between government and the West of England authorities and their partner stakeholders, giving increased financial flexibility and other freedoms to local authorities.

- to identify the strategic planning issues affecting more than one unitary authority area in the West of England;
- to define the processes for taking these issues forward; and
- to document outcomes delivered.

The duty to co-operate schedule provides a framework to ensure effective co-operation throughout the plan making process. The schedule ensures that strategic issues are concisely and consistently recorded, regularly monitored and updated and reported upon. This will ensure that evidence base preparation is considered jointly to inform future Local Plan reviews. The following public bodies (or their subsequent successors) are the prescribed bodies in the Localism Act, relevant to the West of England:

- Environment Agency
- English Heritage
- Natural England
- Civil Aviation Authority
- Homes and Communities Agency
- Clinical commissioning groups & NHS Commissioning Board
- Office of the Rail Regulator
- Highways Agency
- Highway Authorities
- Marine Management Organisation

The Localism Act also requires local planning authorities to have regard to Local Enterprise Partnerships and Local Nature Partnerships.

The duty to co-operate schedule should be read alongside the [Strategic Framework](#), the Joint Strategic Planning Strategy as it emerges and in the context of ongoing relationships with key agencies.

Strategic Housing Market Assessment

The National Planning Policy Framework requires local authorities to prepare a Strategic Housing Market Assessment (SHMA) which is an objective assessment of local housing needs. These assessments should consider housing market areas and therefore needs to be prepared jointly between neighbouring authorities.

The Strategic Housing Market Assessment will be an important part of the evidence base for reviewing core strategy policies, and to inform policy makers of how much housing is required, the type of housing that is required and where it should be developed to best meet the needs of our local communities now and in the future.

The West of England authorities with support from the West of England Office commenced work on undertaking a new SMHA to cover the period 2016-2036 in March 2013. The SMHA will assess the evidence in order to establish the objectively assessed need for housing within the sub-region. The outcome from the SMHA will inform local plan reviews. Further details about the new

SHMA are available from the West of England Office [website](#). Good progress has been made in taking forward the new SHMA as follows:

- i. The authorities prepared a pre-production brief that sets out the proposed approach, including an indicative timetable to undertaking the SHMA review. The brief was consulted on between 28th March and 31st May 2013.
- ii. The outcome of the consultation was reported to the Planning, Housing and Communities Board on 1st July 2013. Members endorsed the responses to the consultation and the next steps for undertaking a SHMA review to inform future local plans.
- iii. Following the consultation on the SHMA pre-production brief, the Project sought technical advice as well as views from the Housing Market Reference group to inform the production of the final SHMA project brief which was put out to tender during Mar/Apr 2014.
- iv. On completion of the procurement process, the Project Board appointed Opinion Research Services (ORS) consultancy support in May 2014 to undertake the technical evidence base preparation for the SHMA.
- v. On the 18th December 2014, the Planning, Housing and Communities Board gave a steer for the SHMA to progress on the basis of a wider Bristol Housing Market Area (HMA), comprising of Bristol, South Gloucestershire and North Somerset.
- vi. On the basis of this steer, the three West of England authorities with support from the West of England Office are currently working with ORS to prepare the SMHA to cover the period 2016-2036. The final study is expected to be published after June 2015.

Joint Planning Strategy Memorandum of Understanding

In March 2014 the Council signed a [MOU](#) with the other three west of England unitary authorities. This commits the authorities to work together to take forward the results of the SHMA.

This Memorandum of Understanding committed the four unitary authorities, working with partner organisations and adjacent authorities as appropriate, to prepare a **new Joint Strategic Planning Strategy (JSPS)**. This will be a strategic planning framework for the West of England and will inform local plan reviews. The JSPS will provide the means by which the spatial distribution of housing from the wider Bristol Housing Market Area will be brought forward across the West of England, thereby delivering the principles set out in the March 2014 MoU and demonstrating that the Duty to Co-operate has been met.

The Joint Strategic Planning Strategy will be a formal development plan document prepared in accordance with the Planning and Compulsory Purchase Act 2004 (as amended). Preparation of the JSPS is a substantial task and will have significant implications for the future planning of the sub-region. The West of England Unitary Authorities are committed to joint

working, sharing resources and expertise to prepare a formal development plan document to an agreed timetable. This will provide the means by which the outputs of the new Strategic Housing Market Assessment will be considered and articulated within a formal strategic planning document. The distribution of development will then be allocated and delivered through the policy framework agreed by the JSPS, involving, where appropriate, cross boundary agreement with each West of England local authority responsible for delivery through their respective individual local plan reviews

The JSPS will be limited to the following key spatial issues:

- The overall housing requirement from the wider Bristol Housing Market Area to be accommodated across the West of England
- The broad strategic distribution of housing and employment land/floorspace, including strategic locations and key sites which are critical to the delivery of the housing strategy and the resultant requirement for each district.
- Identification of strategic infrastructure proposals, including transport, required to deliver the scale of development envisaged.

A pre-commencement document will set out the proposed scope, content, methodology and programme for the preparation of the JSPS and is intended to be consulted on for 6 weeks commencing in December 2014.

West of England Gypsy and Traveller Accommodation Assessment (GTAA)

The four unitary UA's have also been working together in relation to their approach to Gypsy/Traveller and Travelling Showpeople provision across the West of England. It is essential that the West of England has a coherent and robust strategy for both assessing the level of demonstrable need and setting the policy framework to achieve pitch delivery, in meeting the accommodation needs of Gypsy/Travellers and Travelling Showpeople, that is consistent with the principles of the DtC.

In December 2013 the 4 West of England Unitary Authorities commissioned Opinion Research Services to review the completed Gypsy Traveller Accommodation Assessments (GTAAs) for Bath and North East Somerset, Bristol and South Gloucestershire. The purpose of this work is to assess the degree to which these studies present a robust position to establish a level of demonstrable need across the West of England. This work is currently being finalised and is expected to be published in early 2015.

Housing Sites Acceleration Project

The Sites Acceleration Project was commissioned by the WoE LEP Infrastructure and Place Group in 2013. Its objective was to assess whether a series of sites with planning consent but which had 'stalled' could be brought forward for development, and whether there were any interventions that could be made by either the UAs or the LEP to accelerate progress. It was also to establish any good practice that could be applied to other sites outside the project.

The study was carried out by Alder King with input from ATLAS, and looked at 17 sites representing a total of 978 homes (with potential for a further 250). Of the 17 sites assessed, some form of planning, pre-planning or disposal activity took place on all but one during the period of the project, and all 17 sites had the potential for positive activity within the following six months. The overarching conclusion of the study was that the WoE is not atypical and that there are no systemic issues existing here that are acting as a brake on development. Economic and market indicators at the time of the project showed that the recovery of the sub region was ahead of most areas outside Greater London.

Joint Planning Data Group (JaPDoG)

The West of England authorities already have well-established joint working arrangements across a number of areas including monitoring through the Joint Planning Data Group. The authorities take a joint approach to research and intelligence across the West of England. The Joint Planning Data Group meets regularly to ensure consistency, best practice, share expertise and reduce duplication of effort across the sub-region.

In order to ensure further consistency of approach, a methodology paper is being drafted, coordinated by colleagues in the West of England Office. This consistency in monitoring will support the review of Local Plans and assist in the provision of an evidence base to support other work including bids as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Strategic Planning Strategy.

Further information on the all of the duty to co-operate work is available via the [West of England webpage](#).