



# **Annual Monitoring Report**



**2015**



## Foreword

The North Somerset Council Annual Monitoring Report (AMR) is published each year. This AMR monitors the period 1 April 2014 to 31 March 2015.

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](http://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:

Planning Policy and Research  
North Somerset Council  
Town Hall  
Walliscote Grove Road  
Weston-super-Mare  
BS23 1UJ

E-mail [planning.policy@n-somerset.gov.uk](mailto:planning.policy@n-somerset.gov.uk)  
Tel: 01934 426 665

## Contents

|   |    |
|---|----|
| Introduction                                | 4  |
| Local Development Plan                      | 5  |
| Setting the scene in North Somerset         | 9  |
| Location                                    | 9  |
| Demographic structure                       | 10 |
| Dwellings, household types and tenure       | 10 |
| Socio-cultural issues                       | 11 |
| Living within environmental limits          | 12 |
| Climate change                              | 12 |
| Sustainable design and construction         | 13 |
| Environmental protection                    | 15 |
| Nature conservation                         | 16 |
| Landscape and the historic environment      | 18 |
| Green Belt                                  | 22 |
| Waste                                       | 23 |
| Minerals                                    | 25 |
| Transport and movement                      | 26 |
| Delivering strong and inclusive communities | 30 |
| High quality design                         | 30 |
| Scale of new housing                        | 31 |
| Distribution of new housing                 | 32 |
| Mixed and balanced communities              | 33 |
| Affordable housing                          | 36 |
| Delivering a prosperous economy             | 37 |
| Supporting a successful economy             | 37 |
| Retail                                      | 41 |
| Tourism                                     | 45 |
| Bristol Airport                             | 46 |
| Royal Portbury Dock                         | 47 |
| Ensuring safe and healthy communities       | 48 |
| Children, young people and education        | 48 |
| Health                                      | 52 |
| Sport, recreation and community facilities  | 53 |
| Area policies                               | 55 |
| Weston Villages                             | 56 |
| Duty to Co-operate                          | 61 |

## **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)
- Backwell Neighbourhood Development Plan (2015)
- Long Ashton Neighbourhood Development Plan (2015)

## **Core Strategy**

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) was 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 remained adopted. The Core Strategy examination was reopened to consider the policies remitted by the judgement. Following hearing sessions the Inspector reported on Policy CS13 and confirmed the North Somerset housing requirement for the plan period 2006-2026 as 20,985 dwellings. Following Secretary of State intervention during 2015 Policy CS13 is now re-adopted as part of the development plan. Policies CS6, CS14, CS19, CS28, CS30, CS31, CS32 and CS33 are now the focus of re-examination and consultation on the consequential changes to these policies took place until 18 December 2015. Hearings are expected to be held in 2016. Further details are available at [www.n-somerset.gov.uk/corestrategy](http://www.n-somerset.gov.uk/corestrategy)

## **Sites and Policies Plan**

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 an initial consultation on the draft document between February and April 2013. During 2015 we have progressed Part 1: Development Management Policies, and hearings were held in November 2015. Following the hearings the Inspector issued interim findings, and a main modifications consultation will run in early 2016, with a view to adopting this document by April 2016. Part 2: Site Allocations is also progressing. The document is being prepared to be presented to the council's Executive Committee in February 2016 for them to endorse it for public consultation. For further details please visit [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies)

## **Joint Spatial Plan**

In 2014 the four West of England councils (Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire) agreed a formal memorandum of understanding, pledging to work together to understand and plan strategically for the future development needs of the sub-region. Since then, work has progressed on a statutory plan, covering strategic housing, economy and infrastructure, taking shape as the Joint Spatial Plan. The Issues and Options consultation on this document opened on Monday 9 November 2015 for a 12 week period. Further details can be found at <https://www.jointplanningwofe.org.uk/consult.ti/JSPIO2015/consultationHome>

## **Neighbourhood Development Plans**

Neighbourhood Development Plans (NDP) have been made for two parish areas within North Somerset, Backwell and Long Ashton. As they are adopted, these form part of the local development plan.

A further six Neighbourhood Areas have also been designated, for Wrington, Yatton, Claverham, Winscombe and Sandford, Churchill and Congresbury.

Other parishes within North Somerset including Portbury and Clevedon have shown an interest in developing a Neighbourhood Plan.

## **Supplementary Planning Documents**

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
- Creating Sustainable Buildings and Places

Emerging Supplementary Planning Documents:

- Weston-super-Mare Town Centre
- Development Contributions

**Other planning guidance**

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](http://www.n-somerset.gov.uk/SPDs)

**Local Development Scheme**

A full copy of our Local Development Scheme (October 2015) is available to download at <http://www.n-somerset.gov.uk/wp-content/uploads/2015/11/LDS-October-2015-pdf.pdf>

## **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:

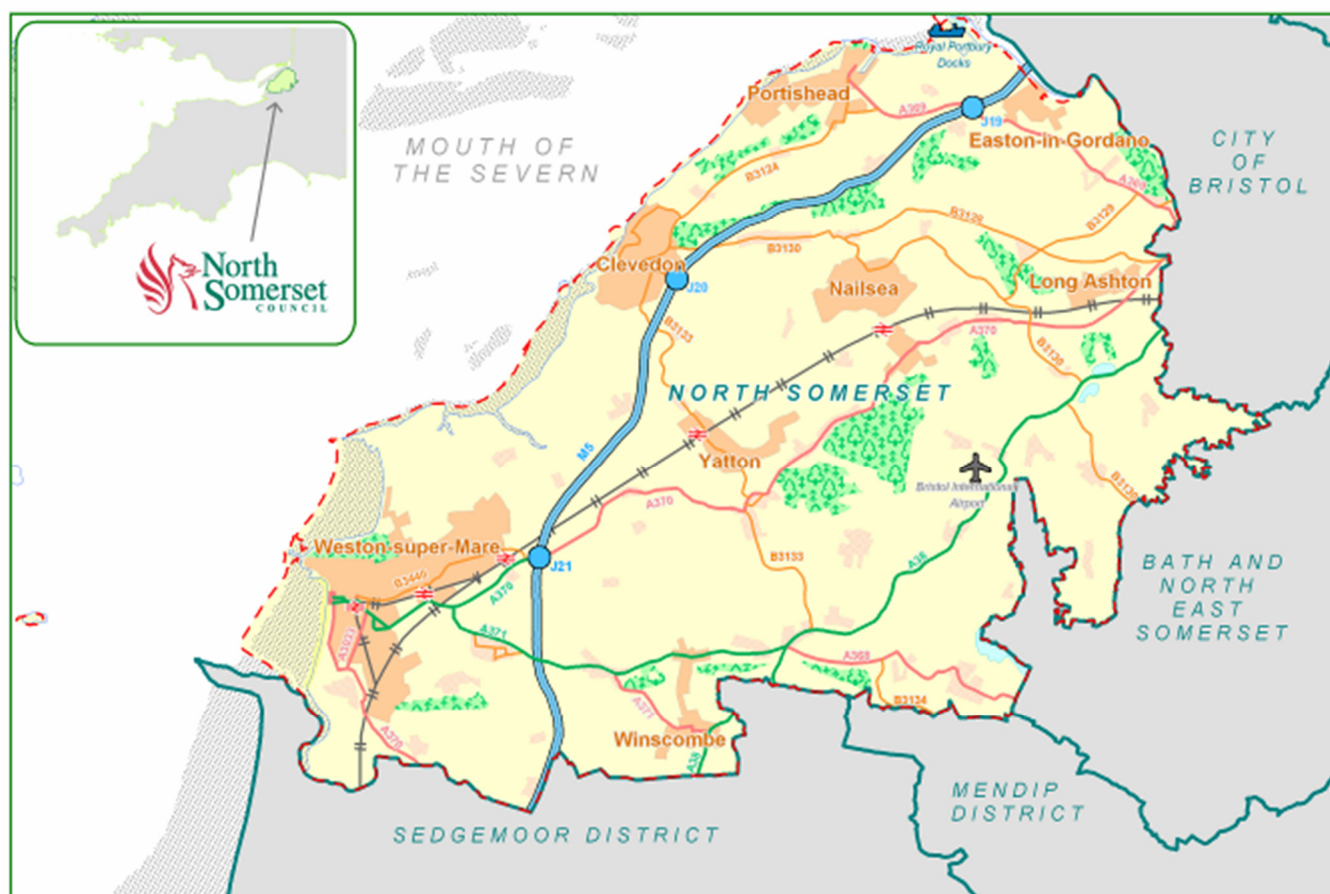
- Living within environmental limits
- Delivering strong and inclusive communities
- Delivering a prosperous economy
- Ensuring safe and healthy communities.

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 208,200 people<sup>1</sup>. 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.

<sup>1</sup> 2014 Mid Year Population Estimate, Office for National Statistics

## Demographic structure

### Population size

- The population of North Somerset is 208,200, an increase of 2,100 over the past year.
- The age breakdown for North Somerset is:-
  - Aged 0-15 years – 18.2%
  - Aged 16-64 years – 58.9%
  - Aged 65 years and over – 22.9%
- Currently the proportion of people in North Somerset aged 65+ is 22.9%, compared to 21.1% in the South West and 17.7% nationally.

Source: 2014 Mid Year Population Estimates, ONS

### Ethnic composition

- At the 2011 Census the black and minority ethnic population made up only 2.7% of North Somerset's population compared to 4% 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**

- During the monitoring period 10,099 crimes were recorded in North Somerset. There has been a significant decrease over the past 10 years with the number of crimes recorded in 2005 being 16,596.

Source: ONS

- 59% 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 2012.

Source: North Somerset Residents Survey, October 2014

### **Unemployment rates**

- The unemployment rate of people aged 16-64 in North Somerset is 4.2% for the period April 2014 to March 2015. This is a decrease on the previous year's figure of 5.1% and lower than the unemployment rate of 5% across the South West.

Source: Annual Population Survey April 2014 to March 2015

### **Deprivation**

- North Somerset Council is ranked as the 121<sup>st</sup> most deprived district out of 326 districts.
- North Somerset has the 3<sup>rd</sup> highest inequality, as measured by the range in national ranking between the most and least deprived LSOAs in the district.
- North Somerset has 5 LSOAs within the most deprived 5% in England, all within South or Central wards of Weston-super-Mare.
- There are 11 LSOAs within the least deprived 5% in England, these are spread across the district.

Source: Indices of Multiple Deprivation 2015

## 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 have reported on the progress and will continue to monitor.

#### Community Resilience North Somerset

The council set up Community Resilience North Somerset building on the Strategic National Framework for Community Resilience. The scheme was set up to provide a structure within a community to deliver assistance at a local level when emergencies arise such as flooding or severe weather incidents.

An initial pilot scheme was ran in Congresbury in 2012 and following its success the initiative was rolled out across the district. There are currently 22 groups in North Somerset with several more areas engage and considering setting up.

#### 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 2013.

| 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                      |
| 2013 | 396.8                   | 413.3    | 547.3     | 28.8                    | 1,386.3     | 206.1                                 | 6.7                      |

## 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 will consider 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 April 2015 North Somerset had:

- 5,047 photovoltaic installations
- 6 wind installations
- 1 hydro installation
- 2 micro CHP installations

The total capacity of the photovoltaic installations is 16,525kW and the total capacity for wind installations is 38kW.

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>. No further reports have been published.

**Code for Sustainable Homes**

The national policy for the Code for Sustainable Homes was withdrawn on 27 March. New technical standards were outlined comprising additional optional Building Regulations and new national space standards. This is in addition to the mandatory existing Building Regulations.

**Supplementary Planning Documents**

The Sustainable Buildings and Places SPD was adopted in March 2015. The document is available to view on our website along with the Wind Turbine SPD and the Solar Photovoltaic Array SPD.

## 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](http://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, Weston and Wrington, 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](http://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. These policies are planned to be superseded by the Sites and Policies Plan Part 1: Development Management Policies.

## LIVING WITHIN ENVIRONMENTAL LIMITS

### Nature conservation

#### Key assets

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)
- 953 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<br>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 2014 mid year population estimates from the Office for National Statistics gives the population of North Somerset as 208,200. This provides a ratio of 1 hectare of LNR per 714 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*)

A successful volunteer project to protect toads crossing Winscombe Hill is ongoing. Toads are protected under European law and avoidable mortality should be prevented. The 'Toad Patrol' assists over 1000 toads across the roads each year including aiding them escape from gully pots. Other toad migration routes are also covered including placing warning signs on the roads.

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
- **1,076** 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

Over the past year limited progress has been made on Conservation Area Appraisals. With the appointment of a new Conservation Officer it is anticipated that progress will be made in the next year. The prospect to obtain funding to aid the project and the opportunity for community involvement will be explored.

#### Historic England 'Heritage At Risk'

Ten sites within the district are on the Heritage at Risk Register 2015. Four of these sites are Conservation Areas, four 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 four 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)
- Church of St Michael, Church Road, Dundry (Grade I listed – place of worship)

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 Heritage at Risk'. This represents 11.1% compares to 6.1% throughout England.

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 with the Registered Parks and Garden being Grade II\*. The site 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 ongoing decay.

Historic England 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. Progress has been made in the project work to develop a Conservation Management Plan, condition survey and a business plan are nearing completion.

Birnbeck Pier is a Grade II\* listed structure linking Birnbeck Island to the mainland. Both the pier structure and the buildings are in very poor condition and at risk of further deterioration and loss of fabric. Historic England have previously awarded a grant to assist in establishing the repair and development cost of the pier. The Birnbeck Regeneration Trust are working with the owners, council and other interested parties to develop a viable scheme to take forward to bring the pier and surrounding buildings back into use. Until a scheme has been identified and funding has been secured it is likely that the pier will stay on the Heritage at Risk Register.

St Mary's Church, Portbury is a Grade I listed church, owned by the Diocese of Bath and Wells. Work was completed in 2014 on the roof which was funded by a Heritage Lottery Fund grant. Despite these works the building has further issues including the sandstone wall being in poor

condition. There is major structural voids in the aisle wall and further funding will be applied for from the Heritage Lottery Fund in 2016.

The Church of St Michael, Dundry is a new entry on the 2015 register due to its deteriorating condition including damp problems, falling plaster work and failing roof. An application for a Heritage Lottery Fund grant was made in Summer 2015.

#### Other Listed Buildings

St Josephs, West Hill, Portishead is a Grade II Villa and part of a larger site which is currently undergoing development. The listed building has permission to be converted into flats and has previously had the lead stolen from its roof which resulted in significant water penetration. During the conversion a significant outbreak of dry rot was identified. This resulted in a substantial amount of historic fabric and wooden interior detailing being removed to facilitate treatment. It is anticipated that replica detailing will be put back in its place.

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 – the redevelopment of the building into flats is well underway and nearing completion.

Burwalls House, Leigh Woods is a substantial Grade II listed building of Jacobethan style, with the grounds having an unregistered parks and gardens designation. The site was previously owned by the University of Bristol and used as a training and conferencing facility. The site is now being redeveloped with the main house being converted into five apartments and some buildings within the site being demolished and being replaced with new build houses.

#### **Scheduled Monuments**

Middle Engine Pit in Nailsea (also known as The Elms Colliery) is a scheduled monument and is owned by North Somerset Council. The structures within the scheduled monument are also Listed Buildings. This site is derelict and has previously been subjected to vandalism. Due to concerns regarding the boundary wall at the site that it was unsafe adjacent to a public footpath the council are undertaking works to repair and rebuild the wall. Scrub clearing has also taken place at the site and it is anticipated further works will be carried out to improve the site subject to funding.

Work to manage and improve Scheduled Monuments has been ongoing. Further scrub clearance has been undertaken at Worlebury Hill Fort and Cadbury Hill Fort by volunteer groups.

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. 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.

The council's Archaeologist has been involved in two major infrastructure projects affecting the district which are long term ongoing projects. These are the South Bristol Link and the proposed National Grid Hinkley Point C Connection Project.

### **Historic Environment Record**

The North Somerset Historic Environment Record (HER) is published on the council's website at [www.n-somerset.gov.uk](http://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

## 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 and covers 40% of the district. 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.

As part of the evidence base for the Joint Spatial Plan a Green Belt assessment was undertaken. The Green Belt was strategically assessed against the National Planning Policy Framework in relation to a Green Belts purpose. It was concluded that all areas of the Green Belt serve at least two of the five criteria outlined in the NPPF. The criteria are:

- to check the unrestricted sprawl of large built up areas
- to prevent neighbouring towns merging
- to assist in safeguarding countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration by encouraging the recycling of derelict and other urban land

#### 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 eight major planning applications were approved in the Green Belt. These included two applications at Bristol Airport for car parking, three application for conversions of existing buildings, an application for the change of use from agricultural land to equestrian use, the demolition of existing buildings and the erection of new industrial buildings and a time extension on the use of a quarry along with a restoration plan.

## LIVING WITHIN ENVIRONMENTAL LIMITS

### Waste

#### New waste management facilities

No planning applications for waste management facilities were approved during the monitoring 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 2014/15. A copy of the adopted JWCS document is available to view at [www.westofengland.org](http://www.westofengland.org)

#### Recycling/Composting

| Unitary Authority | Capacity of applications approved during 2014/15 (tonnes) | Capacity lost during 2014/15 (tonnes) | Capacity operational at 31/03/2015 (tonnes) | Capacity permitted but not operational at 31/03/2015 (tonnes) |
|-------------------|---|---------------------------------------|---|---|
| North Somerset    | 0   | 0                                     | 247,200                                     | 0   |

#### Recovery

| Zone & indicative requirement for residual waste treatment capacity as set out in the JWCS | Capacity of applications approved during 2014/15 (tonnes) | Capacity lost during 2014/15 (tonnes) | Capacity operational at 31/03/2015 (tonnes) | Capacity permitted but not operational at 31/03/2015 (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   | 0   | 0                                     | 20,000                                      | 0   | 1.1  |

#### Hazardous/Non-Hazardous Landfill – N/A

## Inert Landfill

| Unitary Authority | Site Name               | Capacity of applications approved during 2014/15 (tonnes) | Landfill capacity which became unavailable during 2014/15 (tonnes) | Landfill operational at 31/03/2015 (tonnes)              | Landfill permitted but not started at 31/03/2015 (tonnes) |
|-------------------|-------------------------|---|--|--|---|
| North Somerset    | Durnford Quarry         | Approx 382,500 tonnes per annum for 20 years (2012-2032)  | 0  | Approx 382,500 tonnes per annum for 20 years (2012-2032) | Approx 6,885,000 tonnes over 18 years                     |
| North Somerset    | Lulsgate Quarry, Felton | 0   | 0  | 202,000 tonnes per annum 2009-2015                       | Approx 70,000 tonnes per annum for one year (2016)        |

## Commentary

### Recycling/composting

There has been no change in permissions for recycling/composting capacity since last year.

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.

Regarding inert landfill, the financial year 2014/15 included the approval, in August 2014, of application 12/P/2223/F concerning Durnford Quarry, including a revision to the restoration scheme for an extension in time for minerals extraction and a revision to the restoration scheme, involving importation of inert infill material.



## 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 2014/15, 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](http://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 are proposed in the emerging Sites and Policies Plan Part 1 Development Management Policies.

## 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 2014 estimated traffic flows for all motor vehicles in North Somerset was **2,325** million kilometres, an increase from **2,283** million kilometres in 2013. Department for Transport figures show traffic growth of 17.5% on North Somerset roads between 2000 and 2014.

Source: Department for Transport National Road Traffic Survey

In 2014 there were 51 reported killed and seriously injured casualties on North Somerset roads. This is a decrease on the 2013 figure of 67.

Source: Department for Transport Reported Road Casualties Great Britain: 2014 Annual Report

#### 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.

## **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 emerging policies in the Sites and Policies Plan Part 1 document sets out that only acceptable railway related development on safeguarded land will be supported. No major improvements have been completed during the monitoring period.

### **Rail Survey**

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 2014, 3,712 passengers boarded trains using the five stations in North Somerset and 3,744 passengers disembarked. From questionnaires given out to boarding passengers at all stations results show that 52% of passengers travelled to the station by not using a car.

Promoting non-car modes of transport has been identified as a key issue in the Joint Local Transport Plan and station improvements schemes should help to improve both rail use and sustainable travel to stations in the future.

## **Parking**

Additional parking spaces were created at Nailsea and Backwell station carpark. The total amount of parking spaces is now 287. In September 2014 approximately 90 spaces on five streets of on-street pay and display bays were added to the Weston town centre scheme to provide additional capacity.

## **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.

Work has 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. Survey work on the route options has been undertaken by the council and Natural England over the last 12 months and will be completed during 2016. The next stage will be to submit reports to the Secretary of State to confirm the route that will become the England Coast Path National Trail.

The Public Rights of Way Team have replaced over 100 stiles with less restrictive pedestrian gates on the network during the last 12 months.

The Ramblers Footpath Volunteers Group in partnership with NSC PRow Team have re-opened 4Km of Public Footpaths by installing bridges and gates and removing obstructions on Puxton Moor.

The path network around the Barrow Tanks reservoir's in Barrow Gurney was very difficult to walk due to broken stiles and lack of way marking. Work has recently been undertaken to install 10 new pedestrian gates and improve the direction signs.

A shared path linking Portishead to Bristol has been upgraded using Local Sustainable Transport Fund funding.

The council is committed to improving key cycle routes. Work is progressing in securing the Weston-super-Mare to Clevedon link via Tutshill sluice with continuing collaboration with landowners and interested parties. The South Bristol Link (SBL) will also have a continuous cycle route, forming a new route into Bristol.

The Bikeability child cycling training programme successfully delivered 1080 child level 1 and 2 places across 36 primary schools (including independent and home schooling) with funding support from our Department for Transport grant (compared to 1246 places across 41 schools in 2013/14). We also delivered 81 level 3 places at five secondary schools and one special school.

### **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:

- Weston Package - The scheme was completed in February 2014 under budget and ahead of time.
- Ashton Vale to Temple Meads MetroBus – Full Approval was given to the scheme in September 2014 by the DfT. Since then progress has been made with the advanced ecological works and vegetation clearance. In February 2015 construction work started on the scheme.
- South Bristol Link – 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://travelwest.info/metrobus/archive-papers/south-bristol-link>. The project gained Full Approval from the Department for Transport in January 2015. This allowed for the formal land acquisition to commence. Other areas of work include the implementation of the community engagement plan, discharging of conditions, progressing legal requirements, advertising of traffic regulation orders and securing design approval. Construction is now underway with opening to general traffic due in late 2016 and MetroBus services starting in spring 2017.
- MetroWest Phase 1 - 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 stations). The outline engineering design for MetroWest Phase 1 is currently underway and is scheduled to be completed in spring 2016. The extent of engineering work required to re-open the line is likely to be greater than identified in the feasibility design completed in 2014 as part of the Preliminary Business Case. The emerging additional

works relate mainly to upgrading the existing Portbury Freight line to be capable for operating passenger trains and to provide sufficient line capacity to operate both freight trains and passenger trains. The outline engineering design will be reported as part of the Outline Business Case which is scheduled to be completed in summer 2016. In parallel, the council is preparing the Development Consent Order planning application and this is scheduled to be submitted to the Planning Inspectorate in the second half of 2016.

### **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](http://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.

### **Workplace and Residential 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 2014/15, travel plans were secured for two residential developments. A further two travel plans previously secured have been renewed under subsequent planning applications.

The council continues to promote help and support organisations and businesses with a planning requirement for a Travel Plan and also those who are voluntarily developing a Travel Plan. This includes the promotion of sustainable travel initiatives and awareness campaigns under the brand Travelwest ([www.travelwest.info](http://www.travelwest.info)) - such as the popular commuter challenge events, jointly organised by the four local authorities that make up the West of England Partnership.

### **Air Travel**

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

The Bristol Airport 2014 Operations Monitoring Report provides information on the activity at the airport over the past year. Some key figures are:

- There were a total of 64,230 aircraft movements, a change of -1.6% over the past year. 54,244 of the total aircraft movements were air transport movements, a 2.51% decrease on the 2013 figure.
- Terminal air passengers increased by 3.39%, to a total of 6,333,058.
- Over 770,000 passengers used the Bristol Flyer Airport Express bus service to Bristol, an increase of 6.8%. An estimated 14% 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. Section 2, Appearance and character of house extensions and alterations was formally adopted in April 2014. These documents are available to download from our website at [www.n-somerset.gov.uk/SPDs](http://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 released a Written Ministerial Statement 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.

The Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document was adopted in March 2015. 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.

The council re-adopted Policy CS13 during 2015, which has had the effect of increasing the plan period housing requirement to 20,985 dwellings. Policy CS14 remains the subject of re-examination at present.

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](http://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 latest published land supply position statement has a base date of April 2015 and is available to view on the council's website at [www.n-somerset.gov.uk/planningpolicy](http://www.n-somerset.gov.uk/planningpolicy) . This will be updated in April 2016.

#### **Strategic Housing Market Assessment**

Along with the other authorities across the West of England, North Somerset has undertaken a Strategic Housing Market Assessment (SHMA) to form part of the evidence base for the Joint Spatial Plan. The document is available to view at

<https://www.jointplanningwofe.org.uk/consult.ti/JSPIO2015/view?objectId=274387#274387>

## DELIVERING STRONG AND INCLUSIVE COMMUNITIES

### Distribution of new housing

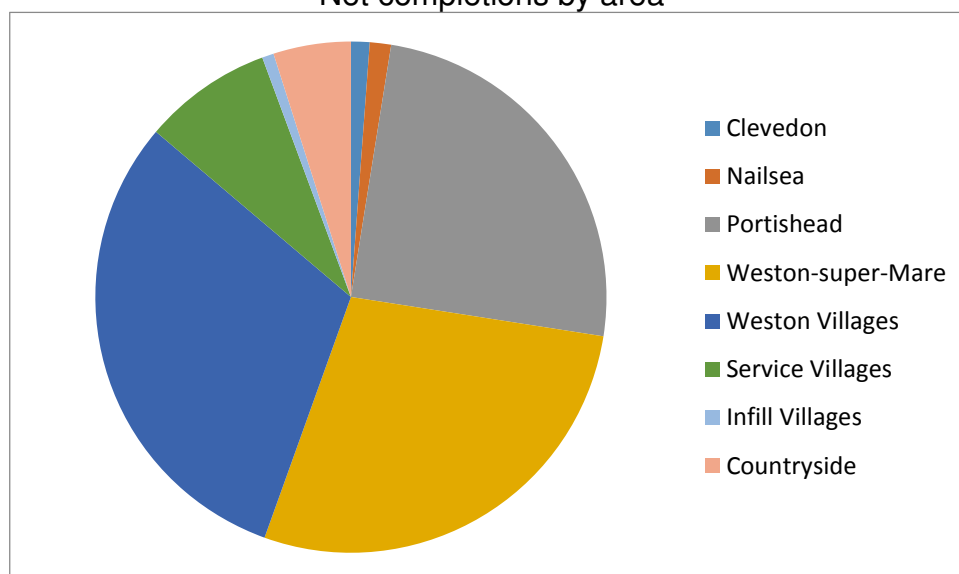
#### Net completions by area

| Area              | Completions |
|-------------------|-------------|
| Clevedon          | 8           |
| Nailsea           | 9           |
| Portishead        | 168         |
| Weston-super-Mare | 189         |
| Weston Villages   | 207         |
| Service Villages  | 55          |
| Infill Villages   | 5           |
| Countryside       | 33          |
| <b>Total</b>      | <b>674</b>  |

#### 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 86% 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 Part 2: Site Allocations will be consulted on in March 2016. This document will carry forward a number of housing allocations from the Replacement Local Plan and identify new sites that are suitable for housing or mixed use schemes, in line with the Core Strategy settlement hierarchy. Further details are available to view at [www.n-somerset.gov.uk/sitesandpolicies](http://www.n-somerset.gov.uk/sitesandpolicies)



## 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 has undertaken a Strategic Housing Market Assessment (SHMA) to form part of the evidence base for the Joint Spatial Plan. The document is available to view at

<https://www.jointplanningwofe.org.uk/consult.ti/JSPIO2015/view?objectId=274387#274387>

#### 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 2014/15 was as follows:

| HOUSES                 | Number | %    | FLATS                 | Number | %    |
|------------------------|--------|------|-----------------------|--------|------|
| 1 bed houses           | 7      | 1.0  | 1 bed flats           | 76     | 10.9 |
| 2 bed houses           | 100    | 14.5 |                       |        |      |
| 3 bed houses           | 183    | 26.5 |                       |        |      |
| 4 bed houses           | 123    | 17.8 | 2 bed flats           | 179    | 25.9 |
| 5+ bed houses          | 6      | 0.9  | 3+ bed flats          | 13     | 1.9  |
| Residential caravans   | 4      | 0.6  |                       |        |      |
| TOTAL NUMBER OF HOUSES | 423    | 61.2 | TOTAL NUMBER OF FLATS | 268    | 38.8 |

## **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.

HMOs must be licenced if they are rented to five or more people, are three or more storeys high and tenants share toilet, bathroom or kitchen facilities.

The council have also introduced a scheme that requires all types of HMOs to be licenced within part of central Weston-super-Mare because of the high number of complaints previously received in this area.

There are currently 127 licenced HMOs within North Somerset in total.

## **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 identifying events that might put an elderly person at risk.

The 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 2014/15, 153 new build affordable housing units were completed, just over the Core Strategy Policy CS16 target of 150 units.

| 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   |
| 2014/15 | 10          | 132             | 11               | 0                 | 0                               | 153   |

## DELIVERING A PROSPEROUS ECONOMY

### Supporting a successful economy

#### Economic activity

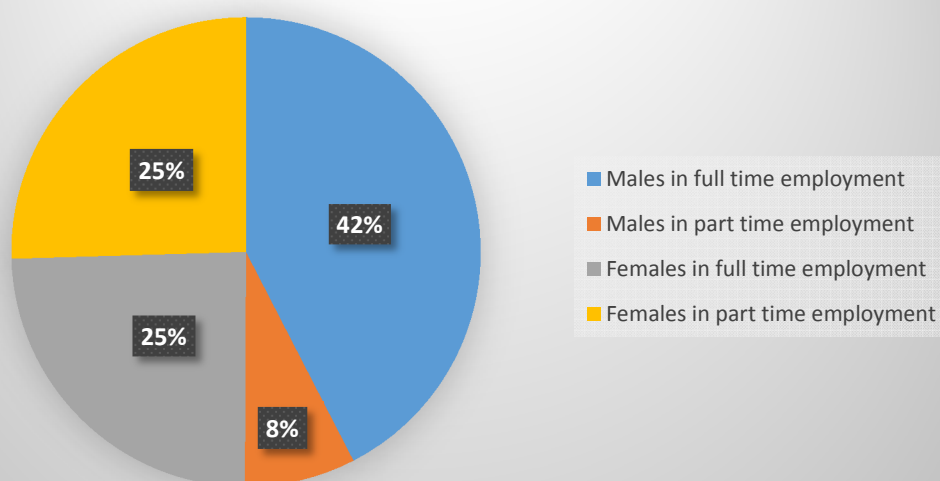
**80.3%** of North Somerset residents aged 16 to 64 are economically active, this is an increase of 0.4% on the previous year. This compares to 80.6% in the South West and 77.4% in England and Wales.

Source: Annual Population Survey April 2014 - March 2015

#### Employment structure

- **65.5%** of 16-64 year olds in North Somerset work full time and **34.3%** work part time. In England and Wales, 74.3% work full time and 25.6% work part time.
- **84.7%** of the economically active males work full time and **15.3%** work part time. In England and Wales, 88.7% of the economically active males work full time and 11.1% work part time.
- **48.9%** of the economically active females work full time and **50.9%** work part time. Nationally, 58% of the economically active females work full time and 41.9% work part time.

#### Employment Structure 2015



Source: Annual Population Survey April 2014 - March 2015

## Income

- In 2014 the average gross annual pay for full time employees **working** in North Somerset was **£26,492**, a decrease on the previous year. Currently average earnings for employees across the South West are £25,982 per annum.
- The average full time gross pay for the **residents** of North Somerset in 2014 was **£29,497**, a decrease of £348 since 2014. This is higher than the average figure for England and Wales which was £27,732.

Source: ONS Annual Survey of Hours and Earnings 2015

## Productivity

| Region            | Enterprise Births | Enterprise Deaths | Active Enterprises |
|-------------------|-------------------|-------------------|--------------------|
| England and Wales | 306,225           | 193,420           | 2,069,360          |
| South West        | 23,345            | 15,945            | 186,575            |
| North Somerset    | 1,105             | 685               | 7,605              |

Business Demography 2014, 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)  | 1,270         | 0                            | 625                | 988                 | 0                        | <b>2,883</b>  |
| Large site losses (sqm) | 1,085         | 0                            | 0                  | 0                   | 0                        | <b>1,085</b>  |
| Small site gains (sqm)  | 296           | 0                            | 112                | 80                  | 0                        | <b>488</b>    |
| Small site losses (sqm) | 2,613         | 0                            | 55                 | 0                   | 916                      | <b>3,584</b>  |
| <b>Net gain (sqm)</b>   | <b>-2,132</b> | <b>0</b>                     | <b>682</b>         | <b>1,068</b>        | <b>-916</b>              | <b>-1,298</b> |

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 2014/15 monitoring period five large employment sites were developed. A total of 2,883sqm has been gained and there has been a loss of 1,085sqm, resulting in a 1,798sqm net gain of B use floorspace. The completions equate to 1.23ha being developed for business use with 0.34ha being lost.

The completed developments are summarised below.

- Four new build light industrial units were completed at an existing employment site at Chestnut Farm in Puxton resulting in a B1c gain of 625sqm.
- A new manufacturing building was completed at Puxton Park to accommodate a company which has relocated specialising in cheese and ice-cream production. A total of 988sqm of B2 floorspace was provided.
- An application to change the use of some agricultural and storage buildings at Backwell Hill Road, Backwell has been completed resulting in a gain of 575sqm of B1a office space.
- A mixed use site was completed at Portishead Quays. The development comprised 695sqm of B1a office space along with 13 residential units.
- Only one large employment site was lost during the monitoring period. A site at Station Road, Worle has been redeveloped resulting in the existing office being demolished for new residential development. The existing occupiers moved to a new build office located within Weston Gateway which will allow the company to accommodate their head office and future expansion.

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

|                            | B1a   | B1b | B1c | B2   | B8 | Total        |
|----------------------------|-------|-----|-----|------|----|--------------|
| Gross sqm completed        | 1,270 | 0   | 625 | 988  | 0  | <b>2,883</b> |
| Gross sqm completed on PDL | 1,270 | 0   | 0   | 988  | 0  | <b>2,258</b> |
| % completed on PDL         | 100%  | ~   | 0%  | 100% | ~  | <b>78%</b>   |

**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 currently being progressed.

## **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. A second LDO is currently in preparation to support the development of a food and drink centre on the former Weston Airfield site as part of the Weston Villages development.

### *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<br>Retail | A2<br>Financial and<br>Professional | B1a<br>Office | D2<br>Leisure | Total        |
|-------------------------|--------------|-------------------------------------|---------------|---------------|--------------|
| Town Centre Gross Gains | 0            | 0                                   | 28            | 0             | <b>28</b>    |
| Town Centre Losses      | 321          | 139                                 | 735           | 0             | <b>1,195</b> |
| Town Centre Net Gains   | -321         | -139                                | -707          | 0             | <b>1,167</b> |

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

|                         | A1<br>Retail | A2<br>Financial and<br>Professional | B1a<br>Office | D2<br>Leisure | Total        |
|-------------------------|--------------|-------------------------------------|---------------|---------------|--------------|
| North Somerset Gains    | 6,255        | 32                                  | 1,566         | 1,394         | <b>9,247</b> |
| North Somerset Losses   | 621          | 314                                 | 3,698         | 1,261         | <b>5,894</b> |
| North Somerset Net Gain | 5,634        | -282                                | -2,132        | 133           | <b>3,353</b> |

This is the eighth 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 eight years.

### Retail Centres

North Somerset is served by four towns, four district centres, 18 local centres and various out of centre retail areas. There are also significant retail offerings in close proximity to North Somerset at Cribbs Causeway, Bristol City Centre and Taunton. Retail areas throughout the district are monitored annually to record any changes in occupancy and vacancy rates.

## Towns

|                                | Weston-super-Mare | Portishead | Clevedon  | Nailsea    |
|--------------------------------|-------------------|------------|-----------|------------|
| Total units                    | 623               | 133        | 153       | 174        |
| Vacant units                   | 91                | 5          | 5         | 31         |
| <b>% of vacant units</b>       | <b>14.6%</b>      | <b>4%</b>  | <b>3%</b> | <b>18%</b> |
| Total PRF units                | 157               | 77         | 63        | 46         |
| Vacant PRF units               | 19                | 2          | 2         | 8          |
| <b>% of vacant PRF units</b>   | <b>12%</b>        | <b>3%</b>  | <b>3%</b> | <b>17%</b> |
| % of total units in A1 use     | 41%               | 50%        | 50%       | 49%        |
| % of total PRF units in A1 use | 64%               | 61%        | 70%       | 76%        |

April 2015

### *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. Portishead and Clevedon have a PRF vacancy rate of 10% or under. Unfortunately the PRF vacancy rate in Weston-super-Mare has risen over the 10% threshold to 12%. Nailsea is now at 15%, however, this is an improvement on the vacancy rate of two years ago which was 24%.

The vacancy rates at the following local retail centres and district centres are also monitored, as set out in the following table.

|                        | Number of<br>Units | A1 Use | Vacant |
|------------------------|--------------------|--------|--------|
| <b>District Centre</b> |                    |        |        |
| Locking Castle, WsM    | 13                 | 5      | 0      |
| Queensway, WsM         | 14                 | 10     | 0      |
| Worle High Street, WsM | 113                | 50     | 4      |
| Hill Road, Clevedon    | 78                 | 48     | 1      |
| <b>Local Centre</b>    |                    |        |        |
| Backwell               | 46                 | 19     | 1      |
| Banwell                | 14                 | 3      | 6      |
| Churchill              | 3                  | 3      | 0      |
| Congresbury            | 42                 | 26     | 2      |
| Easton-in-Gordano/Pill | 24                 | 8      | 3      |
| Long Ashton            | 22                 | 10     | 2      |
| Winscombe              | 63                 | 30     | 1      |
| Wrington               | 28                 | 11     | 3      |
| Yatton                 | 25                 | 13     | 1      |
| Bournville, WsM        | 9                  | 3      | 2      |
| Castle Batch, WsM      | 9                  | 4      | 0      |
| Coronation, WsM        | 7                  | 4      | 2      |
| Locking Road, WsM      | 12                 | 6      | 0      |
| Milton Hill, WsM       | 12                 | 6      | 2      |
| Milton Road, WsM       | 36                 | 20     | 3      |
| Oldmixon, WsM          | 13                 | 6      | 3      |
| Whitecross Road, WsM   | 32                 | 18     | 3      |
| West Hill, Portishead  | 15                 | 9      | 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

A major program of regeneration for Weston-super-Mare was launched by the council in 2015, focused on developing quality living, learning and lifestyle opportunities in the town centre. Economic growth will be underpinned by attracting more people to live in the town centre and creating a residential environment that will help to inject new life into the centre, boosting the demand for shops and services.

The broad program of ambitious projects includes those led by the council directly and projects led by partner organisations. These include the following

- Development of a **masterplan** for the town centre, identifying key sites providing opportunities for new housing, economic growth, improved infrastructure and more attractive public spaces.
- A new **supplementary planning document** will support proposals for over 2,500 new opportunities for urban living created in the town centre.
- The council is in the process of purchasing the former magistrates court and police station, to develop modern urban apartments on a site now known as **Walliscote Place**. As one of just 20 areas outside London to be designated a Housing Zone, Weston attracts funding from the Homes and Communities Agency (HCA), enabling the Council to buy the site. By taking the lead on a high quality residential development on this site the Council will then have a unique opportunity to set a new quality standard in town centre housing. Also within Walliscote Place the council is working with owners of The Centre, opposite the Town Hall, to restore and revive this prominent building.
- Weston College have recently gained University Centre status and are developing a Law and Professional Services Academy at the **Winter Gardens**. The expansion of higher education will be a significant contributor to the town centre's diverse offer, as well as attracting a new student population.
- Building works are now under way on the £18m third phase of McLaren Life's development at **Dolphin Square**. This will include an 8-screen cinema, well-known restaurants and leisure operators and is due to open in summer 2017.
- The cultural and creative sector also have an important role in drawing new interest in the town and contributing to the local economy. The council is looking at developing a **creative hub** to provide business start-up space and support for creative sector micro-businesses and entrepreneurs.

## DELIVERING A PROSPEROUS ECONOMY

### Tourism

#### Tourism Activity

- Altogether there were 8.6 million visitors to North Somerset in 2014.
- There were 8 million day visitors to North Somerset in 2014, an increase on the figure of 7.65 million in 2013.
- The busiest months were July, August and September with 4.01 million people visiting North Somerset.
- The number of visitors using accommodation in the district was 476,000 people.
- Visitor expenditure in 2014 was £489,561,000.
- The number of people employed directly and indirectly by tourism in North Somerset is estimated to be 6,695 full time equivalents.

Source: North Somerset Council Visitor Economic Impact Figures 2014

#### 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 2014 |                        | North Somerset 2013 |                        |
|---------------------------|---------------------|------------------------|---------------------|------------------------|
|                           | Establishments      | Beds / Sleeping Spaces | Establishments      | Beds / Sleeping Spaces |
| +30 room hotels           | 22                  | 2,809                  | 23                  | 3,041                  |
| 10-30 room hotels         | 26                  | 902                    | 27                  | 950                    |
| <10 room hotels/others    | 102                 | 1,119                  | 105                 | 1,126                  |
| <b>Serviced Total</b>     | <b>150</b>          | <b>4,830</b>           | <b>155</b>          | <b>5,117</b>           |
| Self catering             | 69                  | 1,016                  | 73                  | 1,028                  |
| Static caravans/chalets   | 0*                  | 2,445                  | 0*                  | 1,904                  |
| Touring caravans/camping  | 39                  | 2,427                  | 35                  | 2,310                  |
| Youth Hostels             | 0                   | 0                      | 0                   | 0                      |
| <b>Non-Serviced Total</b> | <b>108</b>          | <b>5,888</b>           | <b>108</b>          | <b>5,242</b>           |
| <b>TOTAL</b>              | <b>258</b>          | <b>10,718</b>          | <b>263</b>          | <b>10,359</b>          |

\* 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 Steam Report 2014

## DELIVERING A PROSPEROUS ECONOMY

### Bristol Airport

#### Expansion

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.

The construction of the eastern terminal extension has been completed and opened to passenger in August 2015. Work is underway on the western terminal extension and is due to complete in late 2016.

Work has also commenced on the airport hotel and will be completed in 2016/2017.

Further developments will be reported upon each year.

#### Employment

The Bristol Airport 2014 Operations Monitoring Report states that the number of people working at the airport in the summer was 2,696 full time equivalents, up from 2,618 in 2013.

## **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. Any significant development which is permitted will be reported on in future AMRs.

## ENSURING SAFE AND HEALTHY COMMUNITIES

### Children, young people and education

#### Education

##### Key Stage 2

| Key Stage 2 Results:<br>Percentage of Pupils<br>achieving Level 4 or above in<br>English     | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|--|------|------|------|------|------|------|------|
| North Somerset LA  | 83   | 83   | 82   | 80   | 83   | 86   | 86   |
| South West Region  | 81   | 82   | 81   | 81   | 82   | 86   | 86   |
| England  | 80   | 81   | 80   | 80   | 82   | 86   | 85   |
| Key Stage 2 Results:<br>Percentage of Pupils<br>achieving Level 4 or above in<br>Mathematics | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
| North Somerset LA  | 80   | 81   | 78   | 79   | 83   | 85   | 88   |
| South West Region  | 77   | 79   | 79   | 80   | 81   | 85   | 86   |
| England  | 77   | 79   | 79   | 79   | 80   | 84   | 86   |

**Source:** Department for Education-Education and skills in your area  
[http://www.education.gov.uk/inyourarea/results/lea\\_802\\_las\\_2.shtm](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 2013 was 58.5%, very similar to last years recorded 58.8%. The percentage of pupils gaining any 5 or more GCSEs at grade A\* to C is 81% this year.

#### 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 90.3% compared with 89.8% nationally in 2013.

#### Educational Qualifications

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

|                       |               |              |
|-----------------------|---------------|--------------|
| <b>North Somerset</b> | <b>47,041</b> | <b>28.4%</b> |
| 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:

|                       |               |              |
|-----------------------|---------------|--------------|
| <b>North Somerset</b> | <b>21,012</b> | <b>12.7%</b> |
| South West            | 575,085       | 13.2%        |
| England and Wales     | 5,617,802     | 12.3%        |



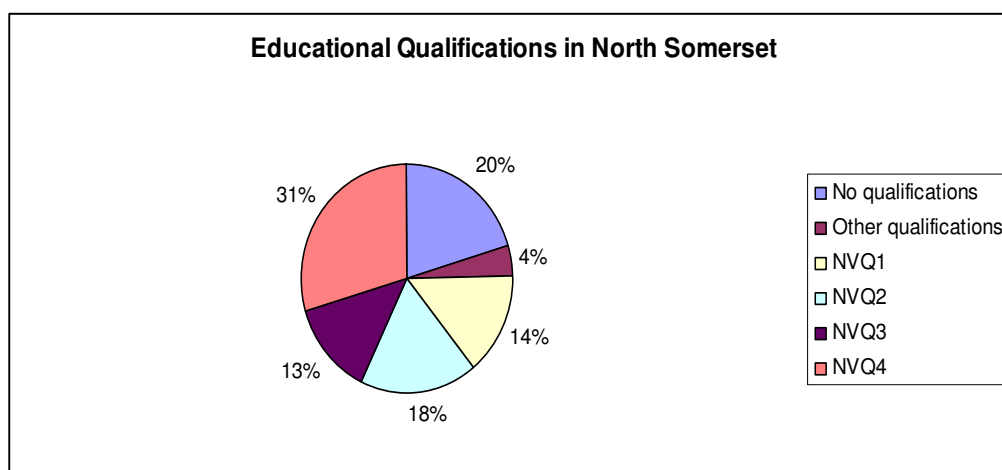
The population aged 16-64 with NVQ1 and 2 is:

|                       |               |              |
|-----------------------|---------------|--------------|
| <b>North Somerset</b> | <b>51,294</b> | <b>30.9%</b> |
| 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:

|                       |               |              |
|-----------------------|---------------|--------------|
| <b>North Somerset</b> | <b>32,539</b> | <b>19.6%</b> |
| 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<br>2014/15<br>School<br>Year |
|--|---|
| Community Primary Schools                                    | 17  |
| Voluntary Controlled Primary Schools                         | 14  |
| Church of England Voluntary Aided Primary Schools            | 13  |
| Catholic Voluntary Aided Primary School                      | 3   |
| Anglican/Methodist (Baptist) Voluntary Aided Primary Schools | 2   |
| Community Infant Schools                                     | 2   |
| Voluntary Controlled Infant School                           | 1   |
| Community Co-operative Trust                                 | 5   |
| Community Junior Schools (Years 3-6)                         | 2   |
| Voluntary Controlled Junior Schools (Years 3-6)              | 1   |
| 4-11 academies   | 5   |
| Community Secondary Schools (all holding Specialist Status)  | 1   |
| Special Schools (one of which has Foundation/Trust status)   | 3   |
| Foundation/Trust   | 2   |
| 11-16 academies  | 2   |
| 11-19 academies  | 5   |
| 14 – 25 ETC  | 1   |
| Totals   | 79  |

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.

In future years the AMR will also report on the proportion of parents being allocated their preferred schools, or schools within their catchment area, to ensure supply of school places continues to match demand, particularly in new and recent development areas.

### **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 15 centres throughout North Somerset, details of which are available on our website at:  
[www.n-somerset.gov.uk/childrenscentres](http://www.n-somerset.gov.uk/childrenscentres)

## ENSURING SAFE AND HEALTHY COMMUNITIES

### Health

#### Life expectancy

The average female life expectancy in North Somerset is 83.8 years and the average male life expectancy is 79.6 years. In England and Wales the average life expectancies are currently 82.3 years for females and 78.3 years for males.

Source: North Somerset Health Profile 2014, 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](http://www.n-somerset.gov.uk/jsna)

## 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, which is due to be adopted early in 2016. The emerging Sites and Policies Plan Part 2: Site Allocations 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 2015 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](http://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 third annual report on the Weston Villages development.

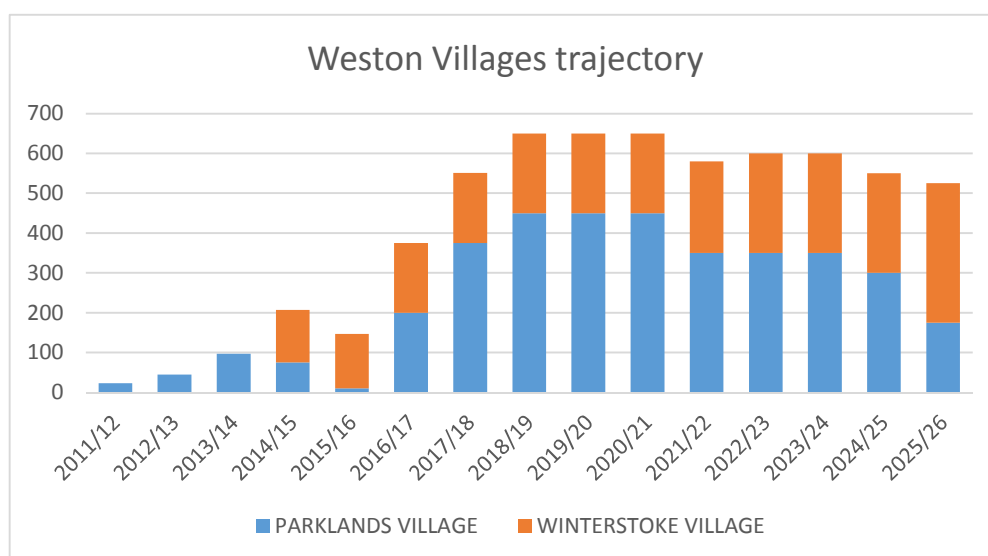
#### Total number of jobs and homes delivered at Weston Villages

Between 1 April 2014 and 31 March 2015 there were a further 75 dwelling completions recorded at Locking Parklands. The phase 1 residential element (100 houses) is complete, and the remaining 10 phase 2 dwellings (of 150 in total) are expected to be built out shortly. The first speculative office build is complete and 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 last year.

The first employment development 'The Hive' is complete and open, as is the Landing Light public house. Work is now underway on the adjacent Travelodge hotel and employment site. Following the outline approval secured for the first 900 units, 269 dwellings gained their reserved matters consent and 132 units were recorded as complete between April 2014 and March 2015. Haywood Village construction continues, with the next 137 units from this phase expected to complete by March 2016.

The trajectory charts below show the anticipated rate of delivery for the 6,250 total dwellings committed at Weston Villages over the plan period.





Weston Villages development trajectory - September 2015

| FLS Reference                 | Planning application | Location   | Developer/Owner   | Current consent status                   | Total number of dwellings | 2011/12 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | TOTAL |
|-------------------------------|----------------------|--|-------------------|--|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| 4/558a                        | 09/P1614/F           | Locking Parklands Phase 1  | SI Modwen HCA     | Full consent                             | 100                       | 23      | 45      | 32      | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | 100   |
| 4/558b                        | 12/P0760/F           | Locking Parklands Phase 2  | SI Modwen HCA     | Full consent                             | 150                       | 0       | 0       | 65      | 75      | 10      | -       | -       | -       | -       | -       | -       | -       | -       | -       | 150   |
| 4/558c                        | 13/P0997/OT2         | Locking Parklands Phase 3  | SI Modwen HCA     | Outline consent                          | 1,200                     | 0       | 0       | 0       | 0       | 0       | 100     | 125     | 125     | 125     | 125     | 125     | 125     | 125     | 100     | 1,200 |
| 4/558d                        | 12/P1265/OT2         | Locking Parklands, south of Churchlands Way and Wolvershill Road | Head Realisations | Outline consent                          | 1,150                     | 0       | 0       | 0       | 0       | 0       | 100     | 100     | 125     | 125     | 125     | 125     | 125     | 125     | 75      | 1,150 |
| 4/558e                        | -                    | Locking Parklands NSC  | North Somerset    | No current consent                       | 750                       | 0       | 0       | 0       | 0       | 0       | 0       | 100     | 100     | 100     | 100     | 100     | 100     | 50      | -       | 750   |
| 4/558f                        | -                    | Locking Parklands Residual                                       |                   | No current consent                       | 350                       | 0       | 0       | 0       | 0       | 0       | 0       | 100     | 100     | 100     | -       | -       | -       | -       | -       | 350   |
| PARKLANDS VILLAGE TOTAL       |                      |  |                   |  |                           | 3,700   | 23      | 45      | 97      | 75      | 10      | 200     | 375     | 450     | 350     | 350     | 350     | 300     | 175     | 3,700 |
| Parklands Village cumulative  |                      |  |                   |  |                           | -       | 23      | 68      | 165     | 240     | 250     | 450     | 825     | ###     | ###     | ###     | ###     | ###     | ###     | ###   |
| 4/558a                        | 10/P0755/OT2         | Wintersbke Village Phase 1                                       | Persimmon         | Outline consent                          | 380                       | 0       | 0       | 0       | 0       | 0       | 0       | 100     | 100     | 100     | 80      | -       | -       | -       | -       | 380   |
| 4/558a(i)                     | 13/P10634/FM         | Haywood Village, sub area 1                                      | Persimmon         | Full consent                             | 269                       | 0       | 0       | 0       | 132     | 137     | -       | -       | -       | -       | -       | -       | -       | -       | -       | 269   |
| 4/558(ii)                     | 14/P2723/RM          | Haywood Village, sub area 2                                      | Persimmon         | Full consent                             | 251                       | 0       | 0       | 0       | 0       | 125     | 126     | -       | -       | -       | -       | -       | -       | -       | -       | 251   |
| 4/558b                        | 12/P1510/OT2         | Wintersbke Village Remainder                                     | Persimmon         | Outline consent approved subject to S106 | 1,650                     | 0       | 0       | 0       | 0       | 0       | 50      | 100     | 100     | 100     | 150     | 250     | 250     | 250     | 350     | 1,650 |
| WINTERSTOK VILLAGE TOTAL      |                      |  |                   |  |                           | 2,550   | 0       | 0       | 132     | 137     | 175     | 200     | 200     | 200     | 230     | 250     | 250     | 250     | 350     | 2,550 |
| Wintersbke Village cumulative |                      |  |                   |  |                           | -       | 0       | 0       | 132     | 269     | 444     | 620     | 820     | ###     | ###     | ###     | ###     | ###     | ###     | ###   |
| WESTON VILLAGES TOTAL         |                      |  |                   |  |                           | 6,250   | 23      | 45      | 97      | 207     | 147     | 650     | 650     | 650     | 530     | 600     | 600     | 550     | 525     | 6,250 |
| WESTON VILLAGES CUMULATIVE    |                      |  |                   |  |                           | -       | 23      | 68      | 165     | 372     | 519     | 894     | ###     | ###     | ###     | ###     | ###     | ###     | ###     | ###   |

### **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 will generate up to 49 jobs once taken up.

At Winterstoke Village the first employment development, The Hive managed workspace facility, continues to exceed its phased occupation plan. Once fully occupied it is expected that this will deliver around 174 jobs. The Landing Light public house opened in the summer 2014, which provides another 25 employment opportunities. Work is ongoing to deliver the proposed Travelodge hotel and further employment units.

### **Off site jobs**

There are two types of off-site job credits 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 2014/15 there were no jobs within this category to report.
- 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 were credited to Persimmon Homes, St. Modwen and North Somerset Council, who each received 7 jobs.

During 2013/14 Oakwood Business Park on the Oldmixon industrial estate was completed, delivering 30 new jobs. Pure Offices at St Georges was also finished, providing 24 new employment opportunities. 14 new jobs were delivered in the town centre, 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 were therefore made to Persimmon Homes, St Modwen and North Somerset Council.

During 2014/15 three small employment sites unrelated to the Weston Villages landowners were completed within Weston-super-Mare, an office on Whitecross Road, an extension to a business unit at Sunnyside Road and a workshop on Warne Road. These developments delivered a total of 9 new jobs between them. Within the town centre and out of town retail area one new shop unit was built, and four new businesses began operating from previous long term vacant units, delivering a total of 29 jobs. 12 credits are therefore made for this monitoring year, with 4 each awarded 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](http://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**

So far during 2015 there have been 40 property enquires in Weston-super-Mare. These continue to be across the full spectrum of employment uses, primarily from local business looking to expand and improve their property. The joint inward investment service for the Bristol City region is now established, and is managing 3 active enquires which are considered as having a reasonable prospect of locating in Weston. The imminent partial let of the offices at Cranwell Rd, (Locking Parklands), the speculative build units at Red Lodge Business Park and anecdotal evidence of occupiers waiting to backfill local premises as tenants move to Weston Business Quarter are encouraging signs of momentum in the local market. 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](http://www.innorthsomerset.co.uk) and is supported by the West of England Inward Investment Service.

## Infrastructure delivery

Progress on strategic infrastructure delivery during 2014/15 has included:

- Completion of Phase 1 Strategic Flood Solution (Superpond South).
- Start on site of North Somerset Enterprise and Technology College (NSETC).
- Appointment of the Cabot Learning Federation as the sponsor of the first primary school at the Weston Villages, at Haywood Village.
- Outline funding approval for the North South Link at Parklands Village.

## Total jobs delivered to date

As at April 2015 the following total jobs have been delivered onsite or credited:

| Landowner              | 2012/13 | 2013/14 | 2014/15 | Total to date |
|------------------------|---------|---------|---------|---------------|
| HCA/St Modwen          | 7       | 7       | 4       | 18            |
| Mead Realisations      | 25      | 0       | 0       | 25            |
| North Somerset Council | 7       | 7       | 4       | 18            |
| Persimmon Homes        | 7       | 181     | 29      | 217           |

## **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 work in partnership to reflect the challenges faced on planning, housing, transport, environment, waste and other strategic issues. All have demonstrated that their respective adopted Core Strategies conform to the policy guidance set out in the National Planning Policy Framework. The 4 Authorities have brought their Core Strategy and visions and priorities together and published the [West of England Strategic Framework](#). This single framework includes work 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](#).

During 2014/15, 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 1 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:

- 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 and 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 Planning Strategy as it emerges and in the context with 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 need to be prepared jointly between neighbouring authorities.

The Strategic Housing Market Assessment is an important part of the evidence base; it informs the monitoring of core strategy policies and informs 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 SHMA to cover the period 2016-2036 in March 2013 and in December 2014, the Planning, Housing and Communities Board (PHCB) 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. A Housing Market Reference Group (HMRG) was also set up in an advisory capacity to consider issues, assumptions and methodology at key stages of the SHMA review.

Working together with support from the West of England Office, the authorities have been working with ORS to prepare the SMHA to cover the period 2016-2036. The Wider Bristol Strategic Housing Market Assessment Volume 1 Final Report was reported at the PHCB on 26 June 2015. Minor revisions to Volume 1 report have been made and the revised Wider Bristol Strategic Housing Market Assessment Volume 1 [Final Report](#) (July 2015) is now available.

### **Joint Spatial Plan (JSP)**

The four West of England authorities are working together to prepare a Joint Spatial Plan (JSP) which will be the statutory planning document for the West of England and will inform local plan reviews. Prepared in accordance with the Planning and Compulsory Purchase Act 2004, the JSP will set out the number of houses needed and the broad locations for housing, employment, transport and other infrastructure for the next 20 years.

In March 2014 the four unitary authorities signed a [Memorandum of Understanding](#) (MOU) that commits them to work together to take forward the results of the new Strategic Housing Market Assessment (SHMA). The JSP considers the outputs of the SHMA alongside other evidence and technical studies.

A [pre-commencement document](#) which set out the proposed scope, content, methodology and programme for the preparation of the JSP was reported at the [PHCB](#) and endorsed by members on 18 December 2014. Views were sought on the proposed content, scope and programme during a 6 week consultation between 5 January and 6 March 2015. A schedule of the consultation responses is available [here](#).

The JSP launch event was held on 20 June 2015 and the [issues and options consultation](#) document provides a chance to tell us how homes, employment and other infrastructure should be provided in the West of England over the next 20 years. Consultation on the issues and options began for 12 weeks on 9 November 2015.

The four West of England authorities have prepared a [Sustainability Appraisal \(SA Scoping Report\)](#). Government regulations require consultation with the Environment Agency, Historic England and Natural England on the scope of this Appraisal. Consultation on the draft Scoping Report was undertaken between 15 June and 20 July 2015. An updated Scoping Report will be published in due course and a final Sustainability Appraisal Report will accompany the submission Plan.

### **Housing Sites Acceleration Project**

The WoE LEP commissioned Alder King to undertake an assessment of sites with planning consent which had stalled, to see if delivery could be brought forward. The study in reviewing and understanding the lack of progress/delivery since planning consent was granted on the sites, identifies what actions might have assisted in accelerating progress earlier. 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.

ATLAS the independent advisory service set up by the DCLG to support Local Authorities in dealing with large and complex housing-led projects, agreed to carry out a separate investigation into the [Redcliffe Village Site](#) alongside the Alder King [site acceleration project](#).

**Joint Planning Data Group (JaPDoG)**

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

To ensure consistency of approach to monitoring, colleagues in the West of England Office are involved in co-ordinating the preparation of a methodology paper to 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 Spatial Plan.

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