



Annual Monitoring Report



2017



Foreword

The North Somerset Council Annual Monitoring Report (AMR) is published each year. This AMR monitors the period 1 April 2016 to 31 March 2017.

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

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

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 Annual Monitoring Report (AMR) is a statutory requirement.

The purpose of this report is to:-

- Show how North Somerset's development plan documents are progressing;
- Show how well the policies in the Local Plan documents are performing; and
- Where policies are not being implemented, explain why and set out what steps are being taken to ensure that the policy is implemented, or whether the policy should be amended or replaced.

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

Local Development Plan

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

- North Somerset Core Strategy (2012/2017)
- Sites and Policies Plan Part 1: Development Management Policies (2016)
- West of England Joint Waste Core Strategy (2011)
- North Somerset Replacement Local Plan (2007)
- Backwell Neighbourhood Development Plan (2015)
- Long Ashton Neighbourhood Development Plan (2015)

Core Strategy

Following an examination conducted by an independent Inspector, the North Somerset Core Strategy was found sound and was formally adopted in April 2012. Plan adoption is followed by a prescribed period during which an aggrieved party can lodge a legal challenge. The legal challenge is not about the merits of the case, but whether the correct statutory processes have been complied with.

The adoption of the Core Strategy was challenged. The High Court Judgment found that Policy CS13: Scale of new housing was unlawful by reason of the Core Strategy Inspector's failure to give 'adequate or intelligible reasons for his conclusion that the figure made sufficient allowance for latent demand, ie demand unrelated to the creation of new jobs'. As a result Policy CS13, along with other policies that could require consequential changes if the housing requirement increased, were remitted back to the Planning Inspectorate for re-examination.

Following re-examination, Policy CS13 was re-adopted as a result of the Secretary of State's letter dated 18 September 2015.

The second stage of the re-examination assessed whether any consequential changes were needed to the other remitted policies as a result of the increase to the housing requirement. The Inspector's Report dated 8 November 2016 concluded that policies CS6 and CS19 remained sound without change, and that policies CS14, CS28, CS30, CS31, CS32 and CS33 could be found sound with modifications.

The Core Strategy remitted policies were adopted by the council on 10 January 2017.

Further details are available at www.n-somerset.gov.uk/corestrategy

Sites and Policies Plan Part 1: Development Management Policies

This development plan document contains the detailed planning policies to deliver the adopted Core Strategy. It covers a range of development issues including development in the Green Belt, major transport schemes, conservation areas, extensions to dwellings, development in the countryside, retailing, accommodation for older people, minerals planning and design.

The examination of this plan was held in 2015, and the council received the Inspector's final report on 26 April 2016, which found the plan sound subject to inclusion of his recommended main modifications.

The plan was adopted by full council on 19 July 2016.

For further details please visit www.n-somerset.gov.uk/sitesandpolicies

West of England Joint Waste Core Strategy

The four unitary authorities in the West of England area worked together to produce this development plan document which was adopted in March 2011. The plan period runs until 2026. The strategy sets out the policy for the provision of waste management infrastructure for the plan area. The document is available at <http://www.westofengland.org/waste-planning/adopted-joint-waste-core-strategy>.

North Somerset Replacement Local Plan

The Replacement Local Plan was adopted in March 2007 and sets out policy to guide development throughout the district. With the adoption of the Core Strategy and more recently the Sites and Policies Part 1, much of the plan has now been superseded. A list of the superseded and saved policies can be viewed here: <http://www.n-somerset.gov.uk/planningpolicy>

Neighbourhood Development Plans

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

The plans can be viewed at www.n-somerset.gov.uk/neighbourhoodplans

Emerging plans

Sites and Policies Plan Part 2: Site Allocations Plan

The Site Allocations Plan will help to deliver the key policies set out in the Core Strategy. These include the housing needed within North Somerset, policies related to the delivery of additional employment growth, policies that will protect the environment and provide additional facilities for leisure and social and community uses.

The Site Allocations Plan underwent its first round of consultation in February 2013. However further progress was delayed as a result of the successful high court challenge which led to the re-examination of Policy CS13 and the consequential changes for a number of other remitted policies. Following

confirmation of the CS13 housing requirement by the Secretary of State in September 2015, a second round of consultation took place from February to April 2016.

The comments received at that stage further shaped the plan, and a Publication Version was prepared for a final round of consultation in November/December 2016 before being submitted for examination in February 2017.

Examination hearings were held in May 2017, following which the Inspector asked the council to undertake further work and identify additional sites for housing. This work took place during the summer, and the Inspector told the council to proceed to a consultation on the proposed modifications to the plan. This took place in September-October 2017 and the responses have now been sent to the Inspector. It is expected that the plan will be adopted early in 2018.

Further details are available at www.n-somerset.gov.uk/sitesandpolicies

Joint Spatial Plan

In 2014 the four West of England councils (Bath and North East Somerset, Bristol, North Somerset and South Gloucestershire) agreed a formal memorandum of understanding, pledging to work together to understand and plan strategically for the future development needs of the sub-region.

The Joint Spatial Plan will set out a prospectus for sustainable growth that will help the area meet its housing and transport needs for the next 20 years.

The issues and options consultation took place from November 2015 to January 2016. Responses to the consultation were reviewed by officers and have been used to inform the future stages of the JSP.

A second phase of consultation, 'towards the emerging spatial strategy' took place in November/December 2016.

The publication version of the plan has now been finalised, and each of the four councils have agreed to consult upon the document. Consultation will run from 22 November 2017 – 10 January 2018.

Further details are available at www.jointplanningwofe.org.uk

Neighbourhood Development Plans

In addition to the two made plans for Backwell and Long Ashton a further ten Neighbourhood Areas have also been designated. These are:

- Bleadon
- Churchill
- Claverham
- Clevedon
- Congresbury

- Pill/Easton-in-Gordano and Abbots Leigh
- Portbury
- Winscombe and Sandford
- Wrington
- Yatton

The areas are at various stages of plan production and other parishes within North Somerset have also expressed an interest in developing a Neighbourhood Plan. Full details are kept up to date at www.n-somerset.gov.uk/neighbourhoodplanning

Supplementary Planning Documents

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

Current adopted SPDs:

- Affordable housing
- Biodiversity and trees
- Creating sustainable buildings and places
- Development contributions
- Dolphin Square
- Employment led delivery
- Landscape character assessment
- Parking standards
- Solar photovoltaic arrays
- Residential design guide part 1
- Residential design guide part 2
- Travel plans
- Weston Villages
- Weston-super-Mare Town Centre Regeneration
- Wind turbines

Draft SPDs:

- North Somerset and Mendip Bats Special Area of Conservation (SAC) – Guidance on development
- Accessible Housing Needs Assessment

All adopted and emerging supplementary planning documents are available to download from www.n-somerset.gov.uk/spds

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a charge which developers will have to pay towards the cost of infrastructure to support development. The

levy will be a charge per square metre of development. The charge payable will vary according to the size, type and location of the development.

Our CIL charging schedule has now been adopted, and will take effect from 18 January 2018.

Full details of the CIL are at www.n-somerset.gov.uk/CIL

In future years, CIL income and expenditure will be monitored, and reported on in the Annual Monitoring Report.

Local Development Scheme

The council produce a Local Development Scheme which sets out the anticipated programme for all emerging documents. This is available at www.n-somerset.gov.uk/planningpolicy

Topic areas

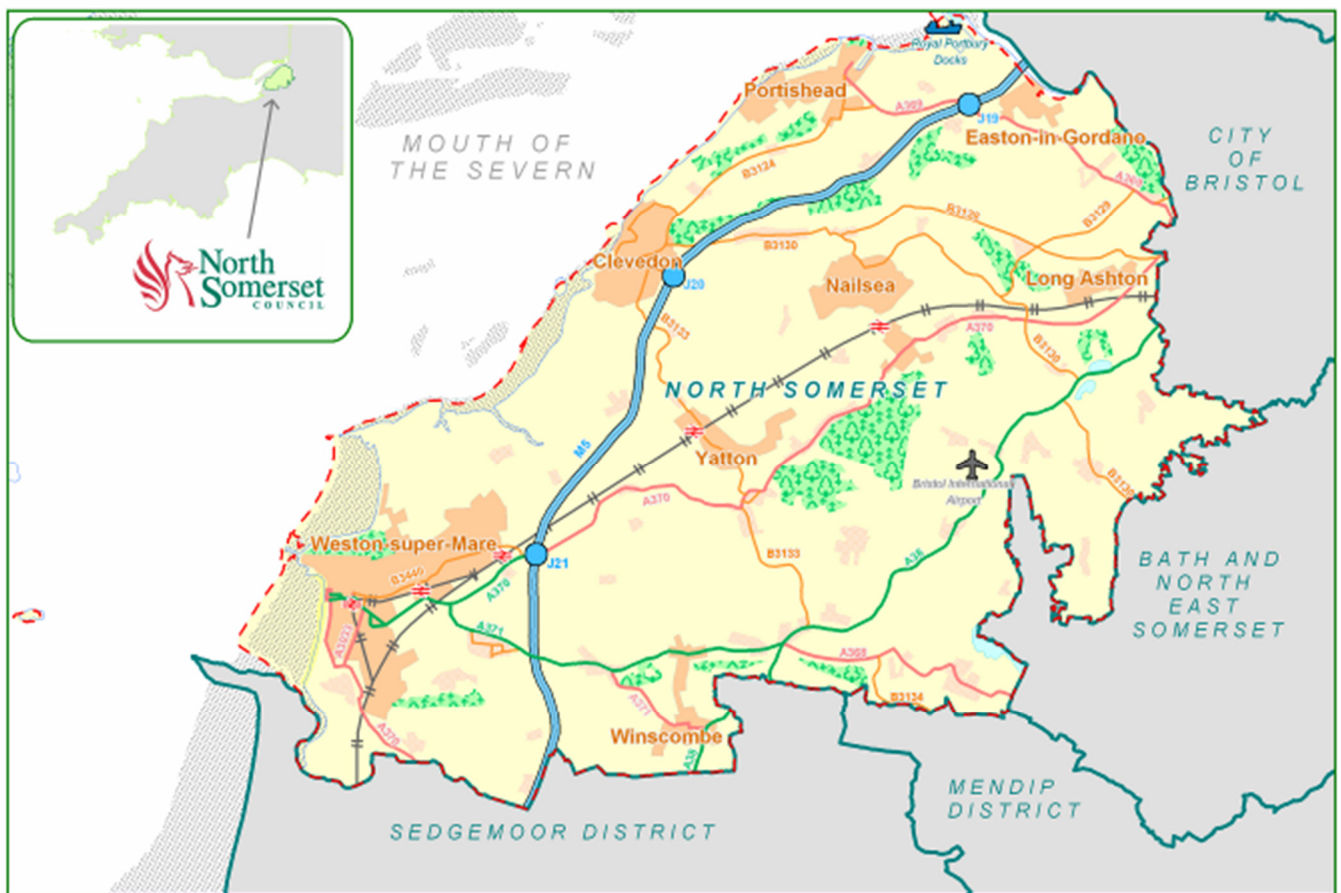
The Annual Monitoring Report is presented on a topic basis, for ease of reference. The topics have been set out to mirror the themes in the Core Strategy, which are:

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

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

Setting the scene in North Somerset

Location map



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North Somerset covers an area of around 37,500 hectares (145 square miles) and has a population of 211,681 people¹. The district contains an international airport, a deep sea west coast port, part of the Mendip Hills Area of Outstanding Natural Beauty, a large area of Green Belt stretching south west from the edge of Bristol, as well as areas of low-lying levels and moors. The main settlements include the strategically significant town of Weston-super-Mare and the three smaller towns of Portishead, Clevedon and Nailsea. The M5 runs from north to south through the district and the mainline railway from Bristol to the South West also crosses North Somerset stopping at five stations along its route.

¹ 2016 Mid Year Population Estimate, Office for National Statistics

Demographic structure

Population size

- The population of North Somerset is 211,681, an increase of 1,737 over the past year.
- The age breakdown for North Somerset is:-
 - Aged 0-15 years – 18.1%
 - Aged 16-64 years – 58.4%
 - Aged 65 years and over – 23.5%
- Currently the proportion of people in North Somerset aged 65+ is 23.2%, compared to 21.6% in the South West and 18% in England and Wales.

Source: 2016 Mid-Year Population Estimates, ONS

Ethnic composition

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

Dwellings, household types and tenure

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

In North Somerset:-

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

Source: 2011 Census

Socio-cultural issues

Crime rates and perception of safety

- During the monitoring period 15,390 crimes were recorded in North Somerset. This is a significant increase on last year's figure of 13,069 recorded crimes.

Source: ONS

- 55% of North Somerset resident adults feel very safe or fairly safe when outside in their local area after dark. 86% of adults feel very safe or fairly safe when outside in their local area during the day. These figures are lower than the last time the measure was recorded in 2014.

Source: North Somerset Residents Survey, October 2016

Unemployment rates

- The unemployment rate of people aged 16-64 in North Somerset is 2.5% for the period April 2015 to March 2016. This is a decrease on the previous year's figure of 3.3% and lower than the unemployment rate of 4% across the South West.

Source: Annual Population Survey April 2016 to March 2017

Deprivation

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

Source: Indices of Multiple Deprivation 2015

LIVING WITHIN ENVIRONMENTAL LIMITS

Climate Change

Climate Local Commitment

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

In June 2013 the council signed up to the Climate Local Commitment. This is an initiative to support carbon reduction and climate resilience led by the Local Government Association (LGA). A refresh of the document has been produced. The council produces an annual progress report update which can be viewed at www.n-somerset.gov.uk/climatechange

Community Resilience North Somerset

The council set up '*Community Resilience North Somerset*' to build on the Strategic National Framework for Community Resilience. The scheme provides a structure within a community to deliver assistance at a local level when emergencies arise such as flooding or severe weather incidents arise. In 2015 Community Resilience became a Community Interest Company, and the initiative is now largely community-led. Details of the scheme can be found at www.communityresilience-ns.org.uk.

Carbon Emissions

The Department of Energy and Climate Change (DECC) provide data at local authority level measuring industry/commercial, domestic and road transport carbon emissions in tonnes. It was the council's target to reduce the annual per capita emissions by 15% between 2010 and 2015. Figures are available from 2005 to 2015 and show the council have achieved double this target and the per capita emissions have been reduced by 34%.

Year	Industry and Commercial	Domestic	Transport	N. LULUCF Net Emissions	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions (t)
2005	526.1	470.6	584.6	25.4	1,606.6	194.7	8.3
2006	522.7	475.5	572.0	24.4	1,594.6	197.0	8.1
2007	503.8	459.0	593.2	23.7	1,579.9	199.5	7.9
2008	475.8	460.3	581.6	23.0	1,540.6	200.9	7.7
2009	423.1	416.9	558.0	22.8	1,420.7	201.7	7.0
2010	461.3	445.7	547.6	22.1	1,476.7	203.0	7.3
2011	404.3	388.5	535.8	21.4	1,350.1	203.1	6.6
2012	418.9	423.4	544.9	20.8	1,408.0	204.4	6.9
2013	394.6	411.3	541.7	20.5	1,368.1	206.1	6.6
2014	302.7	339.2	547.1	19.6	1,208.6	208.2	5.8
2015	260.0	318.2	551.1	19.3	1,148.6	209.9	5.5

LIVING WITHIN ENVIRONMENTAL LIMITS

Sustainable design and construction

Renewable energy

Large renewable energy and microgeneration schemes are supported by the council. Renewable electricity produced in North Somerset, as at the end of 2016, is detailed in the table below.

	Number of sites	Capacity (MW)	Generation (MWh) (2015)
Photovoltaic	6,457	72.255	67,198
Onshore Wind	7	5.038	10,084
Hydro	1	0.009	24
Anaerobic Digestion	2	1.099	6,082
Landfill Gas	2	2.349	8,718
Total	6,469	80.75	92,105

Source: Department for Business, Energy and Industry

Carbon Reduction

The council is part of the CRC Energy Efficiency Scheme (formally known as the Carbon Reduction Commitment), which is a mandatory scheme aimed at improving energy efficiency and cutting emissions in large public and private sector organisations. Details of the scheme can be viewed at <https://www.gov.uk/government/collections/crc-energy-efficiency-scheme>.

In March 2016 the government announced the scheme will close following the 2018/19 monitoring year which will result in streamlining the business energy tax landscape and an increase in the Climate Change Levy.

North Somerset have reduced their carbon emissions from 1,607 Kilotonnes in 2005 to 1,149 Kilotonnes in 2015. This equates to a 28.5% reduction in carbon emissions. The transport sector is one of the major sources of carbon dioxide emissions. The West of England Joint Spatial Plan promotes improved sustainable travel options at a sub-regional level and focuses on an increase in walking, cycling and public transport over the use of the private car.

There is an active community sector within the district. Local community groups have formed in Clevedon, Nailsea, Failand & Long Ashton, Backwell, Winscombe & Sandford, Pill and Portishead. The focus of the groups is to pledge practical local action on climate change.

The council has taken the following actions to reduce carbon emissions:

- **Delivering sustainable development:** Climate change mitigation and adaptation requirements are set in policies CS1 and CS2 of the Core Strategy. Energy efficiency in the housing stock is required alongside renewable energy generation on new build properties.

- **Sustainable transport schemes:** investment in schemes such as MetroBus, encouraging sustainable travel choices and a policy requiring travel assessments/plans must be submitted with all major (>10 dwellings) developments.
- **NSC travel plan:** a travel hierarchy is implemented where no travel is given preference, and sets out carbon reduction targets.
- **Waste minimisation:** increase in recycling rates to approximately 60% of residual waste. Waste minimisation and reuse of raw materials reduces energy use plus reduces GHG emissions associated with landfill.
- **Domestic renewable energy:** ECO funding and energy efficiency/fuel poverty support. Increased efficiency leads to reduced energy use which in turn reduces emissions.
- **Office Amalgamation Programme:** Council offices were reduced from eighteen to two. Energy consumption was reduced with refurbishment of Town Hall reducing CO₂ emissions by 39% and the installation of a 30kW solar PV system. Refurbishment of the Castlewood office included new highly insulated roof coverings, efficient chiller plant, LED light replacement and high efficiency boilers.
- **The low carbon schools service:** rolled out to schools across the district which on average saves 14% on energy bills which equates to 1,500 tonnes of CO₂ per year.
- **Street Lighting:** where previously contributed approximately 25% of the councils CO₂ emissions, part night and dimming projects has reduced energy use/CO₂ emissions.

The council have also taken the following action to reduce the risks associated with a changing climate:

- **Flood risk management schemes:** tackling the increase in flood risk from extreme weather events and a changing climate.
- **Biodiversity and green infrastructure planning policy:** reducing the threats posed to biodiversity by climate change. GI leads to cooling, carbon storage and provides shading, increasingly required through increased temperatures.
- **Community resilience** – providing support for communities to cope in extreme weather events.

Code for Sustainable Homes

The national policy for the Code for Sustainable Homes was withdrawn on 27 March 2015. New technical standards were outlined comprising additional optional Building Regulations and new national space standards. This is in addition to the mandatory existing Building Regulations.

Supplementary Planning Documents

The Sustainable Buildings and Places SPD, Wind Turbine SPD and the Solar Photovoltaic Array SPD are all adopted and available to view at www.n-somerset.gov.uk/spds

LIVING WITHIN ENVIRONMENTAL LIMITS

Environmental protection

Flood Risk

Policy CS3 of the adopted North Somerset Core Strategy relates to Environmental Impacts and Flood Risk Assessment. Since July 2016 it has been supplemented by adopted Policy DM1 on Flooding and Drainage in the adopted Sites and Policies Plan: Part 1. One monitoring indicator identified is to review the Strategic Flood Risk Assessment (SFRA) at regular intervals. The SFRA was produced as a series of studies between 2008 and 2010, the outputs from which have been made available on the council website at www.n-somerset.gov.uk/sfra

Improved modelling by the Environment Agency (EA) has resulted in changes to the mapping of flood risk in a number of areas, principally Bleadon/Loxton/Winscombe, Weston-super-Mare, Puxton/Congresbury/Yatton, Wrington, Clevedon and along the coast. These have been incorporated into the SFRA. Four successful challenges also resulted in parcels of land being reclassified from fluvial 3b to fluvial 3a, but all have since been superseded by EA remodelling.

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

The LFRMS identifies objectives for managing local flood risk, proposes measures to achieve these objectives and sets an action plan giving approximate timescales for implementing these actions. The LFRMS can be viewed at <http://www.n-somerset.gov.uk/wp-content/uploads/2015/11/local-flood-risk-management-strategy-summary-document.pdf>

Environmental Impact Assessment (EIA)

Screening opinions

The council has a specific role within the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 to provide screening opinions on development proposals. This is to determine whether a proposed project falls within the remit of the Regulations, by whether it is likely to have any significant effects on the environment. Screening should take place at an early stage in the decision of a project, but can occur after a planning application has been made.

There are two schedules within the Regulations which list the types of development that may be subject to EIA. All projects listed in schedule one of the Regulations will be subject to EIA and an environmental statement will be required with a planning application.

It is for the council, as local planning authority, to determine whether a proposal listed in schedule 2 of the regulations should be subject to EIA. The council may receive a screening opinion request directly from a developer. Alternatively, a screening assessment will be done which involves determining whether schedule two type developments are likely to have significant effects on the environment. The first part of the assessment is to determine whether the applicable thresholds and criteria listed in the Regulations are met or exceeded. Those which are not may be determined as not likely to have significant effects on the environment and therefore not subject to EIA. Conversely those proposals

that meet or exceed the thresholds will need to undergo further assessment to identify whether their effects on the environment are likely to be significant. This is done through the completion of a screening checklist.

The table below shows the EIA screening opinions provided by the Council in 2017:

Application number	Site	Description	Schedule 2 development type	Date decided	EIA?	Reasons
16/P/3030/EIA1	West of Engine Lane, Nailsea	Development of up to 195 dwellings, open space and associated infrastructure	Column 1, Part 10 (b) Urban Development projects, where exceeds 150 dwelling threshold in column 2.	30 January 2017	No	Proposal of not more than local importance, does not have any transfrontier implications and assessment of effect is capable of being obtained through planning application.
17/P/0494/EIA1	Walliscote Road/ Walliscote Grove Rd, Weston-super-Mare	Development of 80 homes, 2400sqm office space, 600sqm community/ commercial floor space. Up to 52 residential units in a building of a maximum of 14 storeys (approx. 45m high)	Part 10 (b) Urban Development projects, where exceeds 0.5 hectares	22 March 2017	No	Characteristics – below indicative thresholds, but height of 14 storey flat development will be a key consideration for planning application. Location – does not result in EIA development. Characteristics of potential impact – no indication that would give rise to complex or hazardous consequences.
17/P/0787/EIA1	Land to west of Causeway View, Nailsea	195 homes with associated open space and related infrastructure (7.7 hectares)	Colum 1, Part 10 (b) Urban Development Projects, where exceeds 150 dwelling and 5 hectares thresholds in column 2.	17 May 2017	No	Determined that proposed development is of not more than local important and on balance is determined that these can be investigated through appropriate assessment.

17/P/1414/EIA1	Land to west of M5 and East of Trenchard Road/ Parks Avenue	Erection of 135 residential dwellings and ancillary works (5.5hectares)	Part 10 (b) Urban Development project, where site exceeds 5 hectares threshold in column 2.	19 July 2017	Yes	Potential for cumulative impacts with the other developments at Parklands. Considered that accumulative strategic impacts of traffic, drainage and ecology should be comprehensively assessed.
17/P/1800/EIA1	Land adjoining west end of Parklands Village, Locking	Residential development of up to 200 dwellings with associated access, infrastructure, landscaping and open space	Part 10 (b) Urban Development Projects, where exceeds 5 hectares and 150 dwellings threshold in column 2	12 September 2017	Yes	Potential for cumulative impacts with the other developments at Parklands. Considered that accumulative strategic impacts of traffic, drainage and ecology should be comprehensively assessed.
16/P/2151/EIA1	Thatcher's Cider, Sandford	Erection of warehousing facility with external yard, access road, car parking and surface water attenuation pond.	Column 1, Part 7 Food Industry, where exceeds 1000m2 floor space threshold in column 2.	18 October 2017	No	Proposal is considered to have localised impacts only, which can be addressed through the planning application process.
17/P/1903/EIA1	Sewage treatment works, Wick St Lawrence	Works to include the installation of a new inlet works, as well as modifications to the storm lagoon outlet.	Column 1, Part 11 (c) Wastewater Treatment Plans, where exceeds 1,000m2 threshold in column 2.	11 September 2017	No	Significant environmental impacts unlikely.

Scoping opinions

Once it has been determined that a proposal is subject to EIA and an Environmental Statement (ES) is required, the developer can apply to the council in writing for a Scoping Opinion. Scoping is guidance on the issues that will need to be addressed within the ES. The table below shows the EIA scoping opinion provided by the Council in 2017:

Application number	Site	Proposal	EIA screening opinion	Date provided	Detail to be included
17/P/2098/EIA2	Land to the west of M5 and east of Trenchard	Erection of 135 residential dwellings	17/P/1414/EIA1 Potential for cumulative impacts with the other	14 November 2017	ES proposed structure: 1. Introduction

	Road/ Park Avenue, Locking Parklands, Locking	and ancillary works	developments at Parklands.		<p>2. The Need for Development & Alternatives</p> <p>3. The Proposed Development</p> <p>4. Transport and Accessibility</p> <p>5. Ecology</p> <p>6. Hydrology/Flood Risk and Drainage</p> <p>7. Archaeology and Heritage Assets</p> <p>8. Socio-Economic</p> <p>9. Environmental Management</p> <p>10. Statement of Significance</p> <p>Transport Assessment - required</p> <p>Biodiversity- protected species/ habitats survey should be undertaken</p> <p>Environmental Management – scheme for prevention of pollution should be included</p> <p>Contaminated land/ groundwater protection – preliminary land assessment required</p> <p>Noise and air quality assessments required</p>
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Environmental policies

The adopted Core Strategy policy CS5: Landscape and the historic environment seeks to protect and enhance North Somerset’s landscape and townscape as well as the Mendip Hills AONB. The adopted Sites and Policies Plan Part 1: Development Management Policies number DM11 seek to protect the Mendip Hills Area of Outstanding Natural Beauty (AONB) and the saved Replacement Local Plan 2007 policies ECH/9 and ECH/15 relate to Forest of Avon and the coastal zone. These policies provide guidance on development proposals within these areas.

LIVING WITHIN ENVIRONMENTAL LIMITS

Nature conservation

Key assets

North Somerset has:

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

Source: North Somerset Council and Natural England

Local sites

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

Two further Local Geological Sites have been proposed and are currently going through the adoption process.

Sites of Special Scientific Interest (SSSIs)

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

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

Source: Natural England

Local Nature Reserves (LNRs)

Our 13 Local Nature Reserves (LNRs) cover a total of 291.424 hectares across the district. The 2016 mid-year population estimates from the Office for National Statistics gives the population of North Somerset as 211,681. This provides a ratio of 1 hectare of LNR per 726 head of population, which

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

Development Management

The natural environment policies in the Core Strategy seek to maintain and enhance biodiversity through:

- meeting Biodiversity Action Plan targets,
- implementation of new Green infrastructure,
- safeguarding and enhancing through new development,
- protecting designated sites and important habitats, and
- promoting native tree planting.

Ecological consultation responses provided to Development Management ensure that the above aims are implemented within submitted ecological reports and landscaping plans. Policies CS4 and DM8 support the negotiation of reasonable avoidance and mitigation of harm to site biodiversity (prioritising protected sites and species; and Section 41 habitats and species) and the pursuit of opportunities to enhance site biodiversity. Within the ecological assessment, it is considered essential to secure locally appropriate ecological landscaping and management of retained open spaces (subject to other required designated use constraints, e.g. play areas), particularly for major application sites; and to negotiate sufficient habitat on the boundaries of sites (proportionate to size of site) to retain sufficient wildlife corridor network. A sufficient boundary buffer habitat is essential for bats and other wildlife that needs to migrate and interbreed with other populations for genetic exchange. A significant proportion of native planting is required within landscaping plans to increase the likelihood of provision of essential specific larval food plants for insects; and other ornamental planting required to have some recognised wildlife benefit (nectar, seeds, berries). External lighting conditions are also secured to avoid harm to light sensitive species of bats and other nocturnal wildlife.

Projects

National priority species Common Toad (*Bufo bufo*)

There are three successful volunteer projects that seek to reduce the numbers of the NERC Act (2006) Priority Species Common Toad being killed on roads during their nocturnal late winter/early spring breeding migrations from hibernation sites to breeding ponds (Winscombe Hill, Abbots Leigh and Portishead). The 'Toad Patrols' assist over 1,000 toads and other amphibians across the roads each year including aiding them escape from highways gully pots. The toad migration routes have been provided with folding toad warning signs in previous years by NSC. A further project at Laney's Drove, Weston involved fitting small 'toad ladders' within gullies to provide a means of escape.

North Somerset Wetlands Programme

The North Somerset Wetlands Programme was established by the Avon Wildlife Trust in 2011 to assess the condition of the North Somerset Levels and Moors and identify the most valuable wildlife areas. In June 2015 Wessex Water awarded the trust five years of funding to develop and deliver conservation objectives. This includes work on protecting the SSSI working with farmers and local landowners. Benefits of the scheme so far

have included assessing the management condition of over 1,300 rhynes and conducting invertebrate and aquatic surveys.

Portishead Ecology Park and Portbury Wharf Nature Reserve

The Portishead Ecology Park provides flood storage capacity, for new development, in the form of an attenuation pond and scrapes. It was also designed to provide recreational public open space, as well as an ecological corridor in combination with the designated Portbury Wharf Nature Reserve; and wider area of the Severn Estuary open countryside, including the Gordano Valley. Together these sites comprise a mosaic of valuable wetland habitats (including ponds, scrapes and rhynes), grazing marsh, meadows, and hedgerows - supporting a variety of protected and notable species including amphibians (including great crested newts), schedule 1 birds (including barn owl) nesting birds, wading birds and wildfowl, bats, reptiles, water vole, otter and invertebrates.

Management and monitoring this past year has included:

- Preparation and implementation of the Portishead Ecology Park Management Plan 2017-2021
- Soft rush topping and reed cuts
- Pond ditch work
- Great Crested Newt monitoring survey
- Bat box inspections

Uphill Hill Local Nature Reserve, New Grazier

Uphill Hill is part of the Mendip Limestone Grasslands SAC, supporting a diverse floral habitat, rich with invertebrates. A new rare breed grazier has been secured, which will ensure continued management of this valuable grassland habitat, which includes three nationally rare plants: honewort, somerset hair-grass and goldilocks aster.

Kenn Hedge, Trendlewood Park, Nature Conservation Management Plan

The Kenn Hedge is a native, species-rich hedgerow which forms a green link and wildlife corridor along the edge of Nailsea. With on-going appropriate management Kenn Hedge provides a diverse structural habitat for local wildlife. Working with a local volunteer group, Friends of Trendlewood Park (FoTP), a new 5 year management plan has been prepared to maximise the ecological value of the hedge. The plan has been informed by botanical surveys and sets out a series of intermittent, rotational management needs to maintain and enhance the hedge for wildlife. Informative signage will be installed before and during any management works.

Ashcombe Primary School Bird Boxes

A Natural Environment Team project donated bird boxes to Ashcombe Primary School for their local park. The primary school children had a practical build session in school to assemble the bird boxes, followed by an educational talk in Ashcombe park by the Tree and Natural Environment Officers. The children then assisted the Officers to install over 20 bird boxes across the park.

LIVING WITHIN ENVIRONMENTAL LIMITS

Landscape and the historic environment

Heritage sites

North Somerset has:

- **36** Conservation Areas
- **1,100** Listed Buildings
- **68** Scheduled Monuments
- **8** Registered parks and gardens
- **58** Unregistered parks and gardens.

Source: English Heritage / North Somerset Council

Historic Environment

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

Historic England 'Heritage At Risk' Register

Eleven sites within the district are on the Heritage at Risk Register 2017. Four of these sites are Conservation Areas, five are Listed Buildings and two sites are Scheduled Monuments.

The four Conservation Areas at risk are:

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

The five Listed Buildings at risk are:

- Ashton Court, Long Ashton (Grade I listed)
- St Mary's Church, Portbury (Grade I listed – place of worship)
- Birnbeck Pier, Weston-super-Mare (Grade II* listed)
- Church of St Michael, Church Road, Dundry (Grade I listed – place of worship)
- Christ Church, Montpelier, Weston-super-Mare (Grade II listed – place of worship)

The two Scheduled Monuments at risk are:

- Elms Colliery, Nailsea (the buildings are also Grade II listed)
- Worlebury Camp, Weston-super-Mare

Worlebury Camp at Worlebury Hill, Weston-super-Mare is a new addition to the At Risk Register. The Scheduled Monument is a large multivallate hillfort which is in a declining condition due to vegetation growth.

The Scheduled Monument Conygar Hill in Portbury has been removed from the At Risk Register this year.

Conservation Areas

Currently four out of 36 of North Somerset's Conservation Areas are on the Heritage at Risk register. This represents 11.1% compares to 6% throughout England.

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

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

Barrow Gurney Conservation Area

The adoption of a new conservation area at Barrow Gurney is progressing. The updated conservation area appraisal has been produced and is currently with the Parish Council for comment. Once this has been passed by them it will then be put onto the North Somerset Council website for public consultation.

Listed Buildings

Ashton Court at Long Ashton is a large country house with a Grade I listing with the Registered Parks and Garden being Grade II*. The site is owned by Bristol City Council. At present the building is part occupied by the estate office and used as a hospitality facility. 80% of the building is unused and derelict and is subject to ongoing decay. Preliminary meetings are being held with Bristol Civic Society and Bristol City Council over the future of the site with the aim to secure its restoration and long term future.

Birnbeck Pier is a Grade II* listed structure linking Birnbeck Island to the mainland. Both the pier structure and the buildings are in very poor condition and at risk of further deterioration and loss of fabric. Historic England have previously awarded a grant to assist in establishing the repair and development cost of the pier.

Ferocious storms at the end of 2015 left the North Jetty of the pier unsafe and beyond repair. The council served a safety notice on the owners who subsequently applied to demolish the structurally unsound part, the consent was granted and the demolition is expected to be undertaken in the near future.

The Birnbeck Regeneration Trust are working with the owners, council and other interested parties to develop a viable scheme to take forward to bring the pier and surrounding buildings back into use. The Trust has applied for a Resilient Heritage grant from the Heritage Lottery Fund. The grant would

provide financial assistance to build the trusts capacity and help expand the management and knowledge of the organisation.

Architecture students from the University of the West of England have visited the pier to work on new ideas for the use of the pier buildings. Media students from Weston College have also spent time on the pier with the view to producing a short film.

Until a scheme has been identified and funding has been secured it is likely that the pier will stay on the Heritage at Risk Register.

St Mary's Church, Portbury is a Grade I listed church, owned by the Diocese of Bath and Wells. Work was completed in 2014 on the roof which was funded by a Heritage Lottery Fund grant. Despite these works the building has further issues including the sandstone wall being in poor condition. There are major structural voids in the aisle wall and further funding was applied for from the Heritage Lottery Fund in 2016.

The Church of St Michael, Dundry was first included on the 2015 register due to its deteriorating condition including damp problems, falling plaster work and failing roof. A Heritage Lottery Fund grant for Places of Worship was offered in 2015 after a successful application. A planning application has been approved for an extension and improvement works.

Christ Church, Montpelier, Weston-super-Mare is a grade II Listed Place of Worship and was a new entry on the 2016 register. The embedded ironwork is corroding and the high level stonework to the tower and spire is eroding.

Other Listed Buildings

Brimbleworth Farm (Grade II listed) has been without a roof since a fire in April 2005. Planning permission has been granted for a conversion into two dwellings along with the conversion of two outbuildings to dwellings as well as 11 new build dwellings on the site. There are several issues at this property including timbers rotting and the partial collapse of some external stone walls as a result of water ingress, and the majority of first floor structures have collapsed. The new build dwellings are under construction with some completions, however, work on the original farm house has not yet been undertaken.

Clevedon Pier which is a Grade I listed structure, has undergone works to create a new visitor centre. The biggest hurdle in constructing the visitor centre was the excavation of 800 tonnes of rock without damaging existing structures. The project had funding from Heritage Lottery Fund and the Coastal Communities Fund and is now complete with the centre opened in May 2016.

The project won the 'People's Choice' Angel award from Historic England, an award which was voted for by the public. The award recognises the collaborative partnership working lead by a strong community effort to preserve historic assets.

Clifton Suspension Bridge has launched a project to replace the toll booths on both sides of the bridge which are no longer fit for purpose. The original tolls booths on the Leigh Woods side will be refurbished with new ones replacing the 1970s additions. A planning application for this work was approved in July 2017. Work to restore the walk ways is currently underway. The replacement of the toll booths is expected to be complete by the end of 2018.

Weston-super-Mare Museum is a listed building in the centre of town. In March 2015 a Heritage Lottery Fund grant for over a million pounds was awarded to the museum for refurbishment and modernisation works. Work has been completed and the museum reopened to the public in August 2017.

Uphill Manor is a Grade II* listed building. In August 2016 an accidental electrical fire destroyed roofs, floors and staircases with smoke and water damage affecting most of the remaining interior. The property operated as a Bed and Breakfast and the owners have committed to the restoration of the property back to its original state. The restoration work has commenced and the replacement of the roof structure and repointing of the walls has already been completed. Work is now progressing on to the conservation of the Crace designed interiors. This involves cleaning off the soot and water staining and re-patching areas of damaged paint work where needed. The conservation and restoration works are due for completion in June 2018.

Although not a listed building, the Winter Gardens in Weston is an historic landmark building on the seafront. Weston College has now completed their renovation of the oldest part of the pavilion building. This is now once again open to the college and the public. The building has been given a fantastic facelift, freshly painted and with new windows.

Scheduled Monuments

Middle Engine Pit

Middle Engine Pit in Nailsea (also known as The Elms Colliery) is a scheduled monument and is owned by North Somerset Council. The structures within the scheduled monument are also Listed Buildings. This site is derelict and has previously been subjected to vandalism. Repairs to the boundary wall were completed early in 2016. A number of Health and Safety issues within the site have been addressed, including making safe the perimeter with Heras fencing and the installation of a new gate into the site. There is the possibility of some funding to assist with ensuring buildings at risk within the site are made safe.

Worlebury Hillfort

A stage 1 Heritage Lottery Fund bid has been submitted to apply for funding to undertake an archaeological condition survey of Worlebury Hillfort. This will inform a management plan, to be written by the Archaeologist in collaboration with the Streets and Open Spaces team. Volunteer work is still underway in the form of vegetation clearance. An outreach event was held for 120 local primary school pupils to highlight the importance of the hillfort and the need to ensure we look after it.

Congresbury Cross

The excavation undertaken by the council's archaeologist in 2016 to assess the extent of the cross under the road. It was discovered that the lower step was originally double height, and made up of two courses of stones. The lower one had become buried as road levels increased. Beneath this are large, flat foundation stones. There is no extra step, and a temporary measure is now in place to prevent further damage from traffic.

Heritage Projects

Heritage Action Zone (HAZ)

Weston-super-Mare was awarded Heritage Action Zone status by Historic England in March 2017. Through the funding from the HAZ the council has now employed a full time project officer and the initial stages of the project are underway. The most recent achievement of the project was the listing of Weston's train station which now has Grade II status.

Heritage Forum

Since the end of the monitoring period the North Somerset Heritage Forum held its inaugural meeting in November 2017, with representatives from 22 different heritage interest groups from across the area in attendance. These groups included a wide range of heritage interests such as archaeology, local history and civic societies.

Discussions took place around a number of topics including Know Your Place, heritage promotion, training opportunities and national heritage events, as well as regional research frameworks, current projects and enhancement of the historic environment record. Some great ideas for future collaborations between the groups themselves, and also with the council's heritage officers, were presented.

Southern Strategic Support Main

The Southern Strategic Support Main project from Barrow Gurney to Cheddar provided substantial opportunities for assessing previously unrecorded heritage assets in North Somerset. Whilst many of these were ditches relating to field systems, three areas, one in Churchill and two in Congresbury, warranted further investigation and targeted excavation. Near Churchill the archaeologists discovered a Romano-British settlement site, including pits, enclosure ditches and pottery. One of the most interesting finds was that of a burial which was found face down with the hob-nails from his boots still intact in the grave. The fact this burial was face down may mean that this was deliberate, or that over time the soil has moved, causing the bones to move.

It has previously been known that there was a Romano-British pottery industry located at Congresbury, although it is little understood. Excavations were undertaken in the 1960s on two kilns in the area, and local residents are very aware of the abundance of this pottery, often digging it up in their gardens. The Yatton, Congresbury, Claverham & Cleeve Archaeological Research Team (YCCCART) have also spent a lot of time surveying in and

around Congresbury on the hunt for these kilns, and were invited to a special viewing of the kiln whilst it was being excavated.

Know Your Place

North Somerset is part of the Know Your Place project, established in Bristol in 2011. Know Your Place North Somerset went live in May 2017, and there has been some great community participation. 2018 will see a number of training workshops put on as a collaboration between heritage officers and the Libraries service, which will travel around the district. It is hoped this will enthuse local communities to share their archives and local stories.

Joint Spatial Plan (JSP)

The Archaeologist and Conservation & Heritage Officer were involved at the earliest stages of plan-making for the JSP, ensuring that heritage and archaeology will be taken into consideration at the proposed sites. This work will be ongoing, ensuring comments are made and appropriate investigations and mitigation is in place.

Heritage Service Plan

The heritage officers have created a Heritage Service Plan which is now part of the Team Plan for Strategic Developments. This is due for review in early 2018, and sets out the main objectives for the heritage officers in terms of development management, enhancement of the historic environment record, current and ongoing projects, tourism links and involving local communities in heritage in North Somerset.

Historic Environment Record

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

Layers on the HER interactive map are:

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

There is now a five-year Action Plan in place for the HER, in response to Historic England's audit in March 2016. A number of tasks within the Action Plan have been completed in the last year, including the implementation of procedures and policies to streamline the service, quantification of archaeological and heritage reports held in the reference collection, and records being updated and added to the database.

LIVING WITHIN ENVIRONMENTAL LIMITS

Green Belt

Size of the Green Belt

The size of the Green Belt within North Somerset is 154.9 square kilometres, which covers 40% of the district. There has been no change to the Green Belt during the monitoring period.



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

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

Development within the Green Belt

Through the planning system the council seek to protect the Green Belt from inappropriate development with no net loss of the Green Belt area. No major applications were approved in the Green Belt during the monitoring year.

LIVING WITHIN ENVIRONMENTAL LIMITS

Waste

New waste management facilities

No planning applications for waste management facilities were approved in North Somerset during the monitoring period.

Joint Waste Core Strategy

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

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

Delivering the JWCS relies upon a robust monitoring system. This is set out in section 7 of the JWCS. The tables below show monitoring results for the JWCS for North Somerset only, against key indicators, for 2016/17. A copy of the adopted JWCS document is available to view at

www.westofengland.org

Recycling/Composting

Unitary Authority	Capacity of applications approved during 2015/16 (tonnes)	Capacity lost during 2015/16 (tonnes)	Capacity operational at 31/03/2016 (tonnes)	Capacity permitted but not operational at 31/03/2016 (tonnes)
North Somerset	0	0	268,200	0

Recovery

Zone & indicative requirement for residual waste treatment capacity as set out in the JWCS	Capacity of applications approved during 2015/16 (tonnes)	Capacity lost during 2015/16 (tonnes)	Capacity operational at 31/03/2016 (tonnes)	Capacity permitted but not operational at 31/03/2016 (tonnes)	Electricity and/or heat output from operational recovery facility (MW)
E~100,000tpa	0	0	15,000	0	1.1

Note: While part of North Somerset falls within JWCS zone A, the amount of Recovery capacity permitted or operational in that North Somerset part remains at 0.

Hazardous/Non-Hazardous Landfill – N/A

Inert Landfill

Unitary Authority	Site Name	Capacity of applications approved during 2015/16 (tonnes)	Landfill capacity which became unavailable during 2015/16 (tonnes)	Landfill operational at 31/03/2016 (tonnes)	Landfill permitted but not started at 31/03/2016 (tonnes)
North Somerset	Durnford Quarry	0	0	Approx 382,500 tonnes per annum for 20 years (2012-2032)	0
North Somerset	Lulsgate Quarry, Felton	0 (time extension only for restoration to Nov 2021 permitted by 16/P/2915/F)	0	Unspecified quantity of restoration material and finishing top soils to be imported to allow for restoration of quarry to Nov 2021	0

Commentary

Approval was granted in July 2017 for an application to vary conditions of other consents. This included an increase in the time period (to November 2021) for the importation of restoration materials and finishing sub and top soils to allow for the restoration of Lulsgate Quarry to a community recreation area.

LIVING WITHIN ENVIRONMENTAL LIMITS

Minerals

Production of primary land won aggregates and secondary and recycled aggregates

We are unable to publish details of the amount of primary land won aggregates in North Somerset for 2016/17, due to confidentiality issues. Data on production of crushed rock across the West of England sub region in recent years is available in the [published annual reports](#) of the South West Aggregates Working Party.

Landbank of crushed rock

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

LIVING WITHIN ENVIRONMENTAL LIMITS

Transport and movement

Transport accessibility

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

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

Nationally the figures are:

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

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

Source: 2011 Census Travel to work statistics

Car ownership

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

Source: 2011 Census

Traffic

In 2016 motor vehicle traffic in North Somerset was **2,522** million kilometres, an increase from **2,339** million kilometres in 2015. Department for Transport figures show traffic growth of 27.4% on North Somerset roads between 2000 and 2016.

Source: Department for Transport Road Traffic Statistics

In 2016 there were 46 reported killed and seriously injured casualties on North Somerset roads. This is a decrease on the 2015 figure of 49.

Source: Department for Transport Reported Road Casualties Great Britain: 2016 Annual Report

Joint Local Transport Plan

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

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

A progress report setting out what was delivered in 2015/16 and how we performed against our targets and indicators is available at <https://travelwest.info/projects>

Joint Transport Study

Alongside the Joint Spatial Plan, the four West of England councils have developed a major study to shape the future of our transport network over the next 20 years. The purpose of the Joint Transport Study (JTS) was to provide a clear direction for the long-term development of the transport system in the West of England to 2036 and beyond. The study was required to address the combined impact of current challenges on the network, growth from committed development in Local Plans and additional longer term growth up to 2036. The JTS has been endorsed by the West of England Joint Committee in October 2017. The next stage will be to take account of the JTS and recommendations in the Joint Local Transport Plan consultation in summer 2018. The Joint Transport Plan is available at www.jointplanningwofe.org.uk

Rail

The council aims to increase transport choice and promote accessibility by maximising and developing the transport network and reducing congestion. The North Somerset Core Strategy together with policies in the Sites and Policies Plan Part 1 document sets out that only acceptable railway related development on safeguarded land will be supported. No major improvements have been completed during the monitoring period.

Rail Survey

The need to provide an increase in transport choice and reduce congestion can be indirectly monitored through the amount of passengers using the rail service in North Somerset.

On a single selected survey day in November 2016, 4,271 passengers boarded trains using the five stations in North Somerset and 4,352 passengers disembarked. Activity at the five stations across the district is summarised below.

Station	Passengers on	Passengers off
Nailsea & Backwell	1,059	956
Yatton	741	753
Worle	818	832
Milton	205	202
Weston-super-Mare	1,335	1,493
TOTAL	4,158	4,236

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

Parking

The council completed an application to the Department for Transport (DfT) to adopt Civil Parking Enforcement powers (CPE) and from April 2017 the council took responsibility for on-street parking enforcement from the police who were previously responsible. CPE enables improved enforcement of parking regulations which leads to better parking in areas where there are restrictions, as well as improved turnover of parking spaces – supporting town centres and shopping streets by making it easier for visitors and shoppers to park.

CPE helps to improve safety of pedestrians and road users as people aren't able to flout restrictions such as double yellow lines or zig-zag markings.

Other benefits include:

- ensures fair access to parking
- acts a deterrent to inconsiderate and dangerous parking
- alleviates congestion and pollution by keeping the highway open for the free flow of traffic
- reduces the abuse of disabled parking spaces, leaving them free for genuine blue badge holders
- increases access and response times for emergency vehicles
- improves safety outside schools

Further details are available at www.n-somerset.gov.uk/parking

Walking, cycling and Rights of Way network

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

Work has been ongoing developing the North Somerset section of the England Coast Path between the River Axe and the River Avon a distance of approximately 30 miles. There are many challenges creating a coast path at Woodspring Bay due to wildlife and agricultural considerations. It is now anticipated that reports will be submitted to the Secretary of State early in 2018.

The Public Rights of Way Team have resolved 536 maintenance and obstruction issues on the network in the last twelve months. Work has also continued on the legal side dealing with numerous PRow diversion applications. Definitive Map Modification applications now have to adhere to deadlines directed by the Secretary of State.

Cycling

The council is committed to improving key cycle routes. The Brean Down Way was completed in June, connecting Uphill, Brean (holiday parks) and Brean Down – the first section of North Somerset's flagship Coastal Route. A new shared-use path alongside the busy A370 connecting the Brean Down Way to Weston-super-Mare Promenade is planned to be completed in 2018, subject to planning permission and a funding bid. The next phase will be Weston-super-Mare to Clevedon via Tutshill sluice – detailed plans are being negotiated with landowners and a funding bid is due to be submitted soon.

Together with the other West of England authorities we are now developing a joint LCWIP (Local Cycling and Walking Infrastructure Plan), for which we were awarded DfT support. This will identify and prioritise improvements to be made over the next 10 years.

During May 2016, we successfully bid for DfT Bikeability funding so we now have a resourced delivery programme through to March 2020.

During 2016/17, the following places were delivered:

- Bikability Balance (Reception/Year 1 children): 125 from two schools
- Bikeability Level 1/2 (children in Year 5/6): 1,220 from 34 primary schools (1,271 places delivered 2015/16)
- Bikeability 3 (children in Year 7/8): 284 from eight secondary schools (257 places delivered 2015/16)
- Bikeability Fix: 30 from one school

School Travel Plans

On a termly basis we send a newsletter containing guidance and information about national and regional campaigns related to active and sustainable travel to school and road safety initiatives.

We encourage the use of Modeshift STARS to create school travel plans and support planning applications. Modeshift STARS is a national awards scheme that recognises schools that have shown excellence in supporting cycling, walking and other forms of sustainable travel. The application process provides an online template that upon completion will generate a national standard school travel plan.

Our annual monitoring and reporting of mode of travel to school is held on an Excel dashboard. Schools are provided with summary documents showing analysis of their pupils travel and comparison to similar schools as well as mapping information. School Mode of Travel Data is also accessible to council officers via a mapping system which shows recommended walking and cycling zones, likely routes and the frequency they are used.

Workplace and Residential Travel plans

Travel Plans are a planning requirement for all new large or expanding developments as well as some smaller ones where there is expected to be a significant transport impact. Our Travel Plans Supplementary Planning Document (SPD) sets out the detail of what is expected from a developer to mitigate the transport impacts of their development and encourage more sustainable travel. During 2015/16, travel plans were secured for two residential and two business developments.

The council continues to promote, help and support organisations and businesses with a planning requirement for a Travel Plan and also those who are voluntarily developing a Travel Plan. This includes the promotion of sustainable travel initiatives and awareness campaigns under the brand Travelwest (www.travelwest.info/businesses) - such as the popular Annual Big Commuter Challenge and Travel to Work Survey jointly organised by the four local authorities that make up the West of England Partnership. All initiatives are recognised at the yearly Travel Awards ceremony.

Highway schemes and transport improvements

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

Work has progressed on the following major transport schemes:

- Ashton Vale to Temple Meads MetroBus – Part of a wider MetroBus network to provide a smarter way of travelling. Full Approval was given to the scheme in September 2014 by the DfT and the first services are due to

start operating in 2018. Updates on progress can be viewed at <https://travelwest.info/metrobus>

- South Bristol Link – The scheme includes a combined highway and rapid transit link with associated cycling and pedestrian infrastructure between Hengrove, the A38, the A370 and Long Ashton Park & Ride site. Details can be viewed at: <http://travelwest.info/metrobus/archive-papers/south-bristol-link>. The project gained Full Approval from the Department for Transport in January 2015. Construction was completed in early 2017 when the link was opened to general traffic.
- North/South Link Road, Locking Parklands – This link from the A371 to A370 West Wick Roundabout through Locking Parklands is a key part of the access strategy for the Weston Villages and will provide access to the development from either side. Planning work has progressed during 2017 and construction is expected to start in 2018/19 and is likely to last approximately 18 months.
- Cross Airfield Link Road (CAL) – Much of this link is already in place to serve the new housing developments that can be seen at Haywood Village from the roundabout on A371, and from the roundabout on Winterstoke Road. As it is built by the housing developer, the opening of the completed link is triggered by housing completions.
- M5 Junction 21 – The final phase of planned improvements at J21 are being prepared for anticipated delivery in 2019/20 linked to maintenance works that Highways England plan to carry out in the same location. Carrying out these works in tandem will keep costs down and keep delays to a minimum. The improvements will further increase capacity of the northbound on-slip and help reduce the queuing and delays that have begun to occur again since implementation of the last phase of improvements.
- M5 Junction 19 – Funding has been granted by the Department for Transport to deliver interim improvements around junction 19. Some of the money is earmarked to widen a section of the A369 at Wyndham Way. This scheme will reduce the evening peak time queues that currently build up for traffic heading towards Portishead. Reducing those queues is key to facilitate any further improvements at J19 itself. Delivery of the Wyndham Way scheme is currently expected in 2018/19.

Air Travel

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

The Bristol Airport 2016 Operations Monitoring Report provides information on the activity at the airport over the past year. Some key figures are:

- There were a total of 73,754 aircraft movements, an increase of 8% over the past year. The number of passengers increased by 11%, to a total of 7,622,619.

- Over 939,300 passengers used the Bristol Flyer Airport Express bus service to Bristol, an increase of 5.3% on last year and a 256% increase since 2006.
- An estimated 13% of air passengers used public transport for their journey to or from the airport.
- The number of full time equivalents employed at the airport is 3,070, up from 2,818 on the previous year. The number of companies operating at the airport is 52.

Since the end of the monitoring period the airport have launched a consultation on the long term future of the airport. This is to inform a masterplan up until 2050 which will accommodate up to 20 million passengers per year. Further details are available at www.bristolairportfuture.com

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

High quality design

Housing Quality and Design

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

Policy DM32: High quality design and place making of the adopted Sites and Policies Plan Part 1 sets out criteria against which planning applications will be determined. The Weston Villages SPD sets out further specific detailed guidance for this major mixed use development area.

Two Residential Design Guide SPDs have been adopted. Section 1 covers protecting the living conditions of neighbours (adopted January 2013) and Section 2 details appearance and character of house extensions and alterations (adopted April 2014). These documents are available to download from our website at www.n-somerset.gov.uk/SPDs. Other guidance has been produced to aid high quality design including a Development Management Advice Note on recycling and waste (September 2013) and a Highways Development Design Guide (December 2015).

Sustainable Buildings and Places

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

The policy also refers to the Code for Sustainable Homes and the Lifetime Homes scheme. The Government released a Written Ministerial Statement in March 2014 stating that the Code for Sustainable Homes and the Lifetime Homes schemes would be wound down and replaced with a simplified system incorporated into Building Regulations. The policy also references BREEAM standards which ensures buildings are of sustainable design and construction.

The Creating Sustainable Buildings and Places in North Somerset Supplementary Planning Document was adopted in March 2015. The document has been produced to support policy CS1: Addressing climate change and carbon reduction and CS2: Delivering sustainable design and construction of the Core Strategy. The document also updates policy CS2 following the change in national policy.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Scale of new housing

Housing provision

Policy CS13 of the Core Strategy sets out the scale of new housing proposed for the district over the plan period and CS14 sets out how this is proposed to be delivered in line with the spatial strategy of the plan.

The council re-adopted Policy CS13 during 2015, which has had the effect of increasing the plan period housing requirement to 20,985 dwellings. Re-examination of the other remitted policies, including Policy CS14: distribution of new housing followed, and the council adopted the remaining remitted policies in January 2017.

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

Five year housing land supply

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements. The council published a land supply position statement in April 2017, and a mid year update in October 2017. These documents are available to view on our website at www.n-somerset.gov.uk/planningpolicy. The next update will take place in April 2018.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

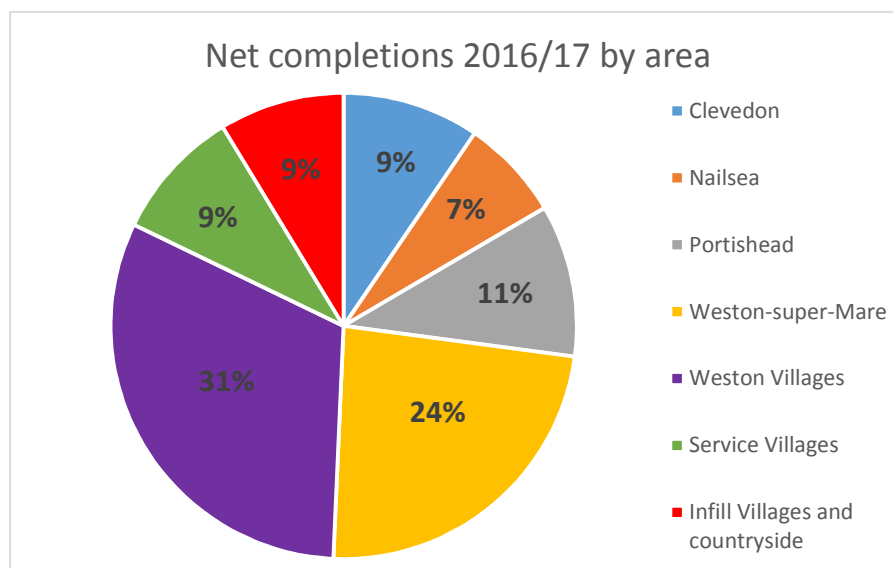
Distribution of new housing

Net completions by area 2016/17

Area	Completions
Clevedon	81
Nailsea	60
Portishead	90
Weston-super-Mare	201
Weston Villages	268
Service Villages	78
Infill Villages, smaller settlements and countryside	74
Total	852

Location of housing completions

This year 82% of dwelling completions were recorded within the four towns or on the major Weston Villages strategic site. A further 9% are within Service Villages as per the Core Strategy settlement hierarchy.



Proposed housing allocations

Progress has been made on the Sites and Policies Plan Part 2: Site Allocations. The document was submitted to the Planning Inspectorate in February 2017 for examination. Hearings were held in May 2017 with the Inspector indicating additional work will needed to be undertaken in relation to housing supply. The plan is now expected to be adopted early in 2018. Further updates will be given in future AMRs. The document carries forward a number of housing allocations from the Replacement Local Plan and identifies new sites that are suitable for housing or mixed use schemes, in line with the Core Strategy settlement hierarchy. Further details are available to view at www.n-somerset.gov.uk/sitesandpolicies

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Mixed and balanced communities

Vacant housing

North Somerset Council have an empty property delivery plan that sets out the approach to bringing long term empty properties (empty and unfurnished for more than six months) back into use. From 2011-2016 the total number of empty homes has been reduced by 17% from 1,744 to 1,460 properties and the number of long term empty homes has reduced from 287 to 237.

Completions by size of dwelling

One of the North Somerset Replacement Local Plan general development principles is to maintain mixed and balanced communities by ensuring new build developments and conversions provide a suitable range of dwelling types and bed spaces. Providing a wide range of dwellings is an important aspect of improving access and choice in housing and meeting the existing and future housing needs of the area. The mix of dwellings completed during 2015/16 was as follows:

	Number	%		Number	%
TOTAL NUMBER OF HOUSES	508	59.7	TOTAL NUMBER OF FLATS	344	40.3

Houses in Multiple Occupation

Core Strategy Policy CS15 relates to ensuring mixed and balanced communities across the district. One of the indicators is to monitor the change in the number of licensed Houses in Multiple Occupation (HMO) as ongoing monitoring will assess the effectiveness of the policy approach.

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

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

There are currently 184 (October 2017) licenced HMOs within North Somerset.

Housing provision for older people

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

- Care homes provide accommodation and personal care, with some providing nursing care for older people who can no longer live independently.
- West of England Care and Repair is a not-for-profit organisation whose purpose is to enable older and disabled people to live independently. A range of services are offered from minor home repairs to home adaptations.
- Extra-care housing offers more care and support to residents than sheltered housing does. It allows residents to live in their own properties on specially developed sites, with a 24-hour professional support team on site.
- The council own a number of private retirement properties throughout North Somerset which people aged over 55 can buy.
- Sheltered properties are designed and managed with retired and elderly people in mind. They are grouped together, creating a community, which helps to promote friendship and a feeling of security.
- Telecare is the term used to describe a range of discreet devices and wireless sensors that can assist in preventing or identifying events that might put an elderly person at risk.

The adopted Sites and Policies Plan Part 1 contains policies relating to care homes, care provision and ensuring new homes are built to a standard that allows people to maintain independence in later life.

Family housing

Local research has shown that within Weston-super-Mare there are issues around the provision of family housing within certain small areas where a high number of properties have been converted into flats. Policy DM39 of the Sites and Policies Plan Part 1, adopted July 2016, details the restriction of the sub-division of properties in certain areas in Weston-super-Mare. Detailed boundaries are allocated in the plan. The performance of this policy will be reported on in future AMRs.

Self build opportunities

The self build market is growing and the council recognises the importance of allowing opportunities for this sector. We are committed to supporting self-build development for local people wishing to access market or affordable housing. The National Custom and Self Build Association website and the Self Build Portal website bring together a range of information and support for those wanting to get involved in a self build project. The council now has a self build register where people can register their interest in plots which come available.

The ongoing SHMA work will assess demand for self build plots, and future AMRs will report on any known self build or community build projects.

A scheme has been completed at Lawrence Road, Worle for the development of 14 residential flats. The scheme was a flagship train and build opportunity for ex-services personnel. Assistance was given from the

Community Self Build Agency and the contractor provided onsite training. Participants had the opportunity to attend a bespoke training program at Weston Technical College. All units are affordable rent tenure and personnel who have taken part in the scheme had the opportunity to live in one of the units they helped build.

DELIVERING STRONG AND INCLUSIVE COMMUNITIES

Affordable housing

Affordable Housing Targets

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

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

Affordable Housing Completions

During the period 2016/17, 138 new affordable housing units were provided.

Year	Social rent	Affordable rent	Shared ownership	Intermediate rent	Re-provision (additional units)	Shared Equity	TOTAL
2006/07	92	n/a	34	0	0	0	126
2007/08	119	n/a	62	0	0	0	181
2008/09	189	n/a	67	0	0	0	256
2009/10	143	n/a	6	0	0	0	149
2010/11	64	n/a	2	1	0	0	67
2011/12	1	0	21	4	0	0	26
2012/13	51	52	17	17	1	0	138
2013/14	24	107	16	2	0	0	149
2014/15	10	132	11	0	0	0	153
2015/16	33	48	24	7	0	14	126
2016/17	48	28	62	0	0	0	138

DELIVERING A PROSPEROUS ECONOMY

Supporting a successful economy

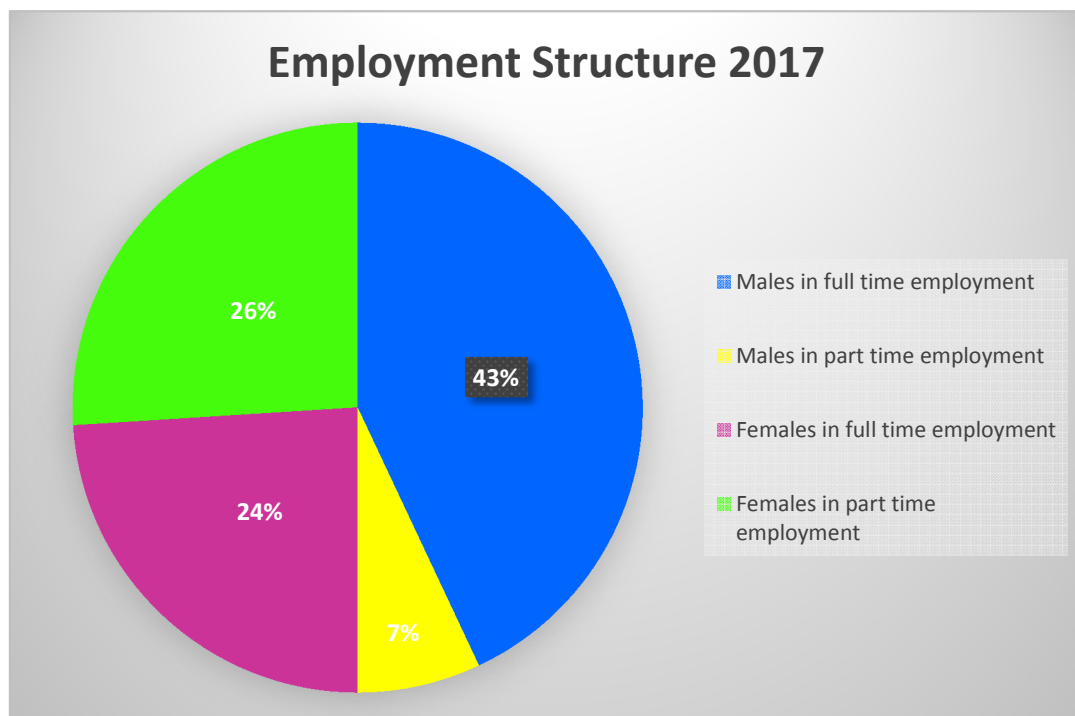
Economic activity

83.2% of North Somerset residents aged 16 to 64 are economically active, this is an increase of 2.5% on the previous year. This compares to 80.8% in the South West and 78.1% in England and Wales.

Source: Annual Population Survey April 2016 - March 2017

Employment structure

- **66.8%** of 16-64 year olds in North Somerset work full time and **33.1%** work part time. In England and Wales, 74.6% work full time and 25.3% work part time.
- **85.4%** of the economically active males work full time and **14.8%** work part time. In England and Wales, 88.5% of the economically active males work full time and 11.4% work part time.
- **48.5%** of the economically active females work full time and **51.5%** work part time. Nationally, 58.9% of the economically active females work full time and 41% work part time.



Source: Annual Population Survey April 2016 - March 2017

Income

- In 2016 the average gross annual pay for full time employees **working** in North Somerset was **£26,943**, an increase on the previous year. Currently average earnings for employees across the South West are £26,348 per annum.
- The average full time gross pay for the **residents** of North Somerset in 2016 was **£29,933**, an increase of £447 since 2015. This is higher than the average figure for England and Wales which was £28,353.

Source: ONS Annual Survey of Hours and Earnings 2016

Productivity

Region	Enterprise Births	Enterprise Deaths	Active Enterprises
England and Wales	386,150	301,480	2,597,505
South West	31,775	24,005	234,475
North Somerset	1,105	945	9,285

Business Demography 2016, Office for National Statistics

Total amount of additional employment floorspace – by type

	B1a Office	B1b Research and Development	B1c Light Industry	B2 General Industry	B8 Storage and Warehouse	Total
Large site gains (sqm)	0	0	0	985	0	985
Large site losses (sqm)	2,912	0	0	0	0	2,912
Small site gains (sqm)	40	0	0	462	175	677
Small site losses (sqm)	2,511	0	35	603	882	4,031
Net gain (sqm)	-5,383	0	-35	844	-707	-5,281

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

During the 2016/17 monitoring period one large employment site was developed resulting in a gain of employment floorspace and three sites were developed resulting in a loss. A total of 985sqm has been gained and there has been a loss of 2,912sqm.

The completed developments are summarised below.

- A storage building to house vessels during manufacture at a cider brewery in Sandford was completed providing an extra 985sqm of B2 floorspace.
- Office buildings located at Nailsea High Street, Harbour Crescent in Portishead and Parkway, Worle have all been converted to flats resulting in a collective loss of 2,912sqm of B1a floorspace. All three

sites were granted permission by permitted development rights allowing for the change of use from office space to residential without the need to submit a formal planning application to the local authority.

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

	B1a	B1b	B1c	B2	B8	Total
Gross sqm completed	0	0	0	985	0	985
Gross sqm completed on PDL	0	0	0	985	0	985
% completed on PDL	~	~	~	100%	~	100%

Employment land

The adopted Core Strategy focuses on supporting a successful economy and seeks to provide an additional 10,100 jobs by 2026 by allocating around 114 hectares of land for B class uses. This will help address the issue of out-commuting and will increase self-containment, particularly in Weston-super-Mare. The Sites and Policies Plan Part 2 will allocate new employment sites as well as protecting existing ones.

Supporting the local economy

Employment led development within North Somerset is key in ensuring that there is a balance between new homes and local job opportunities. The Economic Development team have refreshed the Economic Plan for the district covering the period from 2017 to 2036. We are working closely with key landowners, developers and agents to make sure that there is a focus on creating a range of new jobs as part of the developments coming forward within the Junction 21 Enterprise Area. As such, a range of services exist to assist with the delivery of business proposals which have significant economic benefits. These are detailed below.

Simplified Planning

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

Local Development Order

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

A second LDO is currently being prepared to support the development of a food and drink centre on the former Weston Airfield site as part of the Weston Villages development. The document was consulted on in Summer 2016 however the adoption has been delayed. Work will resume on the LDO in early 2018 with adoption expected in the Spring.

Local Economic Development Protocol

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

Transport and infrastructure

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

We are also continuing to work with other local authorities as part of the Connecting Devon and Somerset project, which encompasses the six areas of Devon, Torbay, Plymouth, Somerset, North Somerset and Bath and North East Somerset. The project aims to deliver superfast broadband (over 24Mbps) to 100% of premises within the allocated area by 2020 and will be delivered in two phases.

Phase 1 has been completed providing superfast broadband to 278,000 residents and businesses using fibre optic technology. The second phase of the project has now had European Union approval and will be rolled out in the coming months. Further details can be found on the project website www.connectingdevonandsomerset.co.uk.

DELIVERING A PROSPEROUS ECONOMY

Retail

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

	A1 Retail	A2 Financial and Professional	B1a Office	Total
Town Centre Gross Gains	0	190	0	190
Town Centre Losses	405	0	1,449	1,854
Town Centre Net Gains	-405	190	-1,449	-1,664

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

	A1 Retail	A2 Financial and Professional	B1a Office	Total
North Somerset Gains	2,874	190	40	3,104
North Somerset Losses	715	53	5,423	6,191
North Somerset Net Gain	2,159	137	-5,383	-3,087

This monitoring period has seen a decrease in the amount of A1 floorspace in town centres. Overall, throughout North Somerset, there has been a net increase in A1 floorspace. Office floorspace has also declined in the town centres with losses recorded in the past 10 years.

Retail Centres

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

Towns	Weston- super- Mare	Portishead	Clevedon	Nailsea
Total units	620	136	153	172
Vacant units	75	5	12	33
% of vacant units	12%	4%	8%	19%
Total PRF units	156	76	63	47
Vacant PRF units	14	4	6	9
% of vacant PRF units	9%	5%	10%	19%

% of total units in A1 use	42%	53%	46%	46%
% of total PRF units in A1 use	67%	61%	65%	72%

April 2017

PRF – Primary Retail Frontage

In defined town centres, policy indicators and targets state that the proportion of primary retail frontage (PRF) units in a non-retail use should not exceed 30% and vacant units should not exceed 10%.

Both Weston-super-Mare, Clevedon and Portishead have vacancy rates which do not exceed 10% in the PRF. This year Weston-super-Mare's PRF has seen a reduction in vacant units taking the vacancy rate of the PRF under 10%. Nailsea has a significantly higher vacancy rate than the other towns in the district and exceeds the target. However, Nailsea is the only town currently meeting the target of units in retail use, exceeding the 70% target in the PRF.

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

	Number of Units	A1 Use	Vacant
District Centre			
Locking Castle, WsM	14	5	0
Queensway, WsM	14	9	1
Worle High Street, WsM	108	45	9
Hill Road, Clevedon	79	46	3
Local Centre			
Backwell	47	18	2
Banwell	14	4	2
Churchill	3	3	0
Congresbury	41	26	2
Easton-in-Gordano/Pill	24	8	2
Long Ashton	22	10	2
Winscombe	62	29	3
Wrington	24	10	3
Yatton	51	25	2
Bournville, WsM	9	3	1
Castle Batch, WsM	9	4	0
Coronation, WsM	7	4	1
Locking Road, WsM	12	6	0
Milton Hill, WsM	12	5	2
Milton Road, WsM	34	22	3
Oldmixon, WsM	13	9	0
Whitecross Road, WsM	28	17	1
West Hill, Portishead	15	7	1

A1 uses in the local and district centres can be significantly lower than in the primary retail areas of the four towns. This can be explained by the smaller size of the centres and the fact that they must serve a community as well as a retail function.

Weston Town Centre

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

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

- The Town Centre Supplementary Planning Document was drafted, based on the masterplanning work undertaken earlier in 2015/6 and underwent public consultation at the end of 2016, with amendments leading to final adoption in February 2017.
- The Council has purchased the former magistrates court and police station, to develop modern urban apartments on the site now known as Walliscote Place. Work is underway on a planning application for the site.
- The HCA purchased significant sites in the town centre for further residential developments, including Locking Road car park, Dolphin Square phase 4, former Sands nightclub site and Oxford Corner restaurant and the Weston Links site adjacent to Herluin way. Work is underway on schemes for these sites with the first planning applications expected to be submitted in early 2018.
- The council worked with the owners and occupiers of the 17 properties at The Centre to refurbish the external façade, create a pocket park on the wide pavement at the front and seek to address problems with waste collection at the rear of the properties.
- Work on the Legal and Professional Services Academy at the Winter Gardens is complete.
- Building work has progressed on the £18m third phase of McLaren Life's development at Dolphin Square. Since the end of the monitoring period units have started to open for business with the eight screen cinema due to open in January 2018.
- The Stable Creative Hub located on Wadham Street is now up and running. The council secured funding for the development of the hub to provide business start-up space and support for creative sector micro-businesses and entrepreneurs. Since opening the hub has offered free hot-desking to digital/creative entrepreneurs and hosted its first event which saw Google offering a variety of free face-to face digital marketing courses.
- The Heritage Action Zone (HAZ) project is a 3 year, joint project between Historic England and NSC with approximately £600k of

funding aimed at celebrating, promoting and maximising the economic value of heritage in Weston town centre. This includes;

- Researching Weston's heritage and urban development, to inform a new book
 - Reviewing Weston's listed buildings and Conservation Area
 - Bringing the town centre's historic buildings back into use
 - Grant schemes to improve the public realm, shop signs and shopfronts, access to Weston Museum, the seafront and side lanes
 - Improved design standards and quality to conservation areas and surrounding areas
 - A local listing project
 - Heritage health walks and a 'Looking Up' initiative to encourage appreciation of Weston's heritage map
- The first phase of the Italian Gardens refurbishment has been completed. This saw a complete redesign of the area resulting in a contemporary public space featuring a water fountain. Further phases to the project are due to take place in 2018 which include road work on South Parade (to expand the pavement, improve level access to Italian gardens and facilitate better traffic movement), and to Spider Lane.
 - The council have secured £2.95m and have a bid in to the LEP for a further £1.5m for works to enhance Station Road and Alexandra Parade to improve them for buses, pedestrians and cyclists. Design work is due to start in early 2018 with construction beginning next autumn in Station Road.

DELIVERING A PROSPEROUS ECONOMY

Tourism

Tourism Activity

- Altogether there were 8.2 million visitors to North Somerset in 2016.
- There were 7,683,000 day visitors to North Somerset in 2016.
- There were 526,000 staying visitor trips to North Somerset spending a total of 1,765,000 nights in 2016.
- Staying visitors from the UK stayed an average of 2.74 nights and overseas visitors stayed an average of 6 nights.
- The total value of tourism in 2016 was £375,339,000.
- The number of people employed directly and indirectly by tourism in North Somerset is estimated to be 5,031 full time equivalents.

Source: The Economic Impact of North Somerset's Visitor Economy 2016

Tourist Accommodation

Core Strategy Policy CS22 has a clear intention to monitor the number of tourist accommodation bed spaces in Weston-super-Mare, and across the rest of the district. The following table shows the number of tourist bed spaces, pitches, units and berths in North Somerset based on information from SWRTB and North Somerset.

Accommodation supply	Number	Measure
Hotels	3803	bedspaces
Guesthouses	824	bedspaces
Inns	269	bedspaces
B&B	383	bedspaces
Farms	21	bedspaces
Self-catering	274	units
Touring caravans/tents	804	pitches
Static vans	316	pitches
Holiday centres	363	units
Group accommodation	0	bedspaces
Campus	0	bedspaces
Second homes	374	units
Marinas	250	berths

Source: SWRTB and North Somerset Council 2016

DELIVERING A PROSPEROUS ECONOMY

Bristol Airport

Expansion

Long term plans for the airport are set out in the Bristol International Airport Master Plan 2006 - 2030. This can be viewed at

www.bristolairportfuture.com

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

The first and second phases of the terminal expansion opened to passengers in July 2016. This provided a 9,000 square metre structure housing improved facilities for passengers boarding flights including a larger pre boarding area with an increased number of security lanes. In June 2017 a refurbished immigration hall was opened providing improved facilities including 10 ePassport gates, two extra interview rooms and a new drug testing lab. A new 201 room hotel has also opened at the airport as well as a new reception and expanded car park at the Silver Zone parking facility.

Further development will be undertaken to provide improved facilities including the construction of a new multi-storey car park opposite the terminal which is due to open in summer 2018.

Employment

The Bristol Airport 2016 Operations Monitoring Report states that the number of people working at the airport in the summer was 3,070 full time equivalents, up from 2,818 in 2015.

DELIVERING A PROSPEROUS ECONOMY

Royal Portbury Dock

Within the Core Strategy, Policy CS24 provides that the role of Royal Portbury Dock will be maintained and enhanced, and that land will continue to be safeguarded for port uses within the Sites and Policies Plan. Any significant development which is permitted will be reported on in future AMRs.

Planning permission has been granted in November 2016 at land to the west of Court House Farm, an eight hectare site adjacent to the docks, for development for port related uses. The site will be used for storage of cargo in transit, mainly motor vehicles.

ENSURING SAFE AND HEALTHY COMMUNITIES

Children, young people and education

Education

Key Stage 2

To raise standards in primary education the Government implemented a new set of tests for key stage 2 children in 2016. The tests assess maths, reading and spelling, grammar and punctuation with writing being assessed separately by teacher evaluation. The new method of assessment replaces the previous 'level' system with pupils either reaching the expected standard or being below the expected standard.

The new system is incomparable to the previous system so only 2016 results are included below:

Key Stage 2 Results: Percentage of pupils reaching the expected standard in reading	2016
North Somerset LA	71
South West Region	68
England	66
Key Stage 2 Results: Percentage of pupils reaching the expected standard in mathematics	2016
North Somerset LA	70
South West Region	68
England	70
Key Stage 2 Results: Percentage of pupils reaching the expected standard in grammar, punctuation and spelling	2016
North Somerset LA	73
South West Region	71
England	73

Source: Department for Education – National curriculum assessments: key stage 2

GCSE results

The percentage of pupils in North Somerset achieving 5 or more A* to C grades including English and Maths in 2016 was 57%, a slight reduction on the previous year's figure of 58.8%.

Source: Department for Education

A Levels (Level 3 qualifications)

A level results in North Somerset are above those for England as a whole with the pass rate for A* to E for the district 98.3% compared with 98.1% nationally in 2016.

Source: Department for Education

Educational Qualifications

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

North Somerset	47,041	28.4%
South West	1,193,337	27.4%

England and Wales	12,383,477	27.2%
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The population aged 16-64 with NVQ3 (A' levels or equivalent) is:

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

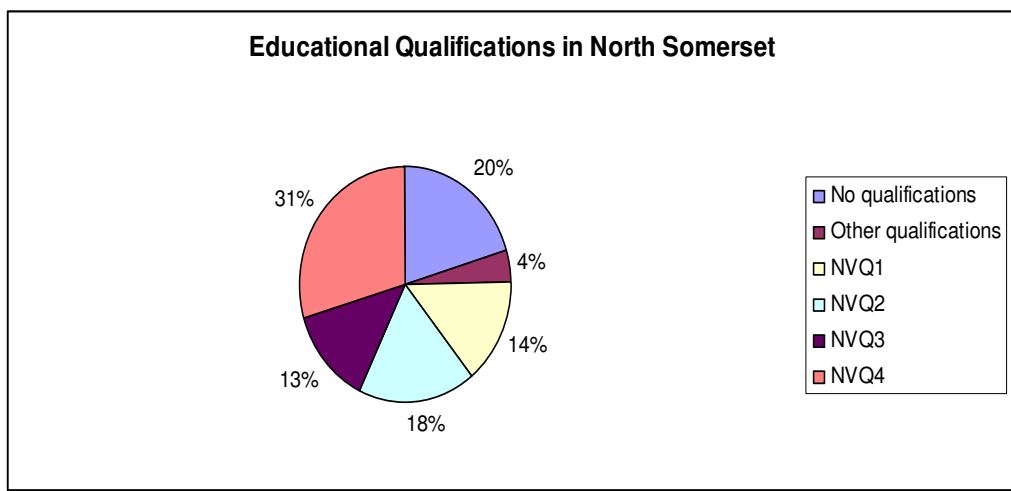
The population aged 16-64 with NVQ1 and 2 is:

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

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

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

NVQ1 equivalent = fewer than 5 GCSEs at grades A*-C, GNVQ or NVQ level 1
 NVQ2 equivalent = 5 or more GCSEs at grades A*-C, intermediate GNVQ or NVQ level 2
 NVQ3 equivalent = 2 or more A levels, advanced GNVQ or NVQ level 3
 NVQ4 equivalent = HND, Degree, Higher Degree Level qualification or equivalent



Source: Census 2011 Qualifications

Schools

North Somerset has:

- 63 primary schools
- 11 secondary schools
- 3 special schools
- 4 independent schools

In the new development at Winterstoke Village, Weston-super-Mare Haywood Village Academy (primary) opened in September 2016 and there are proposals for 3 further primary schools with planning consent. The North Somerset Enterprise and Technical College on Weston Airfield opened in 2014 and is part of the Inspirational Futures Trust. The college offers a full curriculum but specialises in science, technology, engineering and maths.

Weston College

The College offers a range of courses from entry level to degree level. There are three main campuses at present; the modern University Campus, the town centre Knightstone Campus and the South West Skills Campus.

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

Knightstone Campus is just a few minutes' walk from the town centre and has recently been refurbished to provide high quality facilities for students including a fitness suite and gym, kitchen and restaurant and a Higher Education Centre.

The South West Skills Campus has undergone a recent redevelopment and now includes the Construction and Engineering Centre of Excellence, the Automotive Technology Centre Sustainability Centre (including an eco-house) and the Future Technology Centre.

University Centre Weston

Weston College's multimillion pound redevelopment of the Winter Gardens in Weston's town centre is now complete. The building now houses the Law and Professional Services Academy. A wide variety of university courses are now offered in partnership with Bath Spa university and the University of the West of England.

School places

Core Strategy Policy CS25 has an indicator in place to monitor the number of extra school places and those funded through development. The table shows the number of school places throughout the district and the additional spaces created. Spaces funded through Section 106 contributions are located in Winterstoke Village providing new educational facilities to families moving to the development, there have also been three extra places funded at Winford Primary.

	Number of school places		Additional places	s106 funded places	Location of funded places
	Sep-2016	Sep-2017			
Primary	18,071	18,181	110	63	Haywood Village (60), Winford (3)
Secondary	12,316	12,396	70	70	NSETC
TOTAL	30,387	30,567	180	133	

Children's Centres

The main purpose of Children's Centres is to improve the outcomes for all young children with a particular focus on the most disadvantaged children. They offer a number of core services that will bring together education and childcare, family support and health services in an accessible way for young children and their families. There are currently 15 centres throughout North Somerset:

- Ashcombe Children's Centre
- Banwell, Winscombe and Sandford Children's Centre
- Castle Batch Children's Centre
- Clevedon Children's Centre
- Locking Castle and Locking Children's Centre
- Long Ashton Children's Centre
- Nailsea and Backwell Children's Centre
- Oldmixon Family Centre
- Pill Library and Children's Centre
- Portishead Children's Centre
- South Weston Children's Centre
- Weston Central Children's Centre
- Worle Library and Children's Centre
- Yatton Library and Children's Centre
- Yeo Valley and Rural Outreach Children's Centre

Phase one of the Community Access Review has now been implemented. This has resulted in some children's centres co-locating with libraries. Full details are on our website at www.n-somerset.gov.uk/CAR

ENSURING SAFE AND HEALTHY COMMUNITIES

Health

Life expectancy

The average female life expectancy in North Somerset is 83.8 years and the average male life expectancy is 80.3 years. In England the average life expectancies are currently 83.2 years for females and 79.5 years for males.

Source: North Somerset Health Profile 2016, Department of Health

Limiting Long Term Illnesses

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

Source: 2011 Census

General health

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

Source: 2011 Census

Joint Strategic Needs Assessment

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

ENSURING SAFE AND HEALTHY COMMUNITIES

Sport, recreation and community facilities

Sport and recreation

Policy CS27 of the Core Strategy aims to ensure that for all residents of North Somerset there is safe and convenient access to sport, recreation and community facilities. Policies DM68 (Protection of sporting, cultural and community facilities) and DM69 (Location of sporting, cultural and community facilities) of the Sites and Policies Plan Part 1 Development Management Policies seek to protect and enhance facilities.

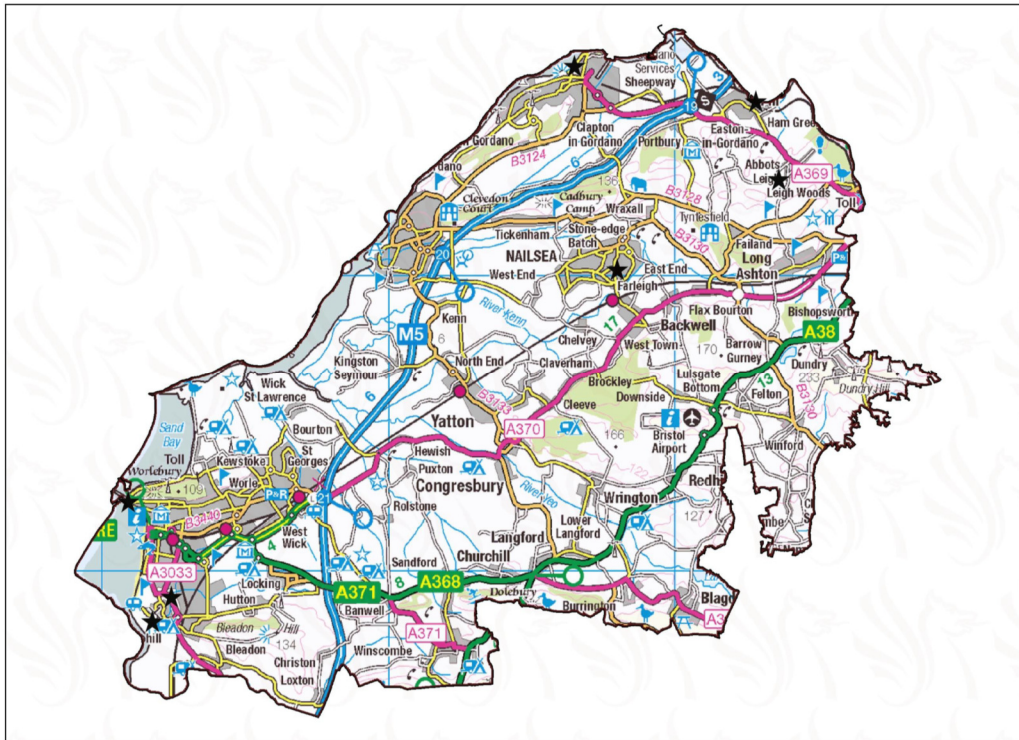
Monitoring of the provision of sport, recreation and community facilities will be focused on delivery. This will be assisted by the adopted Development Contributions Supplementary Planning Document.

A planning application was approved in February 2017 to extend the council owned Hutton Moor Leisure Centre. In September 2017 the new fitness suite opened comprising a 155 station gym plus two new studios for group exercise classes. Internal remodelling has also been completed to add an additional 25 bike studio and a dedicated dance studio and additional pitches have been provided outdoors.

Open spaces

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

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



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Further information on the Green Flag Award criteria can be found at <http://www.greenflagaward.org.uk/>

Community facilities

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

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

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

There are 12 libraries and a mobile library service which serve the district. Following the Community Access Review several changes have been made to the service on offer. The purpose of the Community Access Review was to look into whether the services offered to the community were fit for purpose and located in the most appropriate locations. The review incorporated 12 libraries and 14 children's centres across the district.

Further details of phase one of the review is available at www.n-somerset.gov.uk/CAR. Phase two of the review will look at services in Clevedon, Nailsea, Portishead and central Weston and will take place over the coming year.

Following the review three libraries have now co-located with children's centres, Yatton and Pill libraries now host the children's centre and Worle library moved from its original premises to combine with the existing children's centre. Other changes to libraries include Congresbury library transferring to the Parish Council who now run the facility and increased opening hours at Long Ashton and Winscombe libraries made possible by the introduction of self-service systems.

Further details of the libraries are available on our website at www.n-somerset.gov.uk/my-services/

AREA POLICIES

Core Strategy area policies

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

CS28: Weston-super-Mare

CS29: Weston-super-Mare town centre

CS30: Weston Villages

CS31: Clevedon, Nailsea and Portishead

CS32: Service Villages

CS33: Infill villages, smaller settlements and countryside

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

AREA POLICIES

Weston Villages

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

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

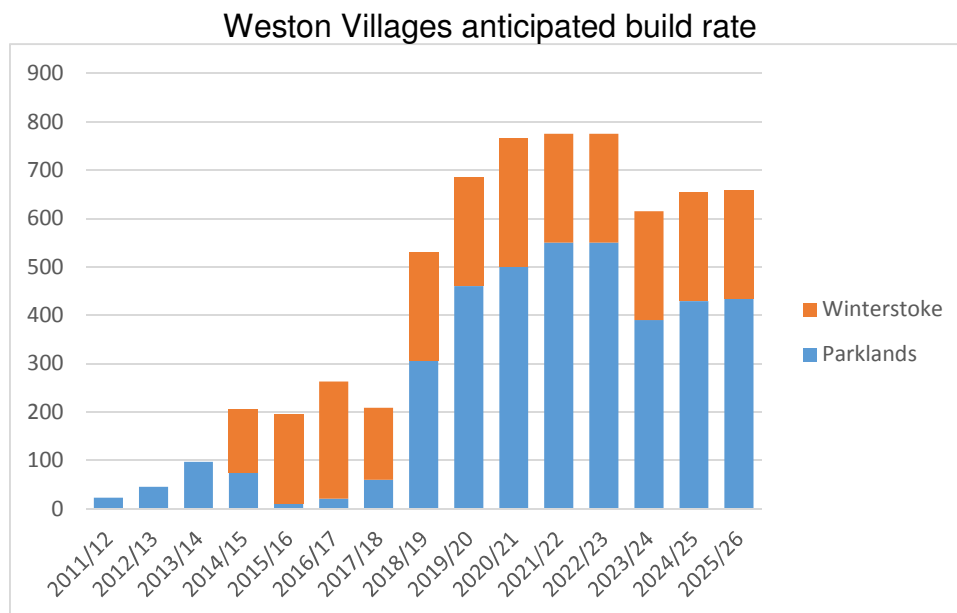
Total number of jobs and homes delivered at Weston Villages

Between 1 April 2016 and 31 March 2017 21 dwelling completions were recorded at Locking Parklands on Phase 3 of the development. Phases 1 and 2 are now wholly complete and occupied (250 dwellings in total). The first speculative office build is also now occupied.

On Winterstoke Village there were 242 residential completions recorded between April 2016 and March 2017, bringing the total complete on this side of the development to 559 overall.

During the monitoring year the first primary school opened to pupils from September 2016.

The trajectory charts below show the anticipated rate of delivery for the 6,500 total dwellings committed at Weston Villages over the plan period.



Figures 2011-2017 actuals, 2018-2026 forecast

Types of jobs delivered on site

At Locking Parklands the first office development is now occupied. At Winterstoke Village The Hive managed workspace facility continues to exceed its phased occupation plan. The Landing Light public house and Travelodge hotel also offer employment opportunities, as does the Enterprise Technical College. The first light industrial units are also now

complete and planning permission has been granted for further industrial uses.

Off site jobs

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

- 1) Where jobs are delivered on off-site land in the control of one of the landowners within the Weston settlement boundary, these are credited to that landowner. In 2016/17 there were no jobs within this category to report.
- 2) Where jobs are created on off-site land not in control of any of the landowners and not already linked to an employment-led housing allocation, 30% of the jobs are credited and shared between those landowners who are members of the Junction 21 Enterprise Area marketing group. This recognises the joint work of the developers in attracting employment to the town. All off-site job credits relate to the gross increase in new jobs delivered on employment and mixed-use sites within the Weston settlement boundary, and retail and leisure sites within the town centre and defined out of town retail area, subject to agreed exclusions.

Figures for 2016/17 will be confirmed in 2018.

Details of marketing and promotional strategies

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

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

Joint working

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

Duty to Co-operate

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

During 2016/17, the authorities have undertaken the following work to articulate their shared issues and priorities and to demonstrate their continued commitment to joint working.

Joint Spatial Plan and Joint Transport Study

The four West of England authorities are working together to prepare a Joint Spatial Plan (JSP) and supporting technical evidence base. The JSP is a strategic statutory development plan document for the West of England.

The JSP has been developed in accordance with statutory requirements, particularly around public consultation and engagement. It will provide the joint framework to ensure development requirements come forward across the West of England authorities’ area up to 2036 in a planned and co-ordinated manner. Whilst the JSP will not allocate new sites, it does identify new Strategic Development Locations (SDLs), which will in turn be brought forward as allocations through each authority’s new Local Plan. New site specific allocations and policy designations in Local Plans will need to be in conformity with the JSP. This method of approach demonstrates that the legal obligation of co-operation with each other on strategic matters is satisfied.

This co-operation on strategic planning matters is complemented by the approach being taken on future strategic transport issues. A review of strategic transport proposals through the Joint Transport Study (JTS) has informed future development proposals and the development of future strategic transport proposals up to 2036.

Consultation on the issues and options was undertaken between 9 November 2015 and 26 January 2016 and the results reported to members in June 2016.

The second consultation stage on the emerging spatial strategy for the West of England, ‘Towards the Emerging Spatial Strategy’ and the ‘Transport Vision Summary Document’ took place between 7 November and 19th December 2016. This document presented the updated housing and jobs targets, together with a potential set of locations and indicative capacities, to

accommodate the level of development up to 2036, with justification for their inclusion. The Transport Vision also took account of the views of stakeholders and the public during the previous consultation and includes an ambitious set of integrated packages to tackle current challenges on the network, as well as addressing the impacts of developments included in the JSP.

On 22 November 2017, the publication version of the JSP was published for full, formal public consultation in line with Regulations 19 and 20 of the Town and County Planning (Local Planning) Regulations 2012. Details of this consultation can be viewed [online](#).

As part of preparing the Joint Spatial Plan, a number of key evidence base documents have also been prepared. These include:

Strategic Housing Market Assessment

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

The SHMA documents produced to date for the JSP are:

- [Strategic Housing Market Assessment Volume 1](#)
- [Strategic Housing Market Assessment Volume 2](#)
- [Bath Strategic Housing Market Assessment: Establishing Objectively Assessed Need](#)

Sustainability appraisal (SA)

Government regulations require consultation with the Environment Agency, Historic England and Natural England on the scope of this Appraisal. Consultation on the draft Scoping Report was undertaken between 15th June and 20th July 2015.

A SA report has been published in support of each stage of producing the JSP, and these can be viewed at the links above.

Habitats Regulations Assessment (HRA)

A Habitats Regulations Assessment has been produced by the four unitary authorities. Its purpose is to set out the process undertaken pursuant to satisfying the requirements of the Conservation of Habitats and Species Regulations 2010 in relation to the JSP. The HRA report has been published alongside the 'publication' JSP. It can be viewed at the links above.

Infrastructure

This Infrastructure Position Statement (IPS) has been produced to support the JSP publication draft, in advance of a final Infrastructure Delivery Programme

(IDP). The infrastructure included in this paper focusses solely on the larger, more strategic transport schemes, strategic infrastructure provided by the utility companies and our statutory providers, and the provision of secondary schools (due to their cost and land requirement). Smaller scale infrastructure will be identified through each UAs Local Plan or site master-planning processes.

The IPS summarises the strategic infrastructure required to support “planned for” growth across the WoE (to 2027), as identified in the 4 UA’s Core Strategies. This provides the baseline position in respect of infrastructure delivery. It also provides a commentary on the issues surrounding the delivery of strategic infrastructure to support the development set out in the JSP.

Further details of the evidence base that has been prepared to support the JSP Publication Plan is available to view [online](#).

North Somerset has also engaged with Sedgmoor District to discuss cross border issues and opportunities. This includes the economic, transport and accommodation issues related to the Hinkley Point construction project, improving transport connections and accessibility on the A38 corridor between M5 J22 and Bristol Airport, including the future potential for new residential development at Burnham-on-Sea should North Somerset be unable to accommodate its own growth.

Local Aggregates Assessment (LAA)

A Local Aggregates Assessment has been prepared jointly by the four unitary authorities which together comprise the West of England (WoE) sub region. The LAA is part of the evidence base to inform the UAs Local Plans and covers the period 2006-2015.

Joint Planning Data Group (JaPDoG)

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

To ensure consistency of approach to monitoring, colleagues are involved in co-ordinating the preparation of a methodology paper to support the review of Local Plans and to assist in the provision of an evidence base to support other work including bids, as well as informing strategic studies such as the Strategic Housing Market Assessment (SHMA) and the Joint Spatial Plan.

Further information on the all of the duty to co-operate and joint working is available via the West of England webpage.