

Foreword

The North Somerset Council Annual Monitoring Report (AMR) is published each year. This AMR monitors the period 1 April 2009 to 31 March 2010.

The report shows:

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

The AMR will be submitted to the Secretary of State on or before 31 December 2010.

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

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

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Introduction

The production of an AMR is a statutory requirement¹.

The purpose of this report is to:-

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

Local Development Framework

Our current Local Development Scheme (LDS) was approved by the Government Office for the South West in October 2010 and includes the following documents:

- Core Strategy
- Joint Waste Core Strategy
- Weston Town Centre Area Action Plan
- Site Allocations Development Plan Document
- Development Management Development Plan Document.

Topic areas

For the first time this year, the report has been presented on a topic basis, rather than in sections of different types of indicators. The topics have been set out to mirror the themes in the emerging Core Strategy, which are:

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

Each topic within these chapters contains a mix of contextual, core and local indicators. Also, where possible, details of emerging Core Strategy indicators are presented.

¹ Planning Policy Statement 12 and Regulation 48 of the Town and Country Planning (Local Development) Regulations 2004 require local authorities to produce an Annual Monitoring Report.

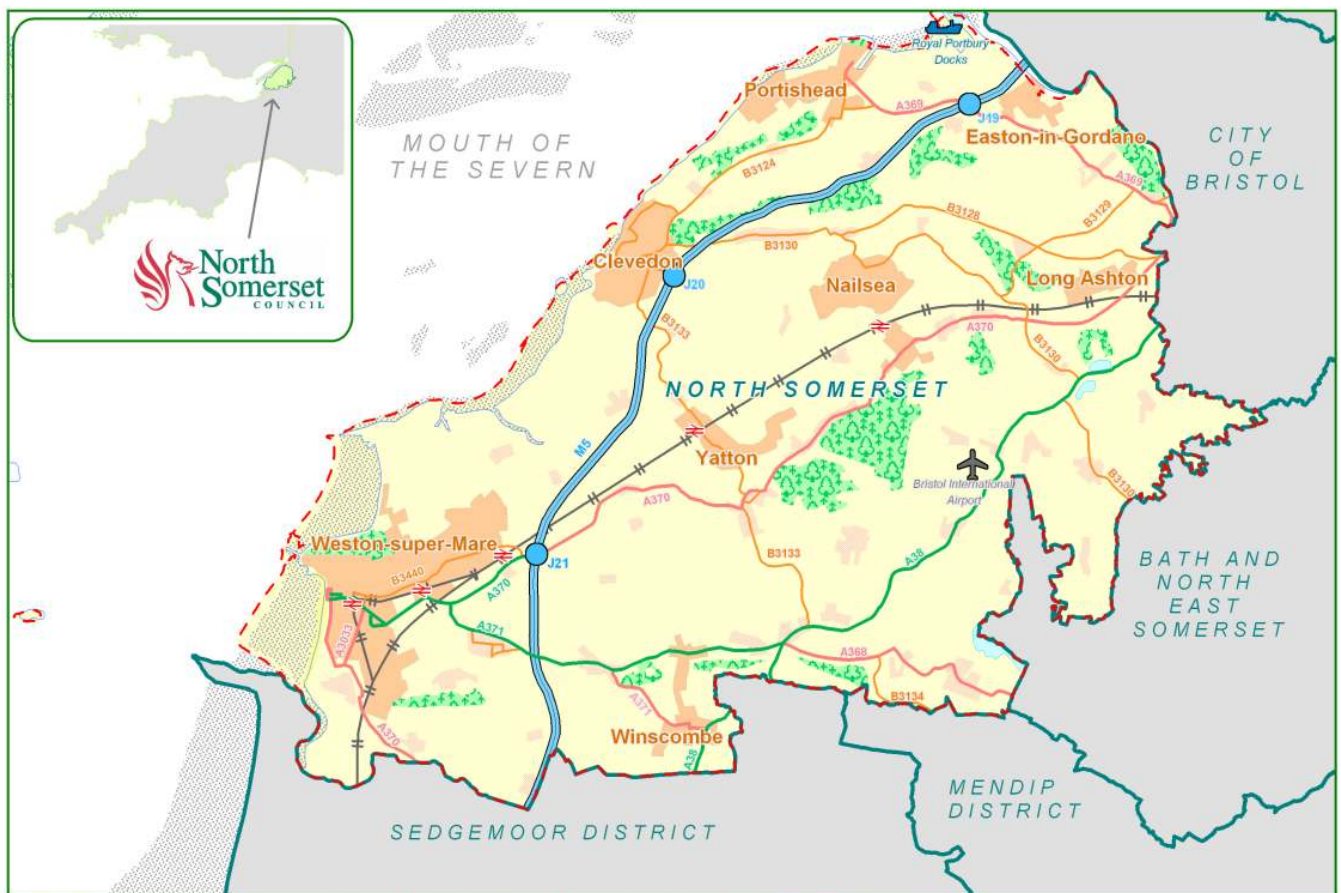
Types of indicator

- Contextual indicators present the key characteristics of an area. These indicators will appear in every AMR and provide a baseline position from which to monitor local indicators.
- Core indicators are set by Communities and Local Government (CLG)², and must be reported on each year. These indicators directly monitor development that has taken place as a result of the policies in the Replacement Local Plan and Local Development Framework documents.
- Local indicators monitor the policies in the North Somerset Replacement Local Plan and Local Development Framework and assess whether current policies need to be reviewed or replaced.

² 'Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008' published in July 2008 provides the full revised set of core indicators. Whilst Regional Strategies are intended to be revoked, these indicators remain in place to monitor Local Development Frameworks consistently.

Setting the scene in North Somerset

Location map



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North Somerset covers an area of around 37,500 hectares (145 square miles) and has a population of 209,100 people³. The district contains an international airport, a deep sea west coast port, part of an Area of Outstanding Natural Beauty, part of the Forest of Avon, a large area of Green Belt stretching south west from the edge of Bristol, as well as areas of low-lying levels and moors. The main settlements include the strategically significant town of Weston-super-Mare and the three smaller towns of Portishead, Clevedon and Nailsea. The M5 runs from north to south through the district and the mainline railway from Bristol to the South West also crosses North Somerset stopping at five stations along its route.

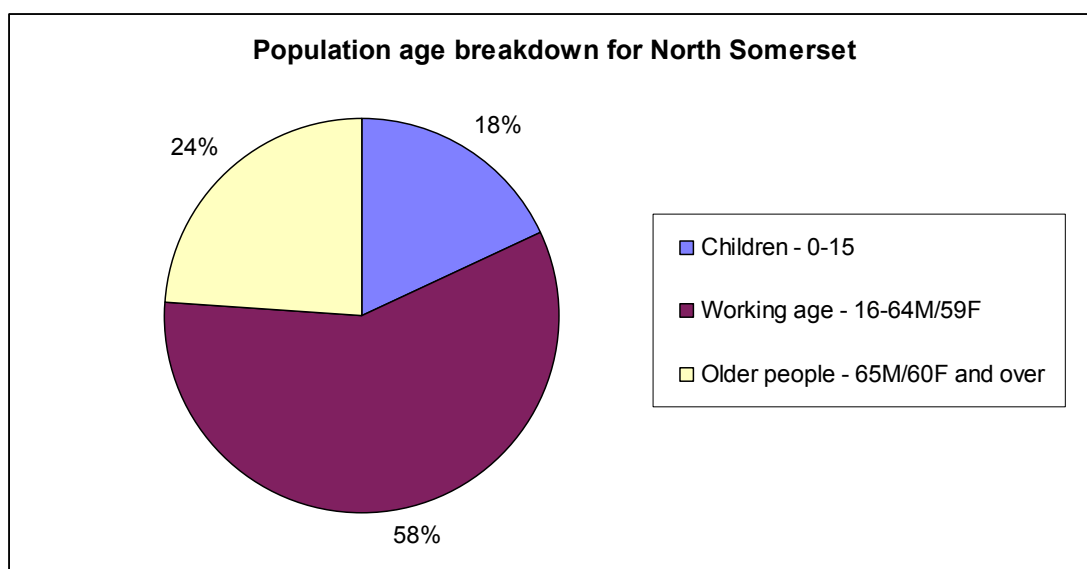
³ Office for National Statistics Mid-year Estimate 2009

Demographic structure

Population size

- The population of North Somerset at the 2001 Census was **188,564**, an increase of 11,092 (6.3%) from the 1991 Census figure of 177,472.
- The latest Registrar General's Mid-year Population Estimate (2009) for North Somerset was **209,100**.
- The age breakdowns from the Mid-year Estimate (2009) for North Somerset are:-

• Aged 0-15 years	37,800
• Working age	121,300
• Older people (male 65+/female 60+)	49,900



- The population of North Somerset is expected to rise to around **274,900** by 2028.
- Currently older people (over 60 female / over 65 male) make up **23.8%** of North Somerset's population compared to 19.5% of the population nationally.

Sources: 2001 Census, ONS
Mid-year population estimate 2009, ONS
2008 Sub-national Population Projection, ONS

Ethnic composition

- At the 2001 Census the black and minority ethnic population made up only **1.4%** of North Somerset's population compared to 4.5% of the West of England area and 9.1% of the population in England.
- Based on experimental statistics released by ONS, the 2007 mid-year estimate by ethnic group suggests the black and minority ethnic population of North Somerset has increased to make up 3.7% of the total population, compared to 4.7% in the South West area and 11.3% of the national population.

Source: 2001 Census and Mid-year 2007 Estimates by ethnic group: Experimental Statistics (ONS)

Dwellings, household types and tenure

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

In North Somerset

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

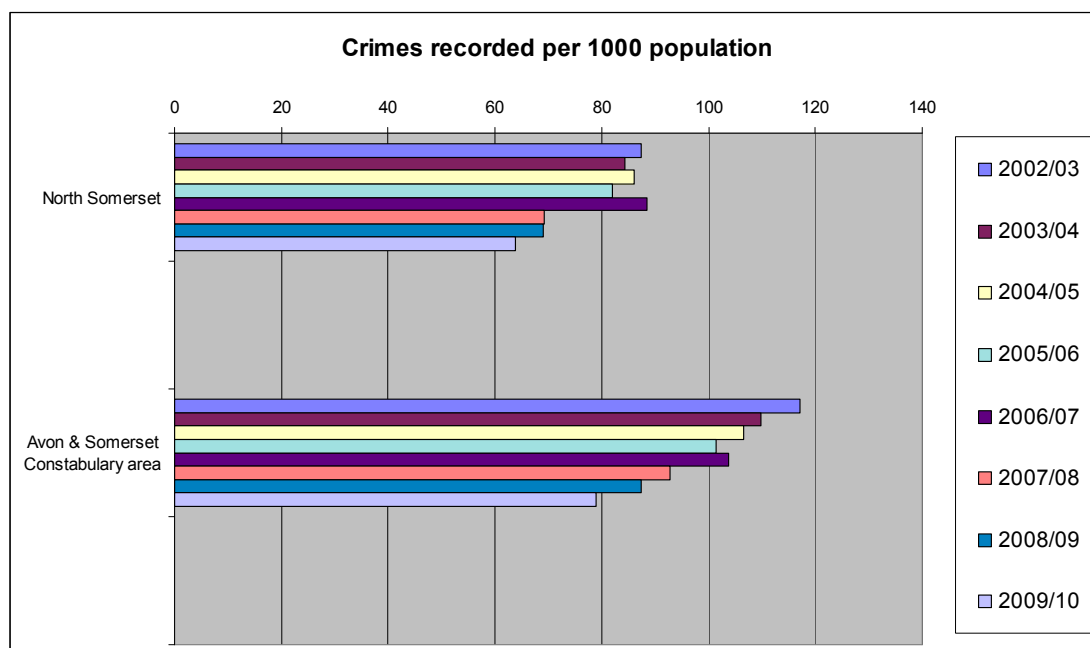
Source: 2001 Census

Socio-cultural issues

Crime rates

- There were **64** crimes per 1000 population within North Somerset during the financial year 2009/10 compared to 79 crimes per 1000 population in the Avon and Somerset Constabulary area as a whole. This shows a decrease in the number of total crimes across North Somerset from 69 crimes per 1000 population in 2008/09.

Source: Home Office Recorded crime figures per 1000 population



- 71% of adults feel very safe or fairly safe when outside in their local area after dark.
- 97% of adults feel very safe or fairly safe when outside in their local area during the day.

Source: North Somerset Place Survey 2008

Unemployment rates

- The unemployment rate as a percentage of the 16+ population in North Somerset was 5.7% for the period January 2009 to December 2009. This is a 2.1% rise on last year's figure, but still lower than the unemployment rate of 6.2% in the South West and 7.7% across England and Wales.

Source: North Somerset figures are taken from Unitary Authority data model-based unemployment figures. South West and National figures are from the Annual Population Survey January 2009-December 2009

Deprivation

- Around **10%** of North Somerset's population live in areas that are amongst the most deprived 20% of areas in the country. All of the **19,467** people affected live in Weston-super-Mare.
- North Somerset has the 11th largest range of inequality in terms of deprivation. This means that North Somerset has areas that are very deprived (in the bottom 2% of areas nationally) as well as areas that are very prosperous (in the top 2% of areas nationally).

Source: Indices of Multiple Deprivation 2007 / Intelligence West

Progress on timetable and milestones in LDS

The key milestones for the preparation of a Local Development Document (LDD)⁴ are:

- Consulting statutory bodies on the scope of the Sustainability Appraisal
- Publication of the Development Plan Document (DPD)
- Submission of the DPD
- Adoption of the DPD.

These key milestones need to be monitored for all the documents listed within the North Somerset LDS as it existed during the monitoring period (the January 2010 LDS). These were:

1. North Somerset Core Strategy
2. Joint Waste Core Strategy
3. Gypsy and Traveller Site Allocations DPD
4. Weston Town Centre Area Action Plan
5. Site Allocations DPD
6. Development Management DPD

It should be noted that the LDS is no longer required to list Supplementary Planning Documents.

Following the Coalition Government's clear intentions to revoke Regional Spatial Strategies, subsequent changes have been made to the LDS in October 2010 to reflect current priorities. Our revised LDS now contains the following documents, which are reported on below.

1. North Somerset Core Strategy
2. Joint Waste Core Strategy
3. Weston Town Centre Area Action Plan
4. Site Allocations DPD
5. Development Management DPD

⁴ As identified in paragraph 4.55 of PPS12: Local Spatial Planning

North Somerset Core Strategy

The Core Strategy sets out the spatial vision, objectives and strategy for the spatial development of North Somerset. The Core Strategy must be consistent with national planning policy and emerging locally derived housing needs. Work on the Core Strategy commenced in March 2007, when a pre-production brief was published. An issues and options consultation took place in October 2007, and further consultation on the preferred options was held in November 2009. Following a further round of consultation on three key changes proposed to the document following the intentions by Government to revoke the RSS, a publication draft will be published in January 2011 for consultation. The planned date for submission of the Core Strategy to the Secretary of State is June 2011, and the council propose to adopt the document by March 2012.

Joint Waste Core Strategy

The Joint Waste Core Strategy (JWCS) is a composite plan incorporating strategic waste core strategy, development control policies and site allocations for waste management facilities across the West of England sub-region. Work on the document began in January 2007, with an issues and options consultation. Preferred options consultation took place in January 2009, and the publication document was produced in January 2010, and submitted to the Secretary of State in July 2010. The JWCS was the subject of an examination during November 2010, with a view to the authorities adopting the document in April 2011.

Weston Town Centre Area Action Plan

The Weston Town Centre Area Action Plan (WTC AAP) contains detailed policies and site allocations within Weston-super-Mare town centre. The document also identifies regeneration opportunities and aspirations. Work commenced in October 2007, with an issues and options consultation. Further consultation on preferred options took place in July 2009, and it is anticipated that a publication draft will be finalised by February 2011. If the document is submitted to the Secretary of State in July 2011, adoption is proposed during April 2012.

Site Allocations Development Plan Document

The Site Allocations Development Plan Document will detail allocations of land for housing, employment, retail and other uses, and show them on a map base. Work on the document began in January 2010, and public participation is expected to take place in June 2011. A publication version of the document will be produced by December 2011 and submitted to the Secretary of State in March 2012, after further consultation on the soundness of the document. It is proposed that the Site Allocations Development Plan Document will be adopted by December 2012, in line with Development Management Development Plan Document.

Development Management Development Plan Document

The Development Management Development Plan Document will contain detailed development management policies to guide development across the district. Work on the document began in January 2010, and public participation is expected to take place in June 2011. A publication version of the document will be produced by December 2011 and submitted to the Secretary of State in March 2012, after further consultation on the soundness of the document. It is proposed that the Development Management Development Plan Document will be adopted by December 2012, in line with Site Allocations Development Plan Document.

LIVING WITHIN ENVIRONMENTAL LIMITS

Climate Change

Contextual information

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

The council also have a draft 'Climate Change Adaptation Action Plan.' This has been developed as part of the Transport, Economy and Environment (TEE) group - 'climate change adaptation task group.' [The TEE group is one of the delivery groups of the North Somerset Partnership].

Membership of the task group includes: The Environment Agency; North Somerset Housing; North Somerset Enterprise Agency; NMS North Somerset; Weston College and North Somerset Council.

It is anticipated that the draft action plan document will be consulted on in the new year, and is hoped that this will be signed off by the end of March 2011, by the North Somerset Partnership.

Local indicators

National Indicator 186 is a calculation of annual per capita emission reduction, as a measure of industry/commercial, domestic and road transport emissions.

This is the breakdown calculated by Department of Energy and Climate Change (DECC) from 2005 to 2008. The reduction from 6.3 to 5.9 tonnes per capita has given us a 6.3% reduction over the four year period.

Year	Industry and Commercial	Domestic	Road Transport	Total	Population ('000s, mid-year estimate)	Per Capita Emissions (tonnes)
2005	458	492	294	1,243	198.6	6.3
2006	468	500	286	1,255	201.4	6.2
2007	451	480	289	1,220	204.7	6
2008	443	487	284	1,214	207	5.9

Our target for 2009/10 is to reach an 8% reduction, which equates to 5.8 tonnes per capita and for 2010/11 to reach a 12.5% reduction or 5.5 tonnes per capita.

Our target for 2010 - 2015 is a 15% reduction.

LIVING WITHIN ENVIRONMENTAL LIMITS

Sustainable design and construction

Core Indicator E3: Renewable energy generation

Core indicator E3 requires Local Authorities to record the amount of renewable energy generation by installed capacity and type. Currently we are unable to report on this indicator fully. However, we can report renewable energy generation from Yanley Landfill which has a methane powered generator. During 2009/10 it produced 4,852MW hours. This is a decrease since 2007/08 due to the site now being closed to commercial waste.

On council owned buildings there are various renewable energy technologies being used. On the Town Hall in Weston-super-Mare there is a wind turbine with a 2.5KW generation capacity; there are also solar thermal panels installed. High Down Junior School, Portishead have photo voltaic tiles with a generation capacity of 1KW. Backwell Secondary School also has photo voltaic tiles with a generation capacity between 0.6 – 2KW. Photo voltaic technology has been installed at St Katherine's Secondary School in Pill but the generation capacity is unknown. A ground source heat pump has also been installed at St Georges School.

Since the end of the monitoring period Clevedon Secondary School have had photo voltaic panels installed and Winscombe Primary School has had a wind turbine installed. Updates on the generation capacity will be reported on in future AMRs. We are also monitoring planning applications that include renewable energy generation; this will also be reported on in future AMRs.

The council is committed to reducing its carbon emissions and has adopted a Carbon Management Plan. Details of the plan can be accessed from the council's website www.n-somerset.gov.uk.

Local indicators

The North Somerset Replacement Local Plan requires high standards of design, landscaping and layout having regard to sustainability factors. At present insufficient detail is available to accurately monitor this indicator in its current form.

As of April 2007 the Department for Communities and Local Government (CLG) Code for Sustainable Homes replaced the Eco Homes scheme. The code is a national standard and uses a star rating system that provides minimum standards for energy and water use. The code forms part of the Government's move towards all new homes having zero carbon emissions by 2016, and through our Core Strategy process we plan to bring our indicators and targets in line with Government advice.

North Somerset made a start on achieving this target by amending the accompanying text to Policy GDP/3 of the Local Plan. The policy now expects that all commercial, industrial, retail, institutional and community developments above 1,000 sqm and all new dwellings will generate a minimum of 15% predicted energy requirements through on-site renewable energy generation systems. This is in line with PPS1: Delivering Sustainable Development, PPS22: Renewable Energy and targets contained within the Draft Regional Spatial Strategy (RSS) for the South West.

The guidance note 'Decentralised and low carbon energy sources within new

developments' which advises developers and decision makers in North Somerset on how to achieve these energy requirements has been published.

Emerging indicators

The emerging Core Strategy proposes to monitor residential developments against the Code for Sustainable Homes standards and non-residential schemes against the BREEAM levels.

LIVING WITHIN ENVIRONMENTAL LIMITS

Environmental protection

Core indicator E1: Number of planning permissions granted contrary to Environment Agency advice

Flood Risk	Water Quality	Total
0	0	0

The Environment Agency objected to 17 planning applications during the monitoring period, 16 on flood risk grounds, and one on water quality grounds. The application subject to the objection on water quality grounds was subsequently refused. Of the applications objected to on flood risk grounds, 11 were approved, one was refused, and four are still as yet to be determined. On the 11 approvals, the Environment Agency withdrew their objections to all of them, subject to further information being supplied by the applicants, or mitigating conditions being attached to the permission.

Emerging indicators

North Somerset Replacement Local Plan policies ECH/7 – ECH/9 and ECH/15 relate to Landscape Character Areas, Mendip Hills AONB, Forest of Avon and coastal zone. The policies provide guidance on development proposals within these areas. During preparation of the emerging Development Management Development Plan Document investigation is required to look at possible indicators that would seek to monitor the qualitative aspects of environmental policies.

Policy CS3 of the emerging North Somerset Core Strategy relates to Environmental Risk Management. An indicator that has been identified for future monitoring is to review the Strategic Flood Risk Assessment at regular intervals. The Strategic Flood Risk Assessment (SFRA) was completed during 2010. Work began in 2008 when Royal Haskoning were commissioned to carry out a 'Level 1' SFRA of North Somerset (excluding the island of Steep Holm) and a 'Level 2' study focused on the three market and coastal towns and some of the larger villages.

The Level 1 study provides an overview of current and future flood risk in North Somerset. The written report was completed in October 2008 and the accompanying maps were received in March 2009. The initial Level 2 study was received in September 2009.

After this study had been commissioned, a need was established to examine the tidal risk at Weston-super-Mare that remains after the recent upgrading of sea defences. The Weston-super-Mare Flood Management Study Phases I & II (2007) had already examined in some detail the fluvial (river) flood risk in the River Banwell and Uphill Great Rhyne catchments and so Weston-super-Mare was not included in the scope of the initial SFRA. An additional Level 2 study was commissioned in December 2009 to update the previous fluvial work and add the tidal element and this was received in August 2010. Phase III of the Flood Management Study, comprising detailed design work on the proposed Hutton 'super-pond', was delivered in November 2010.

The outputs from the various studies have been made available on the council

website.

During 2010, two significant floodplain updates were received from the Environment Agency, one affecting the Axe and Lox Yeo at Bleadon/Loxton, and the other affecting land to the south west of Yatton and around Congresbury. Three formal challenges to the SFRA on behalf of landowners were also received, two of which were unsuccessful and one was successful. The successful challenge was upheld for reasons related to the Environment Agency update at Yatton/Congresbury and not to the challenge evidence.

Changes to national legislation and policy on flood management will continue to impact on the council's work. The Flood & Water Management Act 2010 was enacted in April, creating new statutory duties for the council. Actions will also arise from transposition of the EU Floods Directive into UK law, including the preparation of a Preliminary Flood Risk Assessment during 2011. The SFRA will help inform this work. Cross-corporate and inter-agency working has increased in recent years, marked by Planning Policy and Research involvement in the review of Shoreline Management Plans and in Surface Water Management Plans. The co-ordinating role on sustainability was transferred into the Planning Policy and Research section during 2010 and this too has involved examining flood risk, in the context of climate change and its implications for land use and the management of council services.

All these studies seek to pool existing information and improve understanding of the complexities of the water environment, now and in the future, so that both development and flood risk management infrastructure can be most appropriately sited and designed.

LIVING WITHIN ENVIRONMENTAL LIMITS

Nature conservation

Contextual information

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

- **2** National Nature Reserves
- **12** Local Nature Reserves
- **205** Wildlife Sites
- **41** Sites of Special Scientific Interest (SSSIs)
- **1** Wildlife Site of International Importance (Ramsar)
- **4** Special Areas of Conservation (SACs)
- **1** Special Protection Area (SPA)
- **75** Geological Sites (RIGS)
- **978** Tree Preservation Orders (TPOs)
- **1** Area of Outstanding Natural Beauty.

Source: North Somerset Council and Natural England

Core Indicator E2: Change in areas of biodiversity importance

Loss	Addition	Total
0	0	217 sites

We are currently unable to fully monitor the change in priority habitats and species in North Somerset due to financial constraints. Unfortunately this situation is not likely to change in the near future.

Local indicators

Information has been provided that is used to report on National Indicator 197 which shows the percentage of Local Sites where positive conservation management is being, or has been, implemented in the last 5 years.

By the end of the monitoring year North Somerset had 36.78% of Local Sites in positive management. This is a significant increase on last year's figure of 22%. These sites are divided into Local Wildlife Sites and Local Geological Sites (also known as Regionally Important Geological and Geomorphological Sites (RIGS)). 63 of the 205 Local Wildlife Sites qualify as having received substantive positive management within the last five years; and 40 of the 75 Local Geological Sites either received management or qualify as non-intervention sites as no management has been required in the last 5 years or is required at present.

A North Somerset Aggregate Levy Sustainability Project has been completed by the Avon Wildlife Trust in consultation with the Natural Environment Team with the aim of bringing 12 sites into positive management this year. The Natural Environment Team has also been working to bring a couple of council owned sites into positive management. Additional information has also been obtained on the condition of many more RIGS through works undertaken by the council's ranger service.

However, the condition of many Local Sites remains unknown.

The Local Plan states that development should not have an adverse effect on biodiversity or harm protected species or their habitats. There should also be no net loss of biodiversity interest. This target is not possible to monitor in its current format and will be revised in the Development Management Development Plan Document.

In conjunction with the Local Area Agreement a set of Biodiversity Performance Indicators have been established. Indicators include the ratio of Local Nature Reserves to population, the change in condition of SSSIs, no net loss of Wildlife Sites and the area of land within environmental stewardship schemes.

Our 12 Local Nature Reserves (LNRs) cover a total of 290.78 hectares across the district. The ONS mid year population estimate for 2009 gives the population of North Somerset as 209,100. This is a ratio of 1 hectare of LNR per 719 head of population, which is well within the Natural England target of 1 hectare per 1,000 head of population.

Natural England has a national target that 95% of SSSIs should be in 'favourable' or 'unfavourable recovering' condition by 2010. The current figure for North Somerset is **87.5%** compared to 86% last year. Therefore, the council has not met this target, but it should, however, be noted that each SSSI is only monitored on a rolling programme of 6 years and sites are not surveyed simultaneously, which makes any analysis potentially misleading.

SSSI Condition (hectares)

	ha
Favourable	3038.69
Unfavourable Declining	247.88
Unfavourable No Change	279.32
Unfavourable Recovering	674.40
Part Destroyed	1.01
Not Assessed	0.78

Work is currently being undertaken to update the boundaries of Local Wildlife Sites by the Natural Environment Team using updated aerial photos to account for any losses or damages to Local Wildlife Sites. Therefore, at present, an accurate measurement of the amount of land designated as Local Wildlife Sites is not available. It is anticipated that this work will be completed during the next monitoring year.

The amount of land in hectares within environmental stewardship schemes is as follows:

	ha
Entry Level Stewardship	8524.52
Entry Level plus Higher Level Stewardship	504.87
Higher Level Stewardship	467
Organic Entry Level Stewardship	1976.51
Organic Entry Level plus Higher Level Stewardship	59.76

	ha
Countryside Stewardship Scheme (area under management)	1405.64
Countryside Stewardship Scheme (total holding area)	3962.01
Wildlife Enhancement Scheme	936.94

As Environmental Stewardship is intended to replace Countryside Stewardship (and Wildlife Enhancement Schemes). Applications for Countryside Stewardship are now closed but existing agreements will continue until 2014. Therefore, the figures for these schemes will decline as the terms of the schemes expire. These indicators will be updated in future AMRs as they are also Biodiversity Action Plan targets.

The council's Ecologist is consulted on planning applications identified by Development Management to have an impact on biodiversity. When commenting on applications, the Ecologist requests a bird / bat box for each dwelling unit on sites greater than one dwelling. Ecological mitigation is also frequently implemented on approved applications and habitat features are retained within developments in accordance with council policy.

During the monitoring period there have not been any planning applications that have been granted which have led to the direct, partial or full loss of any protected site.

North Somerset Biodiversity Action Plan (BAP) and National Priority Habitats and Species: A start has been made on reviewing the Biodiversity Action Plan and some of the following are recent activities that will be recorded. Funding for projects from many sources has declined.

Native species rich hedgerow creation (national and local BAP habitat): Over the monitoring year, 253m of new species rich native hedgerow has been planted in North Somerset (50% funded by the North Somerset Biodiversity Grant), so that over 4km of new hedgerow has been created since the publication of the local biodiversity action plan 'Action for Nature'.

Reedbed (national priority habitat) restoration: The Yanley and North Somerset Environmental Company (YANSEC) who are a non-profit making organisation receive contributions from landfill operators to finance projects which improve the environment of parts of North Somerset and Bristol. YANSEC have funded a project that has now been completed at Congresbury Station Reedbed which included some restoration works on the reedbed (removal of trees and creation of some open water habitat).

Dormouse projects: The dormouse is a national BAP species and is also a European protected species due to its rarity. Although it is extremely rare, North Somerset appears to be a stronghold with a fairly wide distribution, possibly due to its woodlands and good hedgerow networks with records from Kings Wood, Brockley Combe, Willis Batch, Cheston Combe, Towerhouse Wood, Nailsea, Tickenham Ridge and Failand. The biodiversity grant has been used to fund dormouse boxes in a number of these sites where they are known to occur as boxes reputedly double the carrying capacity of the habitat for dormice. Over the monitoring period of 2009/10 70 boxes were installed in sites where licensed surveyors are able to monitor the boxes. In addition, a North Somerset Aggregate Levy Sustainability Fund project was undertaken by the Forest of Avon Trust, in consultation with the North

Somerset Biodiversity Officer, to analyse gaps in the hedgerow connectivity between woodlands in a key area for dormice centred on the Tickenham Ridge area south of Bristol.

Since 2005, a total of at least 120 dormouse boxes have been put up and in addition, £400 was paid for a dormouse project with the Avon Wildlife Trust.

Bats: North Somerset is also a stronghold for many species of bats, including greater and lesser horseshoe bats, which are national and local BAP species and also European protected species due to their rarity. The hedgerow planting carried out in North Somerset will also benefit bats and since 2005 at least 46 bat boxes have been funded by North Somerset Biodiversity Grant and a further 14 by a YANSEC grant on the Strawberry Line.

Species rich grassland restoration projects: Avon Wildlife Trust, as a partner in the North Somerset Local Biodiversity Action Plan Partnership, has been successful in securing funding for a 5 year project working with local landowners in the West of England region to identify and restore species rich grasslands.

North Somerset Council has identified some small sites where it is undertaking traditional management to enhance the botanical diversity of the grassland: some are within local nature reserves and a few are within parks. For example, Lower meadow, Cadbury Hill, Jubilee Park wet meadow area, Nightingale Rise public open space, Wains and Church Hills Poets Walk, Watchouse Hill, Long Ashton roundabout and orchid slope, and St. Georges Flowerbank.

Emerging indicators

Through the Development Management Development Plan Document preparation work, new indicators and targets will be produced, to effectively monitor emerging policies.

LIVING WITHIN ENVIRONMENTAL LIMITS

Landscape and the historic environment

Contextual information

North Somerset has:

- **36** Conservation Areas
- **1,064** Listed buildings
- **70** Scheduled Monuments
- **8** Registered parks and gardens
- **58** Unregistered parks and gardens.

Source: English Heritage / North Somerset Council

Local indicators

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.

During the monitoring year 24 applications for Conservation Area Consent have been determined. 18 applications were approved, one was refused, three were withdrawn, one was permitted development and didn't require consent and one refused application was dismissed at appeal.

Of the 18 applications that were approved, the council's Conservation Officer or Senior Conservation Development Control Officer commented on six of the applications and had no objection.

The North Somerset Replacement Local Plan set out a target of two conservation area appraisals with enhancement schemes to be prepared every year. Due to staffing issues the council were without a Conservation Officer for much of the monitoring year. Therefore, there has been limited progress in this area. There are currently seven draft conservation area appraisals which were carried out with assistance from students. The draft appraisals will be completed and then a public and stakeholder consultation will take place prior to their formal adoption. It is anticipated that progress will be made during the next monitoring year and updates will be given in future AMRs.

A prominent grade II listed building, the Grand Pier in Weston-super-Mare, has been re-developed after being destroyed by fire in 2008. During the monitoring period work continued to re-build the pavilion building into a leisure facility. Since the end of the monitoring period work has been completed and the Grand Pier opened for business in October 2010.

In June 2009 the Royal Pier Hotel, a grade II listed building located on the sea front at Weston-super-Mare was damaged by fire. Since the end of the monitoring period, in September 2010, the Royal Pier Hotel was the victim of another fire. The building was deemed structurally unsound and was demolished. It is anticipated that the site will be redeveloped.

Eight sites within North Somerset are on the English Heritage 'At Risk Register'. Five of these sites are Conservation Areas, two are grade II Listed Buildings and one site is a scheduled monument and listed building.

The five conservation areas at risk are:

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

All of these conservation areas have been identified 'at risk' due to their deteriorating condition. In 2009 English Heritage included conservation areas on their Heritage At Risk Register for the first time. The survey indicated that one in seven conservation areas in England are at risk. 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%).

The two grade II listed buildings that are at risk are the Orangery at Tyntesfield, Wraxall and Birnbeck Pier, Weston-super-Mare. The Orangery at Tyntesfield is owned by The National Trust who have successfully been awarded Heritage Lottery funding. Work is currently underway to restore the whole site including the Orangery. Therefore, we envisage this property to come off the 'At Risk Register' in the near future. Birnbeck Pier is privately owned by a development company who had planned to bring this now derelict pier back into use. However, no plans have been submitted to the council and it is unlikely the pier will be redeveloped anytime soon. It is therefore expected that this site will stay on the 'At Risk Register'.

The Elms Colliery in Nailsea is a scheduled monument and a listed building and is owned by North Somerset Council. This site is derelict and has been subject to neglect and vandalism. At present there are no plans to undertake any work at this site and it is therefore likely to stay on the 'At Risk Register' for the time being.

An Urgent Works Notice was issued to the owners of the Royal Pier Hotel in Clevedon in November 2009. The notice stated that the building should be protected from the wind, rain and be made safe against intruders. This work was undertaken by the owners.

Work to manage a further 12 archaeological sites, or to improve their records, has been undertaken in the past year, largely through community archaeology projects. In partnership with officers from English Heritage, a further three sites, all in Cleeve

parish, discovered, surveyed and managed by a local community group, have been submitted for addition to the schedule. These surveys have all been published (<http://www.ycccart.co.uk>). This website also contains new research on the Scheduled village and churchyard crosses at Congresbury and Yatton. An extension to one scheduled monument, Nailsea Glassworks, is underway, to include important archaeology relating to the site discovered in 2008. A further group of scheduled sites, including Winthill Roman settlement in Banwell have been surveyed by English Heritage as part of their Mendip AONB survey.

The Management Plan for Cadbury Congresbury Hill Fort scheduled monument and Local Nature Reserve is now in its third season, with substantial tree clearance and the beginnings of restoration of limestone grassland.

Surveying at Gatcombe in Flax Bourton by the community archaeology group has ended, and a full scale project to study the Roman town and its environs is being developed by Bristol University, English Heritage and the North Somerset community archaeology partnership, CANS (<http://cansnetwork.co.uk>).

Emerging indicators

It is intended that over the next monitoring year we will make available the North Somerset Historic Environment Record (HER) online, and keep the record up to date and publicly available.

LIVING WITHIN ENVIRONMENTAL LIMITS

Green Belt

Contextual information

The size of the Green Belt within North Somerset is 154.9 square kilometres.

Local indicators

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 17 planning applications relating to sites in the Green Belt were determined. Of these, 11 were approved.

Two of these applications were to extend and improve education establishments and both are considered to be acceptable development.

A 44 bedroom extension to an existing hotel in Congresbury has been approved. The site is well established as a hotel with leisure and conference facilities and the approved scheme is in keeping with the existing buildings on site.

Planning permission was granted for 17 affordable dwellings on agricultural land in Wrington. This was an exception site and outside of the settlement boundary. Permission was granted as no other sites were available for an affordable housing development which was much needed in Wrington.

A development in Leigh Woods for the conversion of existing buildings into dwellings and the erection of new dwellings was considered to be inappropriate development in the Green Belt but was approved due to very special circumstances. The site is located in a Registered Historic Park and Garden and the design and layout of the development would aid the protection of this site as well as enhancing the Conservation Area.

A building containing residential units in Backwell was granted an approval to change the use of the ground floor from a health club to ancillary communal residential use, this was deemed acceptable.

A change of use and redevelopment of agricultural buildings to form residential units, B1 employment units and holiday accommodation was approved at a site in Clapton-in-Gordano. This development is considered acceptable due to the improvements to the site and the protection of the adjacent Listed Building.

Two applications have been approved for the use of Tyntesfield House and Estate to be open to visitors. The National Trust now owns this site and major renovations to the country house are being undertaken. This use is considered to be acceptable and provide a valued recreation facility, and is in accordance with Green Belt policy.

Planning permission was granted for a temporary overburden storage bund at Freeman's Quarry, Barrow Gurney. This temporary storage bund is acceptable in terms of visual and operational impact and will not have an adverse effect on the Green Belt.

An application was approved at Weston Lodge Farm in Portishead for a change of use from agriculture to an outdoor leisure facility to include clay pigeon shooting, go-karting and paintballing along with ancillary uses. This is considered to be inappropriate development within the Green Belt but was approved with a two year temporary permission as it was considered by members of the council to provide a local recreation facility and a form of farm diversification.

LIVING WITHIN ENVIRONMENTAL LIMITS

Waste

Contextual information

In May 2010, North Somerset Council introduced new waste and recycling collection services in two phases to all households in the district.

The introduction of the new services meant that residents are able to recycle more materials at the kerbside including:

- plastic
- aerosols
- household batteries
- food waste
- cartons
- all types of cardboard

The council is delivering significant environmental and financial benefits by introducing these collections services. Over the lifetime of the contract the council will achieve a reduction of £15m in future landfill costs, with an estimated 18,000 tonnes of waste being diverted from landfill in a full year.

The scheme will also see a 40% reduction in the amount of residual waste presented for collection because residents are able to recycle more materials. This will also deliver a recycling rate of around 55% which would put North Somerset among the best performing unitary authorities in the country for recycling.

Core Indicator W1: Capacity of new waste management facilities

No new waste management facilities have been granted permission or become operational during the monitoring period.

Core Indicator W2: Amount of municipal waste arising and managed, by management type

	Landfill	Incinerate with EfW	Incinerate without EfW	Recycled/compost	Other	Total waste arising
Amount of waste arising in tonnes	64,790	0	0	37,878	5,888	108,556

The total amount of waste that was sent to landfill decreased by 5,647 tonnes from the previous year. Landfill waste now accounts for only 60% of the total waste arising, an improvement of 3% on the 2008/09 figure. The recycling figures are expected to increase further over the coming year, as a direct result of the introduction of the recycling revolution in May 2010.

Emerging Indicators

North Somerset, Bath and North East Somerset, Bristol and South Gloucestershire have prepared a West of England Joint Waste Core Strategy (JWCS), which was submitted to the Secretary of State on 30 July 2010. It is anticipated that an examination will take place in November 2010.

In accordance with the waste hierarchy, the JWCS focuses on waste prevention, re-use, recycling and recovery of value from waste, 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.

A fundamental element of delivering the JWCS relies upon a robust monitoring system. This is set out in section 7 of the JWCS and will be reported in future Annual Monitoring Reports.

A copy of the submission document is available to view at www.westofengland.org

LIVING WITHIN ENVIRONMENTAL LIMITS

Minerals

Core Indicator M1: Production of primary land won aggregates

We are unable to publish details of the amount of primary land won aggregates, due to confidentiality issues. Aggregates data is available from 2005 at regional level from the British Geological Survey website at www.bgs.ac.uk

Core Indicator M2: Production of secondary and recycled aggregates

We are unable to publish details of the amount of secondary and recycled aggregates, due to confidentiality issues. Aggregates data is available from 2005 at regional level from the British Geological Survey website at www.bgs.ac.uk

Emerging indicators

The emerging Core Strategy identifies additional indicators that will need to be monitored once the document is adopted, to assess the performance of policy CS8. In addition, detailed policies on minerals will be contained within the Development Management Development Plan Document, and the Site Allocations Development Plan Document will assess the potential for the designation of Minerals Safeguarding Areas.

LIVING WITHIN ENVIRONMENTAL LIMITS

Transport and movement

Contextual information

Transport accessibility

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

- Public transport **6.4%**
- Car **69.3%**
- Bicycle / on foot **11.2%**

Nationally the figures are:

- Public transport 14.5%
- Car 61.5%
- Bicycle / on foot 12.8%

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

Source: 2001 Census Travel to work statistics

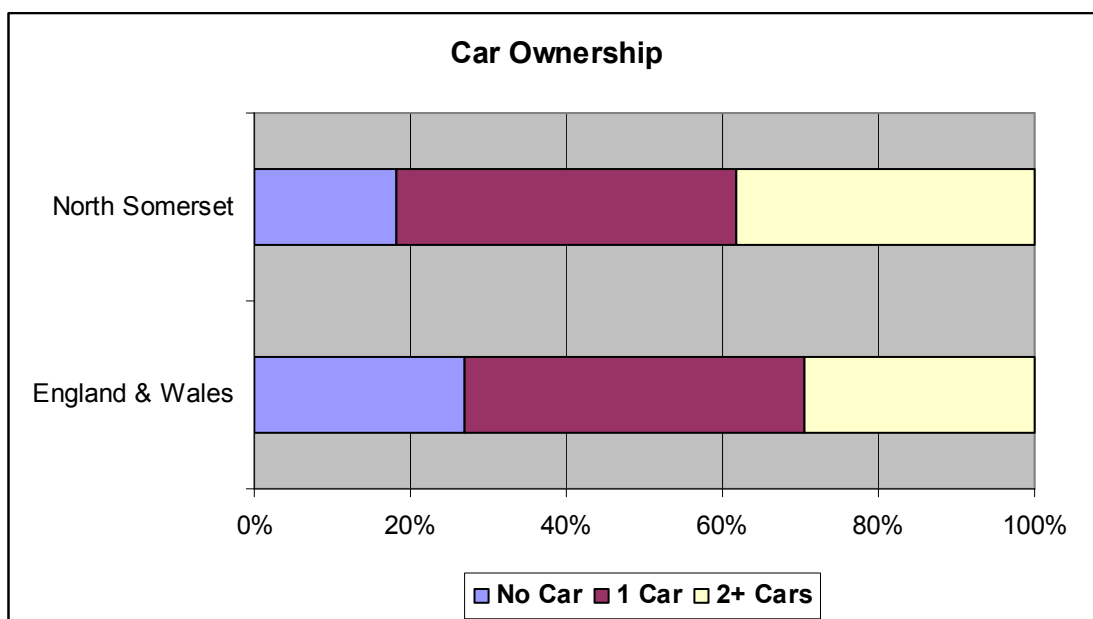
Car ownership

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

The percentage of households without access to a car was **18.2%**, compared to 26.8% nationally.

The percentage of households with 2+ cars was **38.2%**, compared to 29.4% nationally.

Source: 2001 Census



Traffic

In 2009 estimated traffic flows for all motor vehicles in North Somerset was 2,250 million kilometres, a decrease from 2,309 million kilometres in 2008. Decreasing traffic flows are a trend that was seen throughout the South West. Despite the reduced traffic flows in North Somerset in the past 10 years traffic on North Somerset roads has increased by 256 million kilometres.

Source: Department for Transport National Road Traffic Survey

Bus passenger journeys

There were **4,908,595** bus passenger journeys taken in North Somerset during 2009/10. This is a 4.1% decrease on last year's figure, a total of 209,099 less journeys. This is an unusual decrease which is more than likely attributed to the economic downturn. Despite this year's decrease, since 2005/06 bus passenger journeys have increased by 15.71% from 4,242,000. This is mainly due to the introduction of free bus travel for the over 60s but also reflects the council's investment in bus infrastructure and priority measures.

Source: North Somerset Council

Local indicators

Rail

The council aims to increase transport choice and promote accessibility by maximising and developing the transport network and reducing congestion. The North Somerset Replacement Local Plan sets out that only acceptable railway related development on safeguarded land will be supported.

Proposed improvements listed in the plan include:

- Weston Milton – track redoubling
- Worle – upgrade station status, new parking to the south and integrated bus routes
- Yatton – improve and formalise car and cycle parking
- Nailsea/Backwell – car park extension and improved pedestrian and cycle links
- Portishead – safeguard land for reopening of passenger services.

No major improvements have been completed during the monitoring period. However, a new information point has been installed at Weston Milton station.

Although the redoubling of the track between the mainline and Weston Milton is an aspiration of the council it is a project that is controlled by Network Rail. At present there are no plans to progress this project.

The Portishead Railway Line project has progressed significantly in 2010, with the completion of a study on the engineering requirements and estimated cost of re-opening the line. The study (Network Rail GRIP3) identified a need for significant track and signalling work to both the existing freight line and the disused section of line between Pill and Portishead. The study accounts for the continuation of freight trains, the need to provide an attractive journey time, the need to locate a rail station

as close as possible to Portishead town centre and a host of other important factors.

The next phase of the project involves exploring funding options with central Government.

The improvements to Nailsea/Backwell train station car park extension have progressed. The council now own the land for the proposed car park extension and work is underway on the design of the scheme. It is hoped that the planning permission for the scheme will be obtained in the near future. However, since the end of the monitoring year funding for this project is uncertain due to the budget cuts by the Coalition Government.

As wider objectives of policies T/1 – T/3, the need to provide an increase in transport choice and reduce congestion can be indirectly monitored through the amount of passengers using the rail service in North Somerset and the transport choices they make when travelling to and from the station. On a single selected survey day in 2009/10, 6,569 rail journeys were made using the five stations in North Somerset. This is a slight increase since 2008/09 but only by 2%, 141 journeys. However, this small increase is seen as positive due to the economic downturn. There has been an overall increase in rail passengers by 85.8% since 1999.

The 2008/09 rail survey day showed that 50% of rail users travelled to the station by non-car modes, this was 1% higher than in 2004/05. Journey to station mode is only measured every two years, and will therefore be updated again in the 2010/11 AMR. Promoting non-car modes of transport has been identified as a key issue in the Joint Local Transport Plan and the potential station improvements identified in the NSRLP should help to improve both rail use and sustainable travel to stations in the future.

Parking

A planning application for a temporary car park at the Sands Nightclub on Beach Road, Weston-super-Mare was submitted in February 2010. This was approved in June 2010 and could provide 89 car parking spaces for a temporary period of three years. This permission has yet to be implemented.

Since the end of the monitoring period an application has been approved for a 54 space pay and display car park at Birnbeck Tea Gardens, Birnbeck Road, Weston-super-Mare. This car park is now open for public use.

All non-residential developments in North Somerset have complied with Local Plan parking standards this year.

Last year a residential parking study was undertaken in response to concerns raised by local councillors, and it had also been identified as an area of research that needed to be undertaken to support planning policy work. The study was commissioned to look at parking issues in recent large scale major developments. With assistance from council officers, consultants conducted an investigation and produced a final report.

The study focused on two recent major residential developments in the district, Locking Castle in Weston-super-Mare and Port Marine in Portishead. Original planning application data was collated and officers made site visits to ascertain exactly how many parking spaces are available to residents, and a questionnaire was

distributed to residents in both areas to capture their views on the problems.

The recommendations in the report suggest that the parking standards for residential developments should be changed from maximums to minimums. The report also makes recommendations around the types of spaces that are most effective and therefore preferable, the layout and design of spaces and size guidance for spaces and garages. The report also suggested that a parking design guide be produced that can be adopted as supplementary guidance. The recommendations will be incorporated into the policy schedule.

Since the end of the monitoring year a non residential parking standards study has also been undertaken by council officers. The results from this study will be fed into the emerging Development Management Development Plan Document.

Walking, cycling and horse riding

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.

At present, the Sustainable Travel Team is looking to update the strategic cycle routes that are included in the Core Strategy. During the monitoring period work has been undertaken in the construction and design of the "Festival Way" which is part of the Connect 2 part lottery funded cycle routes around Britain. The project in North Somerset is jointly funded by Sustrans and the Joint Local Transport Plan. The aim is to provide a cycle route from Nailsea to Bristol. At present sections 1, 2, 3, 5, 6, 9 and 10 are complete and sections 8 and 11 are going through feasibility and design stages.

Ongoing work to upgrade gates on the Strawberry Line between Yatton and Cheddar are being carried out.

The Public Rights of Way network survey was undertaken between September 2008 and December 2009 by a contractor employed by the council for the duration of the survey. The aim of the survey was to assess the condition of the entire 850Km network and 2,478 maintenance issues were reported, of which 200 related to bridleways. The council have a priority system in place for dealing with the maintenance issues, with health and safety issues being high and signage being low. However, the annual maintenance revenue budget is very small considering the extent of the network so it is expected to take some years to deal with the issues recorded. Updates will be provided in future AMRs.

Highway schemes

Throughout the plan period the council aim to increase transport choice and promote accessibility by maximising and developing transport network and reducing congestion.

Major highway schemes within the North Somerset Replacement Local Plan include:

- Herluin Way to Locking Road Link, Weston-super-Mare
- Cross Airfield Link, Weston-super-Mare
- A38-A370 Link Road
- South Bristol Ring Road (red and orange routes).

The Major Scheme Business Case for the South Bristol Link was submitted to the Department for Transport at the end of March 2010. However, following the general election in May the new coalition government announced a review the major scheme bidding process. The Comprehensive Spending Review in October also made it clear that there is insufficient funding to meet the demands of all the major scheme bids nationally. North Somerset Council will continue to work with the Department for Transport to ensure the strategic and local importance of the South Bristol Link is recognised.

It is anticipated that the Cross Airfield Road Link will come forward with the development of the Weston Villages.

Air quality

Monitoring of air quality in Banwell is ongoing, during this monitoring period the annual mean air quality standards have not been breached for either Benzene or Nitrogen Dioxide.

Travel plans

This year work has progressed further on the Travel Plans Supplementary Planning Document (SPD). Since the end of the monitoring period our final Travel Plans SPD has now been adopted. This adds clarity to the process of how Travel Plans are secured for new developments and provides details on what is expected from all parties involved.

Linked to the Travel Plans SPD is the provision of the iTRACE Travel Plans Monitoring System. This is now in place and we are gradually migrating all our workplace Travel Plans to it. This will enable developers and employers to more easily comply with their Travel Plan requirements, and enable council officers to check that these have been fulfilled.

The securing of Travel Plans through the development management process is now firmly embedded in council procedures. During the 2009/2010 monitoring year a further six work place Travel Plans have been secured.

The council continues to promote voluntary Travel Plans to those employers who are not otherwise required to provide one. This includes the promotion of sustainable travel awareness campaigns such as Jam Busting June, jointly organised by the four local authorities that make up the West of England Partnership and 2carshare.com, the council supported car-sharing scheme.

North Somerset now has 100% of all schools with a formally approved DfT travel plan which means the local authority has met the government target for all schools by 2010. The final primary school achieved status in July along with 5 independent schools and 3 short stay schools.

The North Somerset Viewfinder pilot scheme was successfully launched in March 2010 with the co-operation of 15 local schools (12 primary, 3 secondary) and is due to finish in February 2011. As an interactive web based mapping tool Viewfinder helps raise awareness of sustainable travel choices in the classroom. Pilot schools also have free access to the North Somerset Viewfinder portal which provides a wide range of travel related resources; www.viewfinder.infomapper.com/nsomerset. It is

planned that during January 2011 four schools will be selected to participate in a specific review exercise to analyse the use and application of Viewfinder and how successfully they have integrated Viewfinder in the curriculum. Recommendations will be made in a final report in February. This will be reported on in next year's AMR. At the moment, although the access to on-line mapping tools and the availability of travel related resources has been popular, there is no definite indication that classroom work is progressing as expected.

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 North Somerset Replacement Local Plan has set a target to increase bus passengers using the 'Flyer' service at the airport annually by 10% more than air passenger growth. There should also be no inappropriate development within Public Safety Zones.

The Bristol Airport Surface Access Strategy (SAS) Annual Progress Report provides some key data. Some key findings are:

- Air passengers decreased by 4.2% this year with a total of 5.7 million passengers. Last year also saw a decrease by 1.5% with a total of 5.95 million passengers. A decline in passengers has been reported at most airports nationally.
- The total number of passengers using the Bristol Flyer this year is 523,826. Although this is a decrease in the number of people using the Flyer from 535,500 last year, considering the decrease in air passengers, it is an actual increase on the percentage of people using the Flyer.
- A total of 8.14% of air passengers used the 'Flyer' not quite meeting the target of 8.3%, however, considering the decline in air passengers this is considered to be a good achievement and an increase on last years figure of 6%.
- Around 60,000 passengers who used the 'Flyer' were staff who worked at the airport, this equates to roughly 5% to 6% of all staff.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

High quality design

Core Indicator H6: Housing Quality – Building for Life Assessments

Building for Life is the national standard for well designed homes and neighbourhoods. Building for Life is run by CABI and the Home Builders Federation with Design for Homes, and comprises of 20 criteria, against which new housing developments can be assessed. The criteria fit in to four themes, which are

- Environment and community
- Character
- Streets, parking and pedestrianisation
- Design and construction

Officers from North Somerset Council have now undertaken training with CABI to become accredited Building for Life Assessors. Completions this year have not been assessed, as most are part of planning permissions that benefited from their consent many years ago, and therefore were not considered in the context of the Building for Life standard.

The council is committed to supporting high quality design in new housing developments, and the emerging Core Strategy identifies the importance of the Building for Life Standard in policy CS12: Achieving High Quality Design and Place Making. The policy suggests that in designing residential developments of 10 or more dwellings applicants should demonstrate how they meet the Building for Life criteria. In future years, applications will be assessed by officers in the Development Management team, and the findings reported in the Annual Monitoring Report.

Emerging policy

Policy CS2 of the Core Strategy Publication Version also relates to delivering sustainable design and construction. The policy states:

When considering proposals for development the council will:

1. Require designs that are energy efficient and designed to reduce their energy demands,
2. Require the use of on-site renewable energy sources or by linking with/contributing to available local off-site renewable energy sources to meet set percentages for varying sizes of development,
3. Require Code for Sustainable Homes Level 3 for all new dwellings, and higher levels across major developments. BREEAM 'Very Good' will be required on all non-residential developments over 500 square metres, and 'Excellent' over 1,000 square metres,
4. Require all developments of 10 or more new homes to incorporate 50% constructed to the Lifetime Homes standard up to 2013 and 100% from 2013 onwards.

Monitoring systems will need to be put in place to assess the effectiveness of this policy. The emerging Development Management Development Plan Document will expand on this high level policy, and also contain indicators and targets relating to delivering sustainable design and construction. Next year's Annual Monitoring Report will report on the progress of a development management policy in this area, and also on performance against the targets set out in the Core Strategy.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Scale of new housing

Core Indicator H1: Plan period housing targets

The emerging Regional Spatial Strategy for the South West proposed significant growth of 26,750 dwellings for North Somerset for the period 2006-2026, which included two new substantial urban extensions, one at South West Bristol in the Green Belt, and one in Weston-super-Mare.

Following the general election, the Coalition Government have made clear their intention to revoke regional strategies, and that in the absence of top-down housing targets, responsibility for identifying the right level of housing provision will lay with local authorities. This was coupled with support for the protection of the Green Belt and emphasis was given to the localism agenda.

On 20 July 2010 North Somerset Council's Executive Committee considered the implications of this announcement on the emerging Core Strategy. The Executive agreed that the overall strategy and approach set out in the consultation draft of the Core Strategy remained fit for purpose. It was, however, recognised that there were three key areas that required further consultation before proceeding to the next formal stage of plan preparation (the publication document). These were:

1. The need to identify a locally derived housing requirement
2. Amendments to the associated settlement hierarchy
3. Revised approach to strategic growth at Weston-super-Mare.

In order to identify a locally derived housing requirement for North Somerset, a consultant was commissioned to undertake some work and produce a report. The report comprises two parts, which together examine alternative methods of approach taking account of demographic changes, economic growth and development capacity, leading to the identification of a new housing target for inclusion in the Core Strategy.

The study sets out some key principles for setting an appropriate level of growth, which include:

- Helping to ensure a healthy economy by closely linking housing growth to employment
- Providing sufficient housing to meet local needs
- Accepting that market forces allow movement and freedom of choice and that people, especially those not tied to employment, may choose to move in to the district
- Accepting that there are capacity constraints including environmental limits, infrastructure delivery and transport capacity.

Different ways of producing a housing growth figure were considered. It was concluded that although there is no 'right' answer, a method based on economic growth forecasts was favoured. Based on this, the recommended housing requirement for North Somerset for the period 2006-2026 was 13,400 dwellings. This is approximately half of the growth that was envisaged by the Regional Spatial Strategy. The main reasons for the differences are:

- The new requirement is based on a much more employment led approach – a realistic assessment of how many new jobs may come forward, and how many new homes would be needed to support this job growth
- The impact of the economic recession has been taken into account
- The work on the RSS target took place over five years ago in very different economic circumstances
- The RSS approach looked to focus development in the South West at the main urban areas – consequently North Somerset had to accommodate some of the housing need of the Bristol urban area
- Reduced levels of in-migration.

It is acknowledged that a reduced North Somerset housing requirement will have a number of implications, some positive, some negative. Some of the key advantages are:

- Ensures that future housing development in North Somerset is linked to job growth, whilst appreciating the reality that some new dwellings will be taken by people who do not work in the district
- Reduces the strain on existing infrastructure
- No need to build in the Green Belt
- No need to build in unsustainable locations, or promote large scale development in and around villages
- Allows for development to be concentrated in Weston-super-Mare on brownfield land whilst delivering our employment led objectives
- Allows for a managed and flexible approach to the housing numbers if economic conditions change.

The disadvantages could include:

- Increasing house prices – although due to the current recession this is not happening and is dependent on a host of other factors
- A lower number of affordable housing units – although still the same proportion of the total
- Potentially increased levels of inadequately housed households and other negative socio-economic impacts – this will need to be monitored
- Increased inward commuting if local employees are forced out of the area to find housing
- Possible inadequate supply of local labour to meet employment supply.

This proposed key change to the Core Strategy has been the subject of consultation during November 2010. Responses will be considered and the proposed publication draft of the document will be taken before the Full Council on 18 January 2011.

Core Indicator H2(a): Net additional dwellings – in previous years
Core Indicator H2(b): Net additional dwellings – for the reporting year
Core Indicator H2(c): Net additional dwellings – in future years
Core Indicator H2(d): Managed delivery target

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	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
H2a	1132	1474	935																	
H2b				772																
H2c					607	856	855	853	851	851	422	422	422	421	420	422	422	422	421	420
H2d					565	545	521	493	460	421	421	421	421	421	421	421	421	421	420	0

North Somerset Housing Trajectory

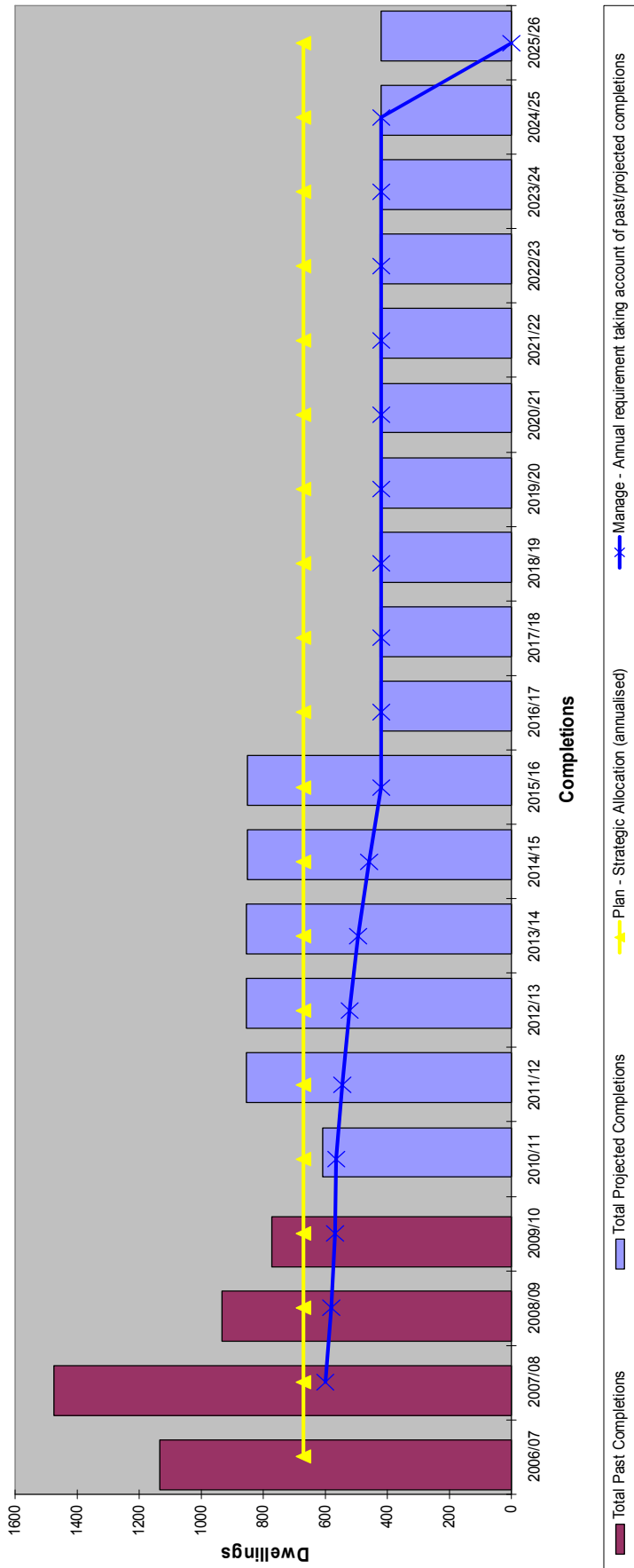
	2006-2011	2011-2016	2016-2021	2021-2026	TOTAL
Weston urban area	2,022	928	175	175	3,300
Weston urban villages	0	1,833	1,833	1,834	5,500
Market and coastal towns	2,077	1,203	60	60	3,400
Service villages	518	192	20	20	750
Rest of district	303	110	19	18	450
Total	4,920	4,266	2,107	2,107	13,400

2006-11 includes all known completions for the period 2006-2010 and 1/5 of the current commitment figure

2011-2016 includes 4/5 of the current commitment figure

Weston Urban Villages – indicative figures only, development likely to be between 5,000 and 6,000 dwellings. For this purpose, 5,500 has been used.

North Somerset District Housing Trajectory 2010



DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Distribution of new housing

Core Indicator H3: New and converted dwellings on Previously Developed Land

This year by delivering 84.3% of our housing completions on previously developed land (PDL) we have again exceeded both the local target for completions on PDL (55%) and the national target (60%). As previously developed allocated sites start to become built out and green field sites are taken up, this figure is expected to drop.

Local indicators

Locational strategy

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 has seen a shift away from the completion of properties on the larger sites within the main towns. During 2009/10, 78.5% of dwellings on major housing sites (10+) were built in the four main towns. This is a drop from last year's 82%. On small housing sites (9 dwellings or less) 78% of the 210 gross completions were in the four towns during 2009/10, similar to last year's 77%.

Completions on previously developed land

Policy H/2 states that 55% of all dwellings are to be delivered on previously developed land, including conversions.

Total	
Gross completions 2008/09	687
% Gross completions on PDL	84.3%

This year North Somerset has achieved 84.3% of gross completions on previously developed land which means that both the local (55%) and the national targets (60%) have been met. As previously developed allocated sites start to become built out and green field sites are taken up, this figure is expected to drop.

Following changes made to the national Planning Policy Statement 3: Housing, garden land is no longer considered to be previously developed land. Work has since taken place to retrospectively look at all of the live residential planning permissions and categorise those on garden land separately. This means that in future years we can report on completions on garden land separately and present further analysis. A policy relating to developments on garden land will form part of the Development Management Development Plan Document.

Residential development within settlement boundaries

The North Somerset Replacement Local Plan policy H/7 intends that development outside the four main towns be limited to affordable or retirement dwellings, or providing a live/work unit, so that urban housing needs are not met in villages.

Live/Work Completions: During the monitoring period, there were 10 live/work units completed outside the four main towns which were subject to policy H/7.

Retirement dwellings: No dwellings were completed that were conditioned as retirement dwellings during the reporting period.

Affordable completions: There were 76 affordable new build dwellings completed during 2009/10. 34 of these units were located outside the four main towns. 20 of these 34 were at the new retirement village at Sandford.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Mixed and balanced communities

Contextual information

Vacant housing

At the time of the 2001 Census there were 79,995 households within North Somerset.

At the time of the 2001 Census **3.4%** of dwellings in North Somerset were unoccupied, this included **2,366** vacant dwellings. Although this was lower than the national figure of 3.9% and the South West figure of 4.5% it was higher than the figure of 2.7% for West of England. (Context 55/56)

Source: 2001 Census
West of England area comprises Bristol, Bath & North East Somerset, South Gloucestershire and North Somerset

As of March 2010 the number of vacant dwellings was **1,530**. This is a decrease on the 2009 figure of 1,630 (6%).

Source: North Somerset Council

Local indicators

Completions by bed spaces

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 dwellings 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 2009/10 was as follows:

Gross Completions by Dwelling Type and Bed Spaces

Flats						Total Houses and Flats	
Studio Flat	1 bed flat	2 bed flat	3 bed flat	4 bed flat	Total Flats		
3	176	237	12	0	428		
0.4%	21.6%	29.1%	1.5%	0.0%	52.5%		
Houses							
1 bed house	2 bed house	3 bed house	4 bed house	5+ bed house	Total Houses		
11	65	145	142	24	387		
1.3%	8.0%	17.8%	17.4%	2.9%	47.5%		
							815
							100.0%

Source: North Somerset Council Residential Land Survey April 2010

It should be noted that 122 of the 176 one bedroom flats completed (69% of the total number of one bedroom flats this year) were dwellings for older people on four major schemes. Similarly, 32% of the two bedroom flats completions recorded here (77 units) were dwellings for older people across the four sites.

As part of the Core Strategy's requirement for mixed and balanced communities and a requirement to retain local distinctiveness through regeneration, further research work is being undertaken to look at both the needs and character of areas and their specific housing mix requirements.

Emerging indicators

Core Strategy policy CS15 relates to ensuring mixed and balanced communities across the district. One of the proposed 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. Both the number of licensed HMO's and their locations will be monitored.

The number of Houses in Multiple Occupation (HMO) as at 31 March 2010, across North Somerset are shown in the table. Changes will be monitored and reported in next year's Annual Monitoring Report.

Licensed Houses of Multiple Occupation

Ward	No	%
Weston-super-Mare Central	32	55%
Weston-super-Mare West	18	31%
Weston-super-Mare East	3	5%
Weston-super-Mare Clarence and Uphill	2	3%
Weston-super-Mare South	1	2%
Clevedon North	1	2%
Clevedon Central	1	2%
Total	58	100%

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Affordable housing

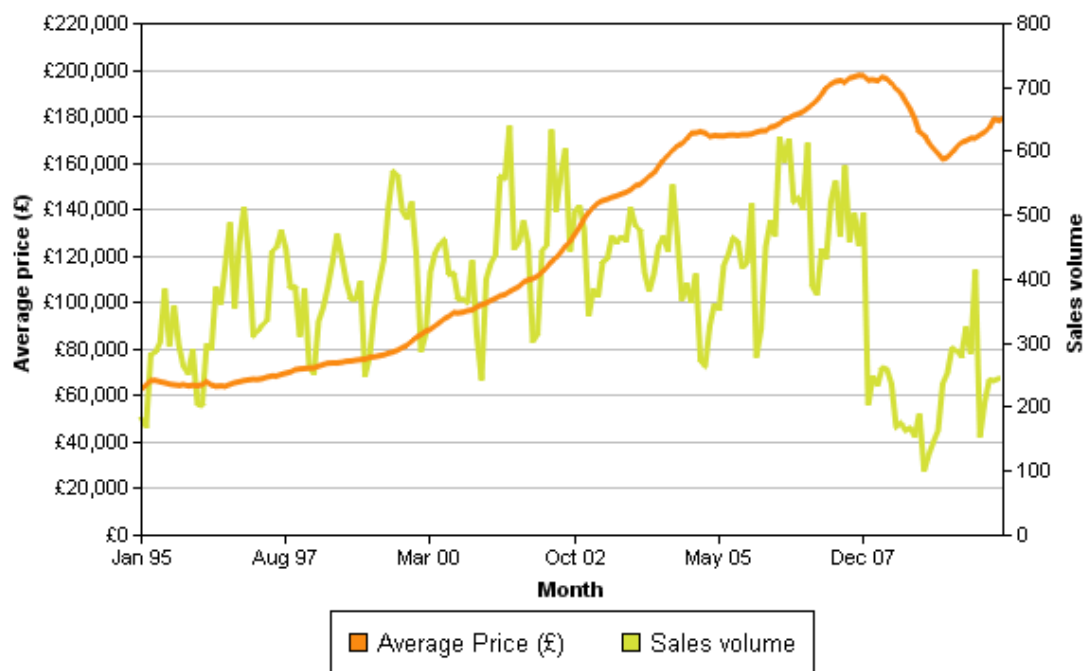
Contextual information

House prices

- House prices averaged **£179,029** in North Somerset as at April 2010. In April 2009 the average house price was £164,119, showing a £14,910 (**9.1%**) annual increase. Average prices are now roughly equivalent to April 2006 figures.
- House prices averaged £178,823 in the South West as at April 2010, an 11.6% increase.
- House prices averaged £165,574 in England and Wales as at April 2010, an 8.5% annual increase.

Source: HM Land Registry Crown Copyright 2010. Note: Figures correct at time of publication (28/10/10). Historical HPI data is revised each month, therefore figures shown here may differ from those shown by the most recent HPI report.

House price and sales volume - North Somerset Council



Source: <http://www.landregistry.gov.uk/> September 2010

Core Indicator H5: Gross Affordable Housing Completions

Social rent homes provided	Intermediate homes provided	Affordable homes total
143	6	149

The total 2009/10 completions as shown in the table fell short of the target by 1 unit. The reduction in numbers from 2008/09 was largely due to the recession. This is thought to be caused by a number of factors. Current low land values means less land came forward for development. There were also funding difficulties for Registered Social Landlords (RSL's), and there were difficulties in selling intermediate shared ownership homes.

Local indicators

Policy H/4 of the North Somerset Replacement Local Plan has a target that 30% of net new dwellings built over the remaining plan period on sites of 15 dwellings or more (or sites in excess of 0.5ha) should be affordable dwellings.

During the 2009/10 monitoring period 514 dwellings (net) were completed on sites subject to the council's affordable housing policy provisions. 62 affordable dwellings were completed during the monitoring period across all sites. This equates to around 40% of the affordable dwelling target of 30% of qualifying sites. The reduction in numbers from 2008/09 was largely due to the recession which caused low land values meaning less land came forward for development. There were also funding difficulties for Registered Social Landlords (RSL's), and there were difficulties in selling intermediate shared ownership homes. Now that the stock of affordable planning applications has diminished, this figure could decrease again over the next few years.

Emerging indicators

Policy CS16 of the emerging 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 target is that on all sites of 15 or more dwellings at least 30% on site affordable housing provision should be made. Only in exceptional circumstances will contributions towards off site provision be accepted.

Changes from the above figures will be reported in next year's Annual Monitoring Report.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Gypsies and Travellers

Core Indicator H4: Net additional pitches (Gypsy and Traveller)

Whilst no permanent pitches have been approved during the previous year, two consents have been given for additional temporary pitches on existing sites. Four temporary pitches were granted consent on appeal at Heathfield Park, Bristol Road, Hewish and 22 temporary pitches have been approved at Moorland Park, also in Hewish, subject to a S106 agreement placing restrictions on occupancy of the pitches.

Policy H/12 of the North Somerset Replacement Local Plan is a criteria based policy for the assessment of new development proposals for Gypsies, Travellers and Travelling Show People. The bi-annual survey of Gypsy and Traveller sites undertaken during January 2010 identified 91 pitches in North Somerset. Whilst no new sites have been created, additional caravans have been put on existing sites.

Emerging indicators

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

A detailed criteria based policy will form part of the Development Management Development Plan Document. Future Annual Monitoring Reports will look at the number of new residential and transit pitches permitted and implemented. This will be compared with the identified requirements. Reviews of the the Gypsy Traveller Accommodation Assessment will also be undertaken and reported as and when relevant.

DELIVERING A PROSPEROUS ECONOMY

Supporting a successful economy

Contextual information

Economic activity

- **80.4%** of the working age population of North Somerset is economically active. This compares to 79.2% in the South West and 76.7% in England and Wales.

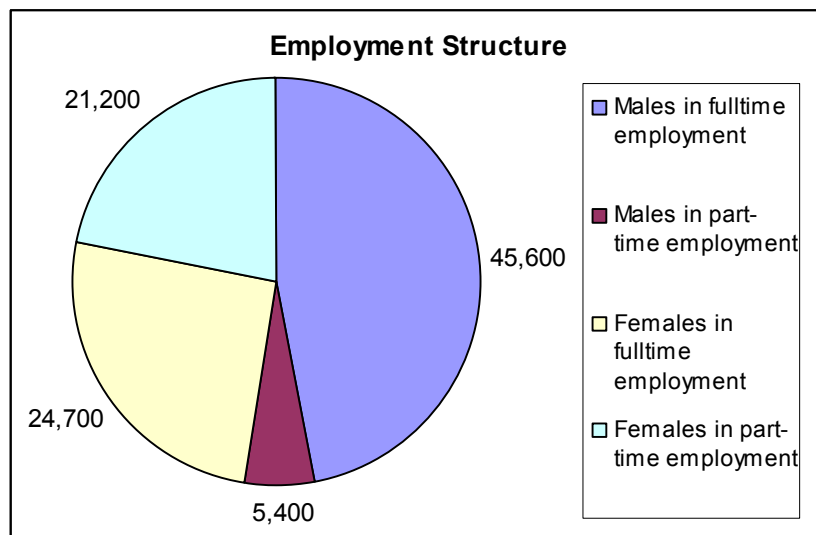
Due to the increase to the state pension age for women from 60 to 65 between 2010 and 2020 ONS have replaced working age measures with measures based on those aged from 16 to 64 for both men and women. This has been applied retrospectively to the data set and explains why the figures for economic activity are significantly different from those reported in the 2009 AMR (85.3%).

Source: Annual Population Survey January 2009-December 2009

Employment structure

- **72.5%** of the economically active population of North Somerset work full time and **27.5%** work part time. This year has seen a decrease of 0.7% in part time workers, a trend repeated from last year. In England and Wales, 74.4% work full time and 25.4% work part time.
- **89.4%** of the economically active males work full time and **10.6%** work part time. In England and Wales, 89.2% of the economically active males work full time and 10.6% work part time.
- **53.8%** of the economically active females work full time and **46.2%** work part time. Nationally, 57.4% of the economically active females work full time and 42.4% work part time.

Due to the increase to the state pension age for women from 60 to 65 between 2010 and 2020 ONS have replaced working age measures with measures based on those aged from 16 to 64 for both men and women. This has been applied retrospectively to the data set so the figures reported here are inconsistent with pre 2010 reports.



Source: Annual Population Survey January 2009-December 2009

- The total working age population increased by 200 from 121,100 in 2008 to 121,300 in 2009, a significantly reduced figure from the 2007 to 2008 increase of 1,400.

Source: ONS Mid-2009 Population Estimates

Income

- In 2009 the average gross annual pay for full time employees **working** in North Somerset was **£25,468**. Revised figures have been released for 2008 which show that earnings have actually decreased by £243 in a year. However, there has been a net increase of £7,776 since 1999. Currently average earnings for employees across the South West are £24,183 per annum.
- The average full time gross pay for the **residents** of North Somerset in 2009 was **£27,146**, an increase of £314 on 2008. This is higher than the average figure for England and Wales which was £26,000.

Source: ONS Annual Survey of Hours and Earnings 2009

Productivity

In 2007 the Office for National Statistics changed the way they report on enterprises. Instead of recording the number of VAT registrations and de-registrations information on enterprise births, deaths and survivals are now recorded. The active stock of businesses is also presented.

Region	Enterprise Births	Enterprise Deaths	Active Enterprises
England and Wales	248,185	201,690	2,116,730
South West	21,025	18,130	207,115
North Somerset	825	680	7,825

Business Demography 2008, Office for National Statistics

Core Indicator BD1: Total amount of additional employment floorspace – by type (April 2009-March 2010)

	B1a Office	B1b Research and Developmen t	B1c Light Industry	B2 General Industry	B8 Storage and Warehous e	Total
Large site gains (sqm)	2,152	0	0	640	6,680	9,472
Large site losses (sqm)	11,695					11,695
Small site gains (sqm)	1024	0	56	377	1,617	3,074
Small site losses (sqm)	2015	0	78	0	324	2,417
Net gain (sqm)	1,161	0	-22	1,017	7,973	-1,566

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

During the 2009/2010 monitoring period eight large employment developments have been completed providing a total gain of 9,472 square metres of gross floor space.

There were four losses of large employment sites during this monitoring period. A total of 11,695sqm was lost, most notably an industrial/office unit at Bushacre Business Park in Weston-super-Mare, which was converted to an education and training centre with a loss of 7,300sqm of floor space. Whilst this was technically a loss of employment floorspace in terms of the use class, the new facility does provide a large amount of teaching jobs on the site. Another loss resulted from the demolition of a vacant business unit, which has since been replaced by a retail development, in Portishead. Again, this development has provided new jobs for the area, as has the construction of a primary care resource on an allocated employment site on Harbour Road in Portishead. The other loss was of an employment allocation in Portishead, which was given planning permission for housing, which has now been developed. As a part of the negotiations, the developers are providing employment opportunities elsewhere in the town, so whilst the floorspace may be recorded as a loss, there should still be job opportunities within the district.

Core Indicator BD2: Total amount of employment floorspace on previously developed land – by type (April 2009-March 2010)

	B1a	B1b	B1c	B2	B8	Total
Gross sqm completed	2152	0	0	640	6,680	9,472
Gross sqm completed on PDL	2152	0	0	640	3,417	6,209
% completed on PDL	100	0	0	100	51	65.5

The total figure of 65.5% of all employment floorspace completed on previously developed land is slightly higher than last years figure of 62%. The majority of floorspace completed on green field sites relates to changes of use from agricultural land to employment uses, in accordance with policy RD/2 of the adopted North Somerset Replacement Local Plan.

Core Indicator BD3: Employment land available – by type

- **184.78 hectares remaining across 34 sites allocated for mixed B uses**
- **4.4 hectares under construction on five sites**
- **28.03 hectares not started but with full planning permission on 29 sites**

217.21 hectares of employment land available

This indicator reports on the amount and type of employment land currently available. The term ‘under construction’ refers to building work having been commenced but not complete. ‘Not started’ means planning permission has been granted but no construction work has taken place.

Local indicators:

Preferred Locations of Development

No employment floorspace on sites in excess of the 2,500m² threshold has been completed during this monitoring period.

A number of existing employment commitments and allocations remain on sites outside the four main settlements; however these sites support sustainable development objectives and reflect the locational priorities of the currently adopted plan.

Mixed Use Development

The Replacement Local Plan Inspector recommended allocating a number of mixed use sites within Weston-super-Mare, and a new policy to provide a framework for the delivery of these sites. Policy E/3 as adopted now specifies that certain quantities of

employment development must be completed before residential and/or other elements of the sites are allowed to commence, with necessary phasing to be agreed through Section 106 Agreement.

It is intended that these sites will go some way to addressing the imbalance between jobs and homes in the town and encourage residential development that is delivered in a sustainable way with local accessible employment opportunities for the resident population. This supports the fundamental strategy of employment-led development in Weston-super-Mare whereby housing development will be led by increasing employment opportunities.

In total the mixed use sites cover 64.4ha, of which 30ha is for employment purposes. Some of these sites have been subject to planning applications and negotiations concentrating on phasing arrangements and quantities of employment floor space to balance residential elements.

Employment Policies

During this monitoring period three of the eight completed employment developments were in the settlement boundaries of the four towns identified in policy E/4, this equates to 57% of the total floorspace. This is a considerable improvement on last year's figure of 12%. Of the remaining sites outside the four main towns, 7% was completed at St Georges and provided B1 and B8 starter units close to the motorway junction, an extension to an existing storage site at Barrow Gurney provided 9% of the completed floorspace and three sites in Bleadon and Wrington to change the use from agriculture to B1 and B8 use provided the remainder of the floorspace.

24% of this year's new employment floorspace was provided on allocated land and the rest on windfall sites. This is an improvement on last year when all completed employment floorspace was on windfall sites.

Emerging indicators

In the emerging Core Strategy it is proposed that the annual Employment Land Availability Survey, which monitors the up take of employment sites, will help assess the extent to which the objectives of the employment policies are being achieved. The loss of allocated employment sites to other uses will also be monitored. The council also has in operation a protocol for prioritising key employment developments.

The employment strategy set out in the emerging Core Strategy is fundamentally employment-led aimed at addressing the existing imbalance between jobs and homes at Weston-super-Mare, and increasing the quality and range of the employment offer.

Employment provision elsewhere across North Somerset will be of a scale and nature appropriate to the settlement.

DELIVERING A PROSPEROUS ECONOMY

Retail

Core Indicator BD4: Total amount of floorspace completed for 'town centre uses' April 2009-March 2010

Core indicator BD4 is reported along with core indicators BD1-BD3 to monitor business development and town centres. BD4 concentrates on development in town centres focusing on retail, financial and professional, office and leisure development, compared with the district as a whole. The four town centres within North Somerset are Clevedon, Nailsea, Portishead and Weston-super-Mare. Their associated boundaries are defined in the proposals map of the North Somerset Replacement Local Plan.

Core Indicator BD4 (i): Total amount of floorspace (sqm) completed for town centre uses within the town centres

	A1 Retail	A2 Financial and Professional	B1a Office	D2 Leisure	Total
Town Centre Gross Gains	332	56	0	0	388
Town Centre Losses	673	35	617	0	1,325
Town Centre Net Gains	-341	21	-617	0	-937

Core Indicator BD4 (ii): Total amount of floorspace (sqm) completed for town centre uses within whole local authority area

	A1 Retail	A2 Financial and Professional	B1a Office	D2 Leisure	Total
North Somerset Gains	3,966	401	3,176	1,204	8,747
North Somerset Losses	2,314	35	2,015	0	4,364
North Somerset Net Gain	1,652	366	1161	1,204	4,383

This is the third year we have monitored this core indicator. The 2008 AMR reported a gain of 901sqm of A1 floor space in town centres; however, the past two monitoring years have recorded a loss, 458 sqm in 2009 and 341 sqm in 2010 in retail floorspace. This may be attributed to the economic downturn in the last two years. Office floorspace has also declined in the town centres with losses recorded in the past three years.

Local indicators

The North Somerset Replacement Local Plan has a strategic objective to ensure the vitality and viability of the town centres is maintained and enhanced along with

delivering regeneration in areas of need.

Retail Vacancies

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

	Weston-super-Mare	Portishead	Clevedon	Nailsea
Total units	642	124	147	165
Vacant units	89	2	15	19
% of vacant units	14%	2%	10%	12%
Total PRF units	155	77	63	45
Vacant PRF units	9	2	5	5
% of vacant PRF units	6%	3%	8%	11%
% of total units in A1 use	43%	61%	50%	52%
% of total PRF units in A1 use	72%	64%	68%	80%

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%.

Nailsea is the only town where the target is met for PRF non-retail use with 80% of shops being in A1 use. The other towns are lower than 80%. The majority of units that are not in A1 use are A2 financial and professional services, A3 restaurants and cafes or vacant.

Three of the four towns have a primary retail frontage (PRF) vacancy rate less than 10%. Nailsea has a PRF vacancy rate of 11% which is nearly at target, this equates to only five vacant units.

Weston-super-Mare had a vacancy rate of 16% at the end of the last monitoring year and this has now fallen to 14% for the whole retail area and 6% in the PRF. 72% of PRF units are in A1 use, 8% off target.

Portishead has historically always had a low vacancy rate and this year we report a vacancy rate for the whole retail area as 2%. Portishead has the lowest rate of A1 units in the PRF with 64%.

Nailsea showed a primary retail frontage vacancy rate of 11%, this equates to five units out of 45. Overall in Nailsea town centre there is a vacancy rate of 12% totalling 19 units out of 165. 52% of units in the town centre have an A1 use, a 4% increase on last year.

At the time of survey Clevedon showed a primary frontage vacancy rate of 8%, this is a significant decrease on last years figure of 15%. The whole of the town centre has

an overall vacancy rate of 10% with 50% of units having an A1 use class.

Other local retail centres also monitored are Backwell, Banwell, Cleeve, Clevedon Hill Road, Congresbury, Long Ashton, Pill, Winscombe, Worle High Street, Wrington and Yatton. The Queensway and Locking Castle district centres in Weston-super-Mare are also surveyed annually.

Four of the thirteen centres have no vacant units and five have less than 10% vacant premises. At the time of the survey, Banwell had 36% vacant units (five units out of 14), Pill had 13% vacant units (three out of 23), Wrington had 20% of vacant units (five out of 20) and Yatton had 13% of units vacant (six units out of 47). A1 uses in the local and district centres are lower than in the primary retail areas of the four towns, with between 35% and 73% of units in A1 use. This may be explained by the smaller size of the centres and the fact that they must serve a community as well as a retail function.

Emerging indicators

In future we intend to monitor our retail policies in the Core Strategy and Development Management Development Plan Document in accordance with the new core indicator BD4. This indicator defines town centre uses as A1 (retail shops), A2 (financial and professional services), B1a (offices) and D2 (assembly and leisure), therefore indicating that town centres are no longer considered to solely provide a retail function.

DELIVERING A PROSPEROUS ECONOMY

Tourism

Local indicators

Tourism

North Somerset Replacement Local Plan policies E/8-10 relate to managing the changing tourism industry. The indicators for these policies are the development of a new business hotel west of M5 J21 and the number of visitors, visitor expenditure and number of people employed by tourism.

An outline planning application for a new 80 bed business hotel west of M5 J21 has been submitted, but was undecided at the date of publication.

The last tourism figures to be reported are from 2009 when visitor numbers to North Somerset increased by 23,000 from 2008, to just under **6.5 million**. Approximately 36% of all visits are during August or September and about 91% of the visitors come for the day. The number of visitors using the range of accommodation facilities increased by 22,000 compared to the previous year. Visitor expenditure had increased by 2.7% to over 345 million pounds and the number of people employed directly and indirectly by tourism in North Somerset has increased by 1.3% to 5,850 people.

Source: Global Tourism Solutions (UK) Ltd

Public Art

The target within North Somerset Replacement Local Plan Policy ECH/2 is that 80% of major schemes should include, or make a contribution to public art.

Current (with permission, not yet complete) major developments which have an agreed public art requirement are listed below:

East Quays / Dockside, Portishead
Ashlands, Portishead
Long Ashton Research Station (Completed during 2010/11)

This does not currently form 80% of all major developments. Progress on this target will be monitored through the emerging Development Management Development Plan Document and will be reported again next year.

An example of best practice in North Somerset is the Portishead Public Art Programme, a public art management and steering group that has been set up in the Portishead Quays area where 30 artworks are implemented or planned. The group has grown out of planning requirements under Section 106 agreements between North Somerset Council and developers and is made up of representatives from the local community and co-ordinated by a local artist. This is an excellent way to ensure that public art is an integral part of the design process. For more details see www.publicartportishead.co.uk.

The Weston-super-Mare Seafront Enhancements Project was given planning consent in 2006. The project includes major refurbishment of the promenade and upgrading of the sea defences. A project artist (John Maine RA) has been appointed

to incorporate artistic elements into the design. Already constructed on the beach at the base of the sea wall are feature stone seats and a new outfall designed in granite and stainless steel. The paving at Marine Lake Plaza has an intricate geometric pattern incorporated into it. Two of the flood gates have decorative cut stainless steel panels echoing the pattern of the outfall grill. A six metre high stone arch over the pedestrian crossing point at Melrose has added a dramatic incident to the promenade.

A grant of £851,000 has been secured from Commission for Architecture and the Built Environment (CABE)'s Sea Change programme to link existing cultural features and provide a further nine features. Since the reporting period ended, all of these have now been completed. These include the Arch, the Water Park at Park Place, a lightwork on the Winter Gardens façade, sculptural pieces at the Model Yacht Pond and Maderia Cove and etched glass on the Skaters shelter. The Wonders of Weston webpage provides full details, and can be viewed at <http://www.wondersofweston.org/>.

Emerging indicators

Within Core Strategy policy CS22 there is 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 is of the number of tourist bed spaces in North Somerset as known to North Somerset Council's Tourism Department.

Accommodation Category		North Somerset 2009		North Somerset 2008	
		Establishments	Beds / Sleeping Spaces	Establishments	Beds / Sleeping Spaces
Serviced Accommodation	+30 room hotels	23	2,690	21	2,302
	10-30 room hotels	39	1,375	38	1,360
	<10 room hotels/others	142	1,621	142	1,627
Serviced Total		204	5,686	201	5,289
Non-Serviced Accommodation	Self catering	77	1,068	73	1,028
	Static caravans/chalets	0*	2,726	0	3,208
	Touring caravans/camping	45	2,988	54	3,309
	Youth Hostels	0	0	0	0
Non-Serviced Accommodation Total		122	6,782	127	7,545
TOTAL		326	12,468	328	12,834

* 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 – Destination Management team

One of the aims of the policy is to increase the number of tourist accommodation establishments that are accredited nationally to raise the standard of accommodation on offer across the district.

Within North Somerset there are 43 self-catering and 73 serviced accommodation units that have national accreditation (either Visit Britain or AA).

Another intention of the emerging policy is to monitor the number of indoor, all weather leisure facilities and attractions in Weston-super-Mare and across the rest of the district.

It is intended that over the plan period there will be an increase in the amount of leisure facilities available both in Weston-super-Mare and across the rest of the district. This will be monitored against both the number of attractions available and any extensions to the floor-space of existing facilities.

The following table shows the all weather attractions and leisure facilities within North Somerset.

In future years this list will be expanded to include outdoor attractions and other sports and leisure facilities.

Weston-super-Mare (13)	Rest of North Somerset (14)
Seaquarium	Court Farm Country Park, Banwell
Grand Pier	Puxton Park
North Somerset Museum	Tyntesfield National Trust
Helicopter Museum	Curzon Community Cinema, Clevedon
Blakehay Theatre	Oakham Treasures, Portbury
Hutton Moor Leisure Centre	Clevedon Court NT
Wyvern Sport Centre	Noah's Ark Zoo Farm
Campus	Backwell Leisure Centre
Playhouse Theatre	Churchill Sports Centre
AMF Bowling	Gordano Sports Centre, Portishead
Winter Gardens	Parish Wharf Leisure Centre, Portishead
Gala Bingo	Scotch Horn Leisure Centre, Nailsea
Odeon Cinema	Strode Leisure Centre, Clevedon
	Swiss Valley Sports Centre, Clevedon

DELIVERING A PROSPEROUS ECONOMY

Bristol Airport

Contextual information

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.

Local indicators

In June 2009 the council received an outline application for a major development to significantly increase the passenger capacity at the airport, with the intention of enabling more than 10 million passengers per annum to travel through the airport by 2019/20. Since the end of the monitoring period the planning application was approved in May this year subject to (1) The Secretary of State not 'calling in' the application and (2) the completion of a Section 106 legal agreement between the airport and the council.

The Secretary of State has not called in the application and the legal agreement should be completed in December 2010, at which point the council can issue planning permission.

The following information, taken from the planning application documents, shows the scale of expansion proposed.

Bristol Airport (BRS) today

- You can fly direct to 112 destinations across 29 countries
- 12 capital cities are served by direct scheduled services
- 6.2 million passengers used the airport in 2008, up 5.9 per cent on 2007
- 13 scheduled airlines fly from BRS
- BRS is Easyjet's second biggest base in terms of routes served, with 39 destinations across 13 countries
- BRS was the fastest growing top ten airport in the UK over the last decade, with an annual growth rate of 13.1 per cent
- In 2008, 14 per cent of passengers using the airport were foreign residents – a total of 869,000
- 13 per cent of passengers were travelling on business
- 1.4 million passengers were visiting friends and relatives
- The airport's operational site is 176 hectares
- 10 per cent of passengers use public transport to get to and from the airport
- Over 2,900 people are employed at Bristol Airport, working for 50 different businesses.

Bristol Airport – the future

- Passenger numbers are forecast to reach 10 million per annum by 2019/20, representing an annual growth rate of around 4 per cent.
- Development will occur incrementally over the next decade to match the actual demand environment
- The terminal will be extended east and west, increasing its size from 21,000 square metres to 47,000 square metres
- The number of parking spaces will increase from 14,000 to 21,000 (including

- 3,850 in the new multi-level car park)
- The public transport interchange in front of the terminal will measure 12,000 square metres
 - The number of check in desks will increase from 48 to 67
 - The number of security channels will increase from 7 to 12
 - The number of aircraft stands will rise from 26 to 33
 - The number of contact stands (those to which passengers can walk from the terminal building) will increase from 5 to 25
 - An additional five or six flights per hour during main operational hours (6am-11pm) are forecast at 10 million passengers per annum. These will be a mix of arrivals and departures
 - At least 20 per cent of the predicted additional energy requirements will come from on site renewable sources, including wind power and biomass heat generation
 - Development is concentrated within the existing operational boundary, with the exception of 12.4 hectares to the south, required for seasonal over-flow car parking

All development will be reported upon in the Annual Monitoring Report.

DELIVERING A PROSPEROUS ECONOMY

Royal Portbury Dock

Emerging indicators

Within the emerging 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 Site Allocations Development Plan Document.

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

In conjunction with the Economic Development Team, we plan to collect data on all of the units currently operating at the dock, with a view to also monitoring change over time. A baseline will be produced over the current year, and reported on fully in the next Annual Monitoring Report.

ENSURING SAFE AND HEALTHY COMMUNITIES

Children, young people and education

Contextual information

Education

Key Stage 2

Key Stage 2 Results: Percentage of Pupils achieving Level 4 or above in English	2005	2006	2007	2008	2009	% change since 2005
North Somerset	85	83	83	83	82	-3.5%
South West Region	79	80	81	82	81	2.5%
England	79	79	80	81	80	1.3%
Key Stage 2 Results: Percentage of Pupils achieving Level 4 or above in Mathematics	2005	2006	2007	2008	2009	% change since 2005
North Somerset	79	79	80	81	78	-1.3%
South West Region	75	76	77	79	79	5.3%
England	75	76	77	79	79	5.3%

The above table shows North Somerset's school performance in Key Stage 2 tests in English and Maths, compared to the regional and national results.

Source: Department for Education-Education and skills in your area
http://www.education.gov.uk/inyourarea/statics/las_lea_802_2.shtml

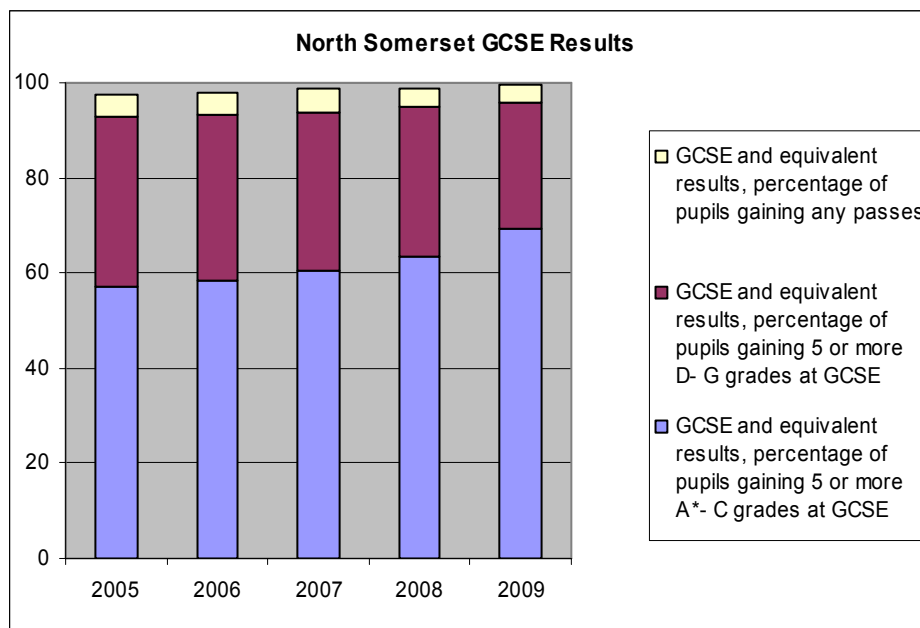
National Indicator 76: Reduction in the number of schools where fewer than 55% of pupils achieve level 4 or above in both English and Maths at KS2	2005		2006		2007	
	Total number of schools	Schools less than 55%	Total number of schools	Schools less than 55%	Total number of schools	Schools less than 55%
North Somerset	51	2	52	3	50	2
South West Region	1,403	209	1,406	191	1,420	142
England	13,565	2,283	13,503	2,132	13,439	1,797
	2008		2009		% change since 2005 Schools less than 55%	
	Total number of schools	Schools less than 55%	Total number of schools	Schools less than 55%		
North Somerset	51	6	50	7	250%	
South West Region	1,440	128	1,438	123	-41%	
England	13,504	1,359	13,533	1,472	-36%	

Source: Department for Education-Education and skills in your area
http://www.education.gov.uk/inyourarea/statics/las_lea_802_2.shtml

The above table shows there were seven schools in North Somerset in 2009 where less than 55% of the pupils achieved level 4 or above in both English and Maths at KS2. This has been an increase since 2005, and a marked increase since 2007.

GCSE results

In 2009, **69.4%** of GCSE students in North Somerset achieved 5+ A*-C grades (64% in 2008), **52.0%** achieved 5+ A*-C grades including English and maths (50% in 2008). Both these figures were an increase from 2008. There is a small gap between achievement of boys and girls with 52.3% of boys and 51.6% of girls achieving 5+A*-C grades including English and Maths. North Somerset is one of only three local authorities where this is the case. However there is a gap in achievement of boys and girls with 72.1% of girls and 66.8% of boys achieving 5+A*-C grades. GCSE results have increased in percentage points steadily in North Somerset since 2001. For further details visit the Department for Education website at www.education.gov.uk



From 2005 includes GCSEs and other equivalent qualifications approved for use pre-16.

From 2006 figures are for pupils at the end of Key Stage 4.

Source: Department for Education

A Levels (Level 3 qualifications)

	Level 3 Qualifications							
	16-18 year old candidates entered for level 3 qualifications at least equivalent in size to one GCE/Applied GCE A Level			Percentage of candidates achieving 2 or more passes of A Level equivalent size			Number of candidates achieving 2 or more passes of A Level equivalent size	
	Males	Females	Total	Males	Females	Total	Total	% increase 2008 to 2009
2007/2008 North Somerset	474	574	1,048	97.5	95.6	96.5	1,011	
2007/2008 England	154,944	176,453	331,397	94.1	96.3	95.3	315,821	
2008/2009 North Somerset	565	646	1,211	94.9	95.5	95.2	1,153	14.0%
2008/2009 England	165,394	187,272	352,666	94	95.9	95	335,033	6.1%

Source: Department of Education Research and Statistics Gateway

The above table shows a slight decline in the percentage of students passing equivalent to two A levels since 2008, both nationally and in North Somerset. However there was an increase (15.6% NS, 6.4% England) in the number of candidates entered for level 3 qualifications.

Higher Education

Higher Education - Number of English domiciled entrants to UK Higher Education Institutions	2004/05	2005/06	2006/07	2007/08	2008/09	% change since 2005
North Somerset	1,615	1,710	1,540	1,710	1,890	17%
South West Region	41,395	44,445	41,030	41,610	46,490	12%
England	499,080	515,420	489,250	503,345	532,780	7%

Source: <http://www.education.gov.uk/inyourarea/>
Department of Education - Local Statistics

North Somerset has followed the national trend and seen an increase in the number of its residents studying at Higher Education Institutions. However, there has been a 17% increase since 2005, a significant increase on both the national and South West increase.

Educational Qualifications

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

- North Somerset 38,800 **30.2%**
- South West 950,900 29.1%
- England and Wales 10,399,200 29.5%

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

- North Somerset 23,200 **18.0%**
- South West 565,900 17.3%
- England and Wales 5,453,900 15.5%

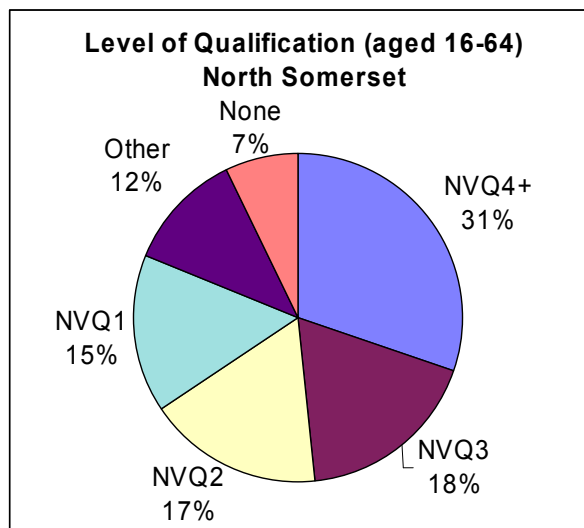
The population aged 16-64 with NVQ1 and 2 is:

- North Somerset 42,200 **32.8%**
- South West 1,071,700 32.9%
- England and Wales 10,596,300 30.1%

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

- North Somerset **7.3%**
- South West 8.7%
- England and Wales 12.2%

NVQ 1 equivalent: e.g. fewer than 5 GCSEs at grades A*-C, foundation GNVQ, NVQ 1 or equivalent
NVQ 2 equivalent: e.g. 5 or more GCSEs at grades A*-C, intermediate GNVQ, NVQ 2, or equivalent
NVQ 3 equivalent: e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or equivalent
NVQ 4 equivalent and above: e.g. HND, Degree and Higher Degree level qualifications or equivalent



Source: Annual Population Survey Jan 2009 – Dec 2009

- The 2001 Census reported that there are **6,745** full time students aged 16-74 years in North Somerset. This is **5%** of the working age population.

Source: 2001 Census

Emerging indicators

School places

Core Strategy policy CS25 has an indicator in place to monitor the number of extra school places funded through development. This will be monitored on an annual basis against housing delivery to assess the effectiveness of the policy.

The number of extra school places will be reported each year. The number of pupils, as at October 2009, is given in the table below. These figures include all state schools, including special schools and Weston College. They exclude private schools.

Total Number of pupils in North Somerset

Type of school	Number of pupils
Total Primary	15,230
Total Secondary	11,445
Total 16+	4,912
Total	31,587

Youth Centres

The indicator within the emerging Core Strategy relates to the number of Youth Centres/Children Centres funded through development. This will be monitored over the plan period and progress will be reported on an annual basis.

As at April 2010 the Youth Centres within North Somerset were as follows.

Youth Centres
Castlebatch Youth Club, Worle, Weston-super-Mare
Worle Area Youth Project, Weston-super-Mare
Locking Castle and St George's, Weston-super-Mare
Clevedon Youth Provision
Portishead Youth Centre
Pill Youth Club
Long Ashton Youth Club
Young Parents @ Milton Baptist Church and Ashcombe Children's Centre, Weston-super-Mare
Bleadon Youth Club
Weston Youth Centre
Neighbourhood Youth Project, Weston-super-Mare
Weston Town Centre Youth Project
Resource Services, Weston-super-Mare
Nailsea Youth House
Churchill Youth Club
Banwell Youth Club
Congresbury Youth Club
Yatton Youth Club
Backwell Youth Club

Children's Centres

The main purposes of Children's Centres are to improve the outcomes for all young children with a particular focus on the most disadvantaged children. They offer a number of core services (see table below) that will bring together education and childcare, family support and health services in an accessible way for young children and their families. There are currently 14 Centres throughout North Somerset, the location of the Centres can be found on the North Somerset Council website www.n-somerset.gov.uk/Education/Childrens+Centres/

Children's Centre's Core Services
Family support
Links to child and family health
Outreach and home visiting
Information and access to wider services
Links to local childcare, activities and support groups through the Family Information Service
Child minder's network
Parental involvement
Drop in sessions for parents and children e.g. Stay and Play
Links to Job Centre Plus

Health

Contextual information

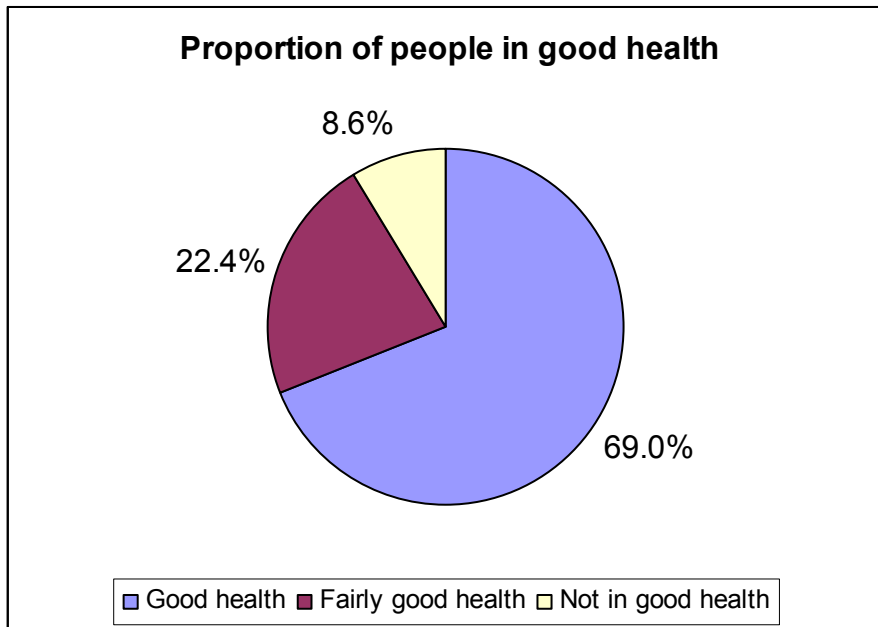
The average female life expectancy in North Somerset is 83.8 years and the average male life expectancy is 79.6 years. In England and Wales the average life expectancies are currently 82.0 years for females and 77.9 years for males.

Source: North Somerset Primary Care Trust (January 2007-December 2009)

34,915 people in North Somerset describe themselves as having a limiting long term illness. This is 18.5% of the total population, slightly higher than the national figure of 18.2%.

Source: 2001 Census

69.0% of the population of North Somerset consider themselves to be in good health. 22.4% feel that they are in fairly good health, and 8.6% do not think that they are in good health. These percentages are very similar to the national average.



Source: 2001 Census

Emerging indicators

The emerging Core Strategy acknowledges the importance of healthy living and health care facilities through policy CS26: Supporting Healthy Living and the Provision of Health Care Facilities. The policy requires Health Impact Assessments to be submitted with applications for all large scale developments in the district. This requirement will be monitored in future years. Monitoring systems will also be expanded to capture information on the number of new and extended healthcare facilities provided across the district, in line with development.

ENSURING SAFE AND HEALTHY COMMUNITIES

Sport, recreation and community facilities

Local indicators

Open spaces

North Somerset Replacement Local plan policies CF/1-5 relate to cultural and community facilities. The policies provide guidance on the provision of cultural and community facilities, including open space, the provision of new facilities, safeguarded sites, and guidance on telecommunications equipment.

During the monitoring period, there were four areas of open space in North Somerset that were managed to Green Flag Award standard. These four sites 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.



The council recognises the importance of the Green Flag standard and has included the provision of open space to meet the standard in its Local Area Agreement targets. As part of the council's Green Infrastructure Strategy, a major piece of work to assess the quality of all open spaces according to the Green Flag criteria is being undertaken. This work will feed into the development of a supplementary planning document which will then allow appropriate indicators and targets to be established.

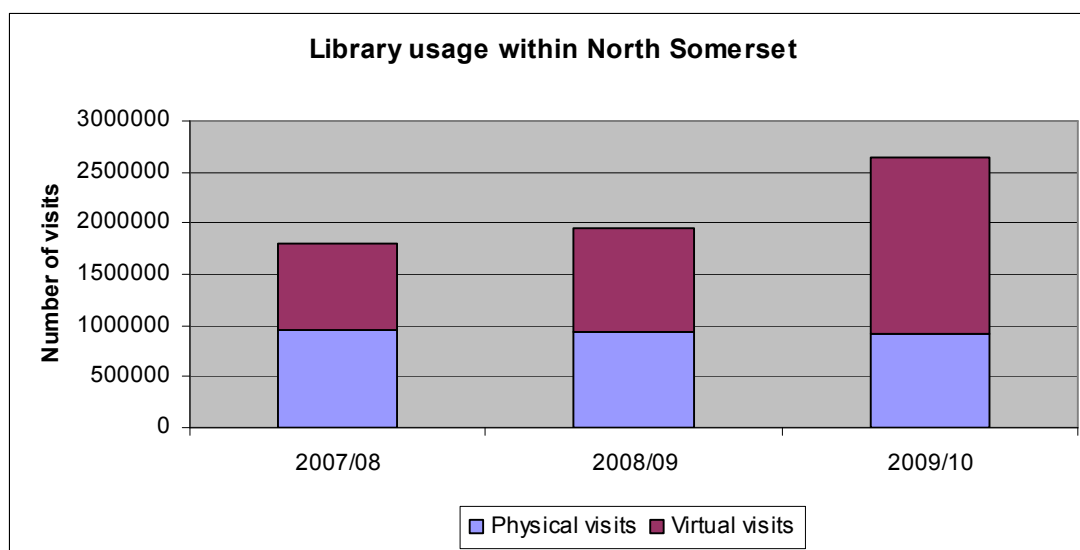
Further information on the Green Flag Award criteria can be found at www.keepbritaintidy.org/greenflag

Recreational facilities

Museum visits: during the 2009/10 monitoring period there were 21,307 visits to North Somerset Museum. This is a 20% reduction compared to the previous year. Reasons for this include the fact that the previous year's figure was inflated by a period of six weeks free admission to the museum during the summer season. Also, the wider economic situation may have caused a reduction in the amount of general spending in the area.

Playhouse theatre visits: during 2009/10 the Playhouse theatre attendance figure was 96,336 people, who enjoyed a wide range of productions. Again, this figure is lower than last year, which could be accounted for by the economic downturn.

Library visits: there were 918,281 physical visitors to libraries across the district this year. In addition, there were 1,730,885 virtual visits to our website at www.librarieswest.org.uk. 42,939 reservations for items were made, of which 59% were supplied within 7 days and 89% within 30 days. In total, 1,176,542 items were issued. Whilst physical visits are falling year on year, the amount of people accessing the service via the web continues to increase. This pattern reflects both the council's commitment to offering services online and how new technology makes facilities more accessible.



Emerging indicators

The emerging Core Strategy policy CS27 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 take place. Work will be undertaken to establish a monitoring system to collect data on those sites already in existence, and changes to them through the planning system. An update on this will be presented in next year's Annual Monitoring Report.

AREA POLICIES

Core Strategy area policies

Emerging indicators

The emerging 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

The Core Strategy and associated monitoring framework identify indicators that will be monitored in future years to assess whether the area visions and priority objectives are being met.

Monitoring systems will be adjusted from April 2011 to collect all of the Annual Monitoring Report data for the area policies geographies wherever possible. For example, in future reports, housing completions and commitments data will be presented for the six spatial areas, in order to assess where sites are coming forward in relation to the policies.

DELIVERY POLICIES

Infrastructure delivery and development contributions

Emerging indicators

Infrastructure Delivery

The Core Strategy approach (detailed in policy CS34: Infrastructure Delivery and Development Contributions) will be supported by an Infrastructure Delivery Plan, and specific delivery schedules for key areas. Once these documents are in place they will be monitored and reported on in future Annual Monitoring Reports.

Development Contributions

The Core Strategy approach (detailed in policy CS34: Infrastructure Delivery and Development Contributions) will be supported by a Development Contributions Supplementary Planning Document (SPD). The Development Contributions SPD will articulate the infrastructure and service requirements stemming from additional housing development, and the associated costs of bringing this forward. This will provide a total cost requirement that will need to be met from various sources of funding and in relation to the SPD, through new development. This will then be used to calculate the Standard Charge payments to cover all infrastructure needs appropriate to the development.

A monitoring framework will assess the effectiveness of the policy in relation to securing development contributions. Monitoring procedures will be built into the Development Contributions SPD including circumstances in which review will take place.

The Draft Development Contributions SPD is the subject of consultation between 1 November and 13 December 2010. Following the consultation, all responses received will be considered and then the document will be progressed towards adoption in 2011.

Conclusions

This is the sixth AMR published by North Somerset Council. This year, for the first time, the document has been structured in a different way, and themed to monitor the emerging Core Strategy visions and priority objectives in an effective way.

Local Development Scheme

Following the Coalition Government's clear intentions to revoke Regional Strategies, our LDS was updated in October 2010. It now contains timetables for the following 5 documents: Core Strategy, Joint Waste Core Strategy, Weston Town Centre Area Action Plan, Site Allocations DPD and Development Management DPD. The current priority is the Core Strategy, and the intention is to undertake a round of consultation on the Publication Version in January 2011, with a view to adopting the document by March 2012.

Living within environmental limits

- North Somerset Council is committed to reducing carbon emissions and tackling climate change. The target for 2010-2015 is a 15% reduction in carbon emissions.
- Further consideration needs to be given to monitoring renewable energy generation and biodiversity indicators.
- There has been no change to the Green Belt during this monitoring year, and the council remains committed to protecting the Green Belt.
- The total amount of waste sent to landfill this year decreased by 5,647 tonnes on the previous year, and now only accounts for 60% of all waste arising.
- The Joint Waste Core Strategy has been the subject of an Examination in Public, and it is intended that the document will be adopted by April 2011.
- There has been a 4.1% decrease in the number of bus passenger journeys since last year, but a 2% increase in rail travel journeys.
- All non-residential developments completed have complied with the Local Plan parking standards.
- Following completion of a residential parking study, draft residential parking standards have been consulted on and will be incorporated in to the emerging Development Management Development Plan Document.
- A new travel plan monitoring system has been introduced, and consultation on a Travel Plans Supplementary Planning Document has been undertaken, with a view to adopting the document soon.
- The number of air passengers travelling through Bristol Airport has decreased by 4.2 % on last year's figure, which mirrors the pattern seen at other UK airports.
- An increased proportion of the air passengers at Bristol Airport used the flyer bus service.

Delivering strong and inclusive communities

- Monitoring systems need to be expanded further to assess the effectiveness of the emerging sustainable design and construction policy.
- Following the Coalition Government's clear intention to revoke Regional Strategies North Somerset's locally derived housing target is proposed to be 13,400 dwellings over the period 2006-2026.
- There has been a decrease this year in the amount of vacant dwellings across the district.
- A monitoring system has been put in place to capture the number of Houses in Multiple Occupation by area over time.
- Average house prices are currently back up to April 2006 levels.
- 149 new affordable dwellings were delivered this year.
- 26 temporary Gypsy and Traveller pitches have been approved, 22 of them are currently subject to a S106 agreement.

Delivering a prosperous economy

- There has been an increase in both the amount of tourists visiting the area, and their associated expenditure.
- Baseline figures have been established for monitoring the number of tourist bed spaces and the proportion of establishments that are accredited.
- There has been an increase in the average earnings of our residents, but a slight decrease of earnings for people working in North Somerset.
- During the monitoring period there were 825 business births and 680 business deaths, leaving a net increase in the amount of enterprises of 145.
- Retail vacancy rates in the town centres are currently: Weston-super-Mare 14%, Nailsea 12%, Clevedon 10% and Portishead 2%. Whilst Weston-super-Mare and Nailsea have more vacant units than the target of not exceeding 10%, both are an improvement of last year's vacancy rates at the height of the recession.
- There has been no development at Royal Portbury Dock this year.
- An outline planning application for expansion of Bristol Airport has been approved.

Ensuring safe and healthy communities

- There has been an increase in overall GCSE pass results since 2008.
- There has been a slight decrease in the percentage of students obtaining the equivalent of two A Levels since last year, both in North Somerset and nationally.
- The average female life expectancy in North Somerset is currently 83.8 years, and the average male life expectancy is 79.6 years. Both of these figures are higher than the national averages.
- Monitoring systems need to be put in place over the coming year to capture information on the provision of new healthcare facilities, and extensions to existing facilities.
- Four areas of open space within North Somerset are currently managed to the Green Flag standard.

Priority areas of work over the previous year

The 2009 AMR identified seven priority areas of work. Each of these is detailed below, with a brief summary of work that has taken place under each heading.

Houses in Multiple Occupation

Last year it was acknowledged that a monitoring system needed to be implemented to monitor the number and location of Houses in Multiple Occupation. In conjunction with colleagues in the housing team we now have baseline data, which has been reported on within the mixed and balanced communities section of this report. This indicator can now be monitored over time, and reported on each year.

Tourism and Leisure

In collaboration with colleagues in the destination management team, the indicators in the tourism section of this report have been expanded this year. Data is now available on the number of tourist bed spaces across the district, the number of tourist accommodation establishments that are nationally accredited, and tourism and leisure facilities across the district. These indicators will form the basis for monitoring policy CS22 of the emerging Core Strategy, and will enable us to monitor how well this policy is performing.

Retail monitoring

Over the past year, vacancy rates within town centres have been monitored frequently, to allow us to assess the impact of the recession on the retail offer within North Somerset. A new retail study for the district has been commissioned, and will provide up to date information for the whole of the district, which will form the basis of future monitoring.

Mixed and balanced communities

As a part of the Development Management Development Plan Document evidence base, work has been undertaken to look at areas across Weston-super-Mare with a high proportion of flats compared to houses. This work will inform emerging policy, which is intending to detail areas of restriction where further conversions of family housing to flats will be resisted.

Garden grabbing

Following changes to Planning Policy Statement 3 in June 2009, residential gardens are no longer considered to be previously developed land. Changes have been made to our Residential Land Survey monitoring systems in order to allow us to monitor completions on garden land separately in future years. It must, however, be noted that for at least the next 3 monitoring years completions will be shown that actually benefitted from planning permission prior to the changes being made. In addition, a detailed policy on infilling will be included within the emerging Development Management Development Plan Document.

Householder extensions in the Green Belt

A consultation was undertaken through July and August 2010 on a draft policy concerning development in the Green Belt. Following the consultation, further consideration is being given to the emerging policy, which will form part of the Development Management Development Plan Document.

Employment led approach

The council continues to be committed to delivering development in line with the employment led approach detailed in the emerging Core Strategy. We will continue to monitor planning permissions and completions for both employment and residential sites, and will in future Annual Monitoring Reports present details of how effective the employment led approach is in terms of delivering jobs before housing.

Priority areas of work for the coming year

This Annual Monitoring Report has identified some areas of work that need to be looked at over the coming months. These include:

- Implementing a monitoring system to look at renewable energy generation across North Somerset.
- Consideration of the most relevant and effective biodiversity indicators to monitor the emerging policies.
- Establishing a robust methodology for monitoring housing delivery across the district in line with the new locally derived housing target and the council's employment led approach. This will include looking at how we can monitor the delivery of jobs to the area in addition to the floorspace figures currently available, analysing the sectors that these jobs are within, and the impacts on self containment.
- Expanding the current monitoring systems to effectively report on mixed and balanced communities in the future, incorporating different types of care facilities included care homes, independent living units and drug and alcohol rehabilitation facilities.
- Further analysis and consultation on emerging policies relating to possible areas of restricted subdivision of family housing to flats within Weston-super-Mare.
- How we monitor health related indicators in the future.
- Enhancing the North Somerset Historic Environment Record, in conjunction with colleagues in Development Management.

Updates on progress against each of these aims will be reported on in the 2011 Annual Monitoring Report.

Significant effects indicators

The sustainability appraisal for the North Somerset Replacement Local Plan did not contain any indicators or targets. Preparation of all Local Development Framework Development Plan Documents must be accompanied by a formal sustainability appraisal that should consider the social, environmental and economic effects of that document. The sustainability appraisals will also address proposed mitigation measures and proposals for monitoring. The Core Strategy sustainability appraisal will be published alongside the Publication Version of the document, in January 2010.

Monitoring at different spatial levels

Once the emerging Core Strategy is adopted it will be necessary to monitor indicators at different spatial geographies, in order to assess the effectiveness of both the area policies and settlement hierarchy. In future AMRs data relating to these areas will be presented, alongside the headline figures for the district as a whole.

Partnership working

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

GLOSSARY	
AFFORDABLE HOUSING	Housing, whether for rent, shared ownership or outright purchase at a cost considered affordable in relation to the price of general market housing.
ANNUAL MONITORING REPORT (AMR)	A report submitted to the government by local planning authorities assessing progress with and the effectiveness of their Local Development Framework.
AREA OF OUTSTANDING NATURAL BEAUTY (AONB)	An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. AONB are designated by the Countryside Agency.
BIO-DIVERSITY ACTION PLAN (BAP)	A strategy prepared for a local area aimed at conserving and enhancing biological diversity.
BROWNFIELD SITES	Sites which have been previously developed.
BUILDING FOR LIFE STANDARD	National standards for well-designed homes and neighbourhoods to improve social wellbeing and quality of life by reducing crime, improving public health and erasing transport problems.
CARBON FOOTPRINT	The measure of the impact an activity or development has upon the environment, particularly climate change.
CLIMATE CHANGE	The impact of rising temperatures on weather patterns, sea levels and the frequency of extreme weather events. Scientists have become increasingly convinced that our demand for energy is the main cause of climate change.
CODE FOR SUSTAINABLE HOMES	Using a 1 to 6 star rating system, the Code is a national standard the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.
CONSERVATION AREA	Areas of special architectural or historic interest, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, whose character and appearance should be preserved or enhanced.

CORE STRATEGY	The Core Strategy is the main Development Plan Document within the Local Development Framework setting out the strategic long-term spatial vision for the area and the policies needed to deliver this vision.
DEVELOPMENT PLAN DOCUMENTS (DPDs)	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the Local Development Framework.
DEVELOPER CONTRIBUTIONS	Contributions made by a developer towards local infrastructure and services to meet needs arising from the development, eg. affordable housing, public open space and local education provision.
DISTRICT CENTRE	Groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore, and non-retail services such as banks, building societies and restaurants.
EMPLOYMENT LAND SURVEY	A review of the employment developments carried out on an annual basis, monitoring activity on sites which have been allocated for employment use in the Local Plan and any other employment development larger than 500m ² . It also shows the amount and location of new employment developments within North Somerset.
EMPLOYMENT-LED DEVELOPMENT	Seeking to ensure a better balance between housing and jobs in Weston-super-Mare by requiring that further housing is matched by employment development.
GREEN BELT	A designation for land around cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped.
GREENFIELD SITES	Sites which have not been previously developed.
INFRASTRUCTURE DELIVERY PLAN	A supporting document for the Core Strategy and part of the Local Development Framework. This document identifies future infrastructure and service needs for North Somerset over the Core Strategy Plan Period.

LOCAL CENTRE	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include: a small supermarket, a newsagent, a sub-post office, a pharmacy and a hot-food takeaway.
LOCAL DEVELOPMENT FRAMEWORK (LDF)	The name for the portfolio of Local Development Documents. It consists of the Local Development Scheme, a Statement of Community Involvement, Development Plan Documents, Supplementary Planning Documents, and the Annual Monitoring Report.
LOCAL NATURE RESERVE	Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
LISTED BUILDING (NATIONAL LIST)	Buildings of special architectural or historic interest which are recorded on a 'list' compiled under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Special consent is required for development affecting Listed Buildings.
LISTED BUILDING (LOCAL LIST)	Buildings of local architectural or historic interest which are not listed but recorded on a 'list' compiled by the City Council. The designation does not confer a higher level of protection than would be the case with any other non-listed building but implies the Council may be flexible in order to encourage their continued use.
"MAJOR" DEVELOPMENT (LARGE SITE)	The Government defines major development in terms of a planning application as more than 10 dwellings or site over 0.5 ha. For all other uses floorspace over 1,000 sqm or site area over 1 hectare.
NATIONAL NATURE RESERVE (NNR)	Area designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All National Nature Reserves are SSSIs
REGIONAL SPATIAL STRATEGY (RSS)	A regional strategy setting out how the region should look in 20 years time. The coalition Government has made a commitment to abolish Regional Strategies and return making powers on housing and planning to local councils.

RENEWABLE ENERGY	Energy that is derived from a source that does not run out. These include solar, wind, wave, hydro and biomass.
SCHEDULED MONUMENT	Archaeological sites, monuments or buried remains of national importance, designated by the government.
SECTION 106 AGREEMENT	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)	A site identified under the Wildlife and Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.
SPECIAL AREA OF CONSERVATION (SAC)	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
STRATEGIC FLOOD RISK ASSESSMENT (SFRA)	SFRAs are a required part of the local planning process as set out in PPS 25. They are usually undertaken by a Local Authority at a District-wide level that considers flood risk, both fluvial and tidal and examines the risks involved for developing certain areas within the District.
SUSTAINABILITY APPRAISAL (SA)	The process of appraising the economic, environmental and social effects of a plan to allow decisions to be made that accord with sustainable development.
SUSTAINABLE COMMUNITY STRATEGY (SCS)	The Strategy has been prepared by the North Somerset Partnership and identifies the key challenges that need to be overcome to improve quality of life for people living in North Somerset.
SUSTAINABLE DEVELOPMENT	Development which meets the needs of the present generation, without compromising the needs of future generations to meet their own needs, encompassing economic, social, cultural and environmental wellbeing.
TOWN CENTRE	A retail centre providing a broad range of facilities and services and serving as a focus for both the community and for public transport.