Economic Development Monitoring Report: Land and Floorspace Delivered in South Somerset (April 2017)

Executive Summary

Report provides specific data and analysis of economic development to complement the overall Authority Monitoring Report (AMR) produced in September 2016. It sets out data on the amount of land and floorspace *"completed"* between 2006 and 2016; and also outlines land and floorspace which is currently *"under construction"*, and that which has planning permission but has *"not yet started"*.

In overall terms, South Somerset has delivered **47 hectares of net additional land** since 2006. Over the same timeframe, South Somerset has generated **196,200 square metres of net additional floorspace**.

The vast majority of the net additional land and floorspace has occurred outside of the main settlements as defined in the South Somerset Local Plan (2006 – 2028). In locations outside of the main settlements, identified as the *"Rest of the District",* the level of delivery has been 30 hectares of net additional employment land and 87,800 square metres of net additional floorspace. This equates to 64% of the total land delivered, and 45% of the total floorspace delivered.

The relationship between net additional land and net additional floorspace is not directly proportional. At a settlement-level, there are places experiencing little net gain in land, but relatively high levels of net additional floorspace. This indicates that expansion of existing premises, changes of use within existing buildings, and the intensification of use on an existing site are playing an important role in driving economic activity; as much, if not more so, than delivering new land for economic development.

Analysing land and floorspace which is currently *"under construction"* allows for a perspective on the strength of the short term supply. At 31st March 2016, there were 75 permissions for economic development, where the development site was *"under construction"*. These proposals are set to yield 12 hectares of net additional land, and 11,300 square metres of net additional floorspace.

As with the completion figures, the *"Rest of the District"* is expected to deliver the majority of the short-term future supply of net additional land and floorspace – accounting for 63% of future land and 93% of future floorspace provision.

Looking at the longer term pipeline, there are 114 approved planning applications for economic development in South Somerset, where the development has *"not yet started"*. These applications equate to 36 hectares of net additional land and 82,600 square metres of net additional floorspace. Some sizable Local Plan allocations in Yeovil are included in this longer term potential, including the Bunford Park site, Lufton Business Park (Phase III) and land at Seafire Park on the Lynx Trading Estate.

The land and floorspace illustrated as *“not yet started”* is expected to be delivered over the plan period, but there is a degree of uncertainty over delivery as circumstances change - applications can lapse, can be superseded, and therefore never get built. The degree of uncertainty is greater than that associated with sites *“under construction”* because in that scenario investment decisions have already been made.

Traditional employment Use Classes (e.g. B1, B2, and B8) continue to provide significant amounts of new land and new floorspace. Taken together these three Use Classes represent nearly 55% of net additional land, and over 53% of net additional floorspace. This would appear to reflect and respond to the nature of the existing South Somerset economy, with, for example, prominent advanced manufacturing and aerospace sectors requiring these Use Classes.

However, there is a noticeable rise in the amount of new land and new floorspace created by non-traditional; service-sector based Use Classes (e.g. A, D and Sui Generis). It will be important to continue to monitor the inter-relationship between these two different facets of the economy, to understand whether those Use Classes associated with the service-sector may overtake and dominate traditional uses in terms of their impacts on land-use planning.

Of course, it is not just the use of land and buildings which needs to borne in mind when analysing this data. There are wider issues associated with the number of jobs, the productivity of those jobs, and the type and location of businesses that these non-traditional Use Classes support. Nonetheless, any shift in the economy and way that land and building are being used and developed is an important factor in future policy-making and decision-taking.

Robust data on land and floorspace is important to properly judge the performance of the South Somerset Local Plan (2006 – 2028) policies. The Local Plan policy is 10 years’ into its life, which corresponds to 45% of the way through the plan’s overall timeframe. In comparison, the total net land completion figure represents 31% of the local plan’s overall target.

The level of progress towards the policy target is significantly enhanced by the *“Rest of the District”* figures. When looking at the level of delivery across the main settlements progress is somewhat mixed, with some of the larger towns only delivering small amounts of net additional land.

Little net additional land delivery has occurred in the main settlements as defined in the Local Plan. Delivery in the Local Market Towns and Rural Centres has been especially low. Taken together, all of the 14 settlements identified in the Local Plan have delivered 16.5 hectares of net additional employment land. A simple average figure would mean that only 1.17 hectares has been delivered per settlement, which would mean only 0.117 hectares per annum.

This would suggest that the delivery of net additional land is complicated and challenging. It would also suggest that facilitating economic activity and economic development is not solely about realising new additional land. There are clearly other factors at play. Therefore, in considering the effectiveness of Policy SS3, and the implications for the scheduled Early Review of the Local Plan, there must be question marks as to whether measuring performance only via analysing the quantum of net additional land realised is the correct metric; and whether a package of monitoring measures is required to provide a more rounded and more comprehensive assessment of how South Somerset's economy is performing.

Exploring the data in more detail highlights that the relationship between net additional land and net additional floorspace is not directly proportional. Challenges in terms of the availability of finance, increased levels of risk, fluctuations in the economy, the long term impacts of the recession on investor confidence, and the short term impact of external factors (such as Brexit) mean that businesses are still being cautious in their plans. Feedback from stakeholders confirms there is no appetite for speculative development, and it seems clear that alternative approaches to grow businesses and/or raise productivity are being followed, which does not necessarily translate into additional employment land requirements.

Looking at the pipeline of future land and floorspace, the data indicates that supply is somewhat limited. What supply is consented (either *"under construction"* or *"not started"*) is focused mainly in Yeovil and Chard, and the *"Rest of the District"*, outside of the main settlements. Reflecting on what this means for the economy in the short and long term; and South Somerset's ability to be competitive and increase productivity will be important questions for future economic policy-making. It may be that that a greater emphasis is required on supporting existing businesses to change or expand on existing sites, rather than simply pursue new land?

Furthermore, whilst the data suggests that delivery of net additional land may be below perhaps what was expected in South Somerset as laid out in the policy of the local plan; the jobs generated in South Somerset has increased over the period 2006 – 2016.

The economy appears to have recovered from the worst impacts of the recession; and when considered alongside other factors – economic activity rates, claimant counts, GVA by sector, GVA per capita – then the general outlook for the South Somerset economy is strong.

In terms of what this means for the longer term plan for stimulating economic development, it may suggest there is a need to move away from a sole focus on the delivery of new employment land. The data suggests that the strategy of *"predict and provide"* for new employment land is overly simplistic, and that there may be a disconnect between the Council's approach to allocating land, and what is truly needed by the business community.

Having considered the findings and drawn conclusions there are some important questions that need addressing when looking at the Early Review of the Local Plan and the future economic development policies for the district. These are set out below:

Q1. Is a two-tier economic development strategy – focussing on the five large towns and opportunities across the Rest of the District – now required?

Q2. Given the quantum of net employment land and floorspace realised since 2006, is there a need to re-think the overall scale of anticipated employment land set out in Policy SS3?

Q3. The work carried out in September 2015 indicates that the Function Economic Market Area for South Somerset extends primarily along the A303. How should this shape future economic development allocations? How does South Somerset utilise its locational advantages?

Q4. What does the proposed A303 and A358 strategic highway upgrade mean for locations along the A303 corridor? Will these locations be more, or less, attractive for businesses?

Q5. What is the relationship between traditional economic development Use Classes (B1, B2, and B8), and the wider shift towards a service-sector economy and the rise in developments linked to A1 – A3, D1, D2 and Sui Generis Use Classes?

Q6. Future discussions about economic policy should develop a greater understanding of associated issues, and their impact on the competitiveness of the South Somerset economy, such as:

- **size and age of the labour force;**
- **productivity and the need to increase GVA per capita;**
- **the current low wage, low skill economy in the district;**
- **infrastructural deficiencies (transport, utility, communication);**
- **land acquisition and viability; and**
- **business needs in terms of land and/or premises.**

1. Introduction

1.1. The South Somerset Authority Monitoring Report (AMR) was produced in September 2016[1]. The report gave an overview of the economy in South Somerset, using secondary data from sources such as ONS, NOMIS and Census to set out the overall scale of the economy, key economic sectors, levels of employment and productivity, and economic forecasts.

1.2. The AMR set out that a subsequent paper would provide a more in-depth analysis of the delivery of economic development in South Somerset.

1.3. This paper provides an analysis of employment land and floorspace, which has gained planning permission in South Somerset over the period 2006/2007 to 2015/2016. Analysing data across the timeframe allows for a robust appraisal of the Council's track record of delivery against the targets set out in the South Somerset Local Plan (2006 to 2028).

1.4. The report sets out in detail the amount of land and floorspace:

- ***"Completed"*** **–**including separating the data by:
    - o overall total;
    - o annual total for each year between 2006/2007 and 2015/2016;
    - o the main settlements in South Somerset; and
    - o the different *"economic development"* Use Classes.
- ***"Currently Under Construction"***; and
- ***"Not Yet Started"***.

1.5. Further analysis on the average amount of time taken for economic development to be "completed"; along with an assessment of the average size of land and floorspace "completed" in the district is also provided.

1.6. The data and analysis set out in this paper will be incorporated in to all future AMRs produced by the Council.

[1] South Somerset Authority Monitoring Report (September 2016)
http://www.southsomerset.gov.uk/media/849925/authroity_monitoring_report_final_issue_to_website_090916.pdf

2. Background and Context

Employment Land Monitoring in South Somerset

2.1. The Council has been monitoring the use and development of employment land for over 15 years, and has electronic records dating back to 1999. The focus of the monitoring since 1999 has been on *"traditional"* employment uses, i.e. those classified under the Town and Country Planning (Use Classes) Order 1987 (as amended) as:

- **B1 Business** (Offices [other than those that fall within A2], research and development of products and processes, light industry appropriate in a residential area);
- **B2 General Industrial** (all industrial processes excluding incineration, chemical treatment, landfill or hazardous waste); and
- **B8 Storage and Distribution** (including open air storage).

2.2. As such, previous monitoring reports have specified the amount of employment land developed in the district, separating out the data by B1, B2, and B8 Use Classes only.

2.3. Consideration of other employment generating uses has previously been addressed through the monitoring of *"town centre"* activities, i.e. those classified under the Town and Country Planning (Use Classes) Order 1987 (as amended) as:

- **A1 Shops**;
- **A2 Financial and Professional Services** (other than health and medical services); and
- **D2 Assembly and Leisure** (cinemas, music hall, swimming baths, indoor and outdoor recreation etc.).

2.4. Therefore, there has been little consolidated analysis of the full range of economic development activity occurring within South Somerset. The previous analysis has also tended to report the amount of land taken up for employment purposes, and has not explored the relationship between employment 'land' and employment 'floorspace' in any detail. This disjointed approach leaves the Council potentially vulnerable to challenge as to whether it is truly meeting the economic needs of residents and businesses.

2.5. Furthermore, over the last decade, a greater awareness as to the range of functions which constitute *"economic development"* has emerged. This is linked to a clearer understanding of the structural changes in the UK economy, with recognition that the country is generally moving more towards a service-based economy, and away from traditional sectors. This prompts the need to take a more inclusive approach to monitoring and analysing the full range of economic development activity.

2.6. This stance has been strengthened since the publication of the National Planning Policy Framework (NPPF) in 2012. The publication of the NPPF did two things:

- First – it emphasised that local planning authorities should positively recognise the role that other services and industries play in the economy and cater to their needs; and

- Second – it placed a greater responsibility on local planning authorities to introduce more robust monitoring and analysis of employment land requirements to support policy making and a sound Local Plan.

2.7. Annex 2 within the NPPF defines "*Economic Development*" as:

> *"development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development)"*.

2.8. Paragraph 161 of the NPPF also introduces a requirement for local planning authorities to have an evidence base which enables the assessment of the needs for land and/or floorspace for economic development. This includes the needs for all foreseeable types of economic activity including retail and leisure development.

2.9. In line with the NPPF, the South Somerset Local Plan (2006 – 2028) sets out a requirement for land for economic development (Policy SS3). In order to robustly monitor this policy, the Council's monitoring database has therefore been updated to monitor traditional *and* other employment generating uses.

South Somerset Local Plan (2006 – 2028)

2.10. The South Somerset Local Plan (2006 – 2028) contains a number of policies which support the delivery of economic development:

- **Policy SS2: Development in Rural Settlements** – strictly controls development, allowing proposals which provide employment opportunities appropriate to the scale of the settlement.
- **Policy SS3: Delivering New Employment Land** – sets out that provision will be made for sufficient development to meet an overall district requirement of at least 149.51 hectares of land for economic development over the local plan period (206 to 2028). It also specifies the distribution of economic development across the each settlement, which is presented in Table 2.1 below.
- **Policy EP1: Strategic Employment Sites** – identifies Crewkerne Key Site and the three sites in Ilminster as strategically significant sites for local and inward investment.
- **Policy EP2: Office Development** – identifies that office development should be located within the defined Town Centre and where this is not possible a sequential approach to the location of such developments is identified.

2.11. Given section 2.9 above, this report focuses on the progress made towards achieving the land requirements set out in Policy SS3. However, it also provides evidence for subsequent AMRs to consider Policy SS2, Policy EP1 and Policy EP2.

Table 2.1: Policy SS3: Delivering New Employment Land

Settlement	Employment Land Requirement (2006-2028) (Hectares)
Yeovil Town	44.84
Yeovil Urban Extensions	5.16
Chard	17.14
Crewkerne	10.10
Ilminster	23.05
Wincanton	7.94
Somerton	6.63
Ansford/Castle Cary	18.97
Langport / Huish Episcopi	4.01
Bruton	3.06
Ilchester	1.02
Martock / Bower Hinton	3.19
Milborne Port	0.84
South Petherton	2.47
Stoke sub Hamdon	1.09
Rural Settlements	n/a[2]
Total	**149.51**

Source: South Somerset Local Plan (2006 – 2028)

[2] There is no land requirement for the Rural Settlements set out in Policy SS3. Given the small-scale nature of development expected in the Rural Settlements, no figure is required. A number of job target figures are set out in Policy SS3, with a total of 1,181 jobs by 2028.

3. Monitoring Land and Floorspace for Economic Development

Overhauling the Employment Land Database

3.1. The extant employment monitoring database held by the Council only recorded information for traditional employment uses (B1, B2 and B8 uses), and certain 'Town Centre' uses. It also lacked data for certain years within the local plan timeframe (2006 to 2016). Without resolving these data gaps it would prevent the Council from fully monitoring the effectiveness of the South Somerset Local Plan (2006 – 2028) policies.

3.2. In order to make the database complete and ensure robust monitoring of the full range of economic development activities, the database required a significant overhaul. To make the database fit for purpose, all planning permissions granted across all *"economic development"* related Use Classes, in each year since 2006 were added. This has required an appraisal of over 3,000 individual records, linked to planning applications and planning permissions.

3.3. The progress made on these various planning applications and planning permissions had made on the ground, whether they had been *"completed"*, were *"currently under construction"*, or had *"not started"* also needed to be added and tracked.

Methodology

3.4. The basic methodology to generate a complete database was as follows:

i. Record all planning approvals for economic development activities in South Somerset:

- The planning application database was interrogated to capture all planning permissions approved for economic development uses since 1st April 2006.
- Application numbers were cross-referenced against those held on the extant database to avoid duplication. Duplicates were removed.
- For each new application further details were obtained from the planning application file. This included: a description of the development, approval and expiry date, the use class, the site area (floorspace/hectares), and location (e.g. within a town centre or business park).

ii. Establish the progress made on each approval:

- Once the complete list of records was compiled, each application was appraised to establish the progress made on-site (if any). For example, an application approved in 2006 could by 2009 have expired; been renewed; been superseded by another application; be under construction; or have been completed.
- The following sources were used to establish the progress:
    - Building Control records;
    - Commencement notices on planning application system;
    - Council's Housing and Retail monitoring databases;
    - Officer knowledge; and
    - Google Maps / Internet searches.

iii. Confirm the Assumptions:

- For any approved applications, where there is a known commencement date, but no known completion date, but it has been proven that the scheme is built-out in full; the land and/or floorspace completed has been assigned to the monitoring year after the known commencement date. Sources to confirm the development has been completed include: Building Control records, Officer knowledge, and site visits.
- Any applications approved before 1st April 2012, where no information exists regarding progress, have been automatically expired following discussions with Officers and attempts to liaise with a known point of contact.

3.5. Whilst this approach has been very time intensive, it has resulted in the Council being able to monitor planning permissions for all economic development uses. Going forward this will enhance the Council's understanding of the economic development activities occurring across South Somerset and will be valuable evidence, not only to inform the Early Review of the Local Plan, but also the policy and strategy-making across other corporate working agendas, such as: Economic Development Strategy.

3.6. Over 3,000 records have been analysed, including those already on the employment monitoring system to ensure that all the information now held is accurate and fit for purpose. To comply with the NPPF, and provide the Council with a more comprehensive database, the following types of *"economic development"* are now monitored:

- A1 Shops;
- A2 Financial and Professional Services (other than health and medical services);
- A3 Restaurants and Cafes;
- A4 Drinking Establishments;
- A5 Hot Food Takeaways;
- B1 Businesses (offices);
- B2 General Industrial (all industrial processes excluding incineration, chemical treatment, landfill or hazardous waste);
- B8 Storage and Distribution (including open air storage);
- C1 Hotels;
- C2 Residential institutions (excluding Care Homes and nursing homes);
- D1 Non-residential institutions (for example clinics, vets, schools, health centres);
- D2 Assembly and Leisure (cinemas, music hall, swimming baths, indoor and outdoor recreation etc.); and
- Sui Generis (uses which do not fall within any use class such as nightclubs, betting offices, casinos etc).

N.B. Residential Care Homes and Holiday Lets are recorded separately because of their implications for residential development.

3.7. The database can now identify where development has taken place and whether it is located within a defined 'Town Centre' (as set out in the South Somerset Local Plan) or a Business Park, or Trading Estate (as defined in the Employment Land Review, 2009[3]). Additionally, the build out time of each development can be established.

[3] The defined Business Parks and Trading Estates need to be reviewed.

4. Land and Floorspace: Completed

SUMMARY OF KEY ISSUES:

- 1,038 planning applications delivering economic development were completed between 1st April 2006 and 31st March 2016.
- This has resulted in gross completions of 70 hectares of land, and 325,100 square metres of floorspace since 2006/2007.
- After losses are taken into account, this equates to net completions of 47 hectares of land and 196,200 square metres of floorspace since 2006/2007.
- Between 2006/2007 and 2015/2016 the annual amount of land and floorspace completed has been relatively consistent. Where year-on-year fluctuations do exist, these can be explained by unique larger-scale completions.
- 64% (30 hectares) of the net additional land completed since 2006/2007 has been in the “Rest of the District”, and therefore outside of the main settlements in South Somerset.
- Yeovil has delivered 10.42 hectares of employment land, but this is a gross figure. Once losses have been taken into account (9.28 hectares), the net delivery falls to just over 1 hectare of additional land.
- Given the size of settlement – Ansford & Castle Cary and South Petherton have delivered impressive land and floorspace delivery figures. This may be due to large, possibly one-off, developments in these two locations – Royal Canin (Ansford & Castle Cary), and a number of approvals at Lopen Head Nursey (South Petherton).
- Delivery figures for land and floorspace in the remaining Local Market Towns and the Rural Centres have been very modest.
- Traditional employment uses (B1 office, B2 general industrial, and B8 storage) continue to generate the largest amount of net additional land and net additional floorspace. Their role in the economy remains a vitally important one.
- However, there is a clear rise in the amount of net additional land and floorspace generated by development which falls into the A use class, D use class, and Sui Generis. This is an indication of the increased prominence of the service-based industries to the economy of South Somerset.
- The relationship between net additional land and net additional floorspace is not directly proportional. At a settlement-level, there are places experiencing little net gain in land, but relatively high levels of net additional floorspace. This indicates that expansion of existing premises, changes of use within existing buildings, the intensification of use on an existing site are playing an important role in driving economic activity; as much, if not more so, than delivering new land for economic development.

Overview

4.1. Between the 1st April 2006 and 31st March 2016, 1,038 planning applications for economic development have been *"completed"* (i.e. built out and finished) across South Somerset.

4.2. Of these completions, there are four typologies that emerge:

- Development that generates new land, and new floorspace (e.g. brand new development on greenfield land);
- Development that generates new land, but no new floorspace (e.g. land used for open storage – relatively uncommon);
- Development that generates new floorspace, but no new land (e.g. expansion of an existing business premises, or an existing building being used more intensively); and
- Development that generates no new land and no new floorspace (e.g. the change of use of a building from one economic development activity to another, but with no change in land or buildings).

Total Land and Floorspace Completed

4.3. Between 2006/2007 and 2015/2016, the gross completions for land and floorspace in South Somerset adds up to 69.6 hectares of land (gross); and 325,141 square metres of floorspace (gross).

4.4. Over the same period of time, there have been losses of land and floorspace, this adds-up to 23.0 hectares of land; and 128,955 square metres of floorspace.

4.5. Therefore, taking the losses into account, between 2006/2007 and 2015/2016, the net completions for land and floorspace add-up to: **46.6** hectares of land (net); and **196,186** square metres of floorspace (net).

Table 4.1: Total Land and Floorspace Completed (2006/2007 to 2015/2016)

South Somerset		
	Land (Hectares)	**Floorspace (Square Metres)**
Gross	69.6	325,141
Losses	23.0	128,955
Net	**46.6**	**196,186**

Source: South Somerset's Employment Monitoring Database

Annual Land and Floorspace Completed

4.6. It is possible to breakdown the total amount of completed land and floorspace by each year of the local plan period. The annual rates of delivery are set out in Table 4.2 below.

4.7. The data illustrates that the net annual completions for land and floorspace have been relatively consistent, albeit with some notable peaks and troughs. The data shows an annualised average delivery rate of 4.7 hectares per annum.

Table 4.2: Annual Land and Floorspace Completed (2006/2007 to 2015/2016)

Year	Land (Hectares)			Floorspace (Square Metres)		
	Gross	Losses	Net	Gross	Losses	Net
2006/2007	1.9	0.0	**1.9**	9,017	656	**8,361**
2007/2008	15.7	3.1	**12.6**	63,993	22,011	**41,982**
2008/2009	9.4	1.8	**7.6**	29,950	10,417	**19,532**
2009/2010	5.6	0.9	**4.7**	43,794	12,323	**31,471**
2010/2011	4.4	1.7	**2.7**	39,770	13,542	**26,228**
2011/2012	4.6	0.9	**3.7**	18,561	4,519	**14,041**
2012/2013	7.4	4.4	**3.0**	34,609	12,951	**21,658**
2013/2014	2.4	0.2	**2.1**	20,893	12,208	**8,685**
2014/2015	3.9	2.0	**1.9**	12,056	7,221	**4,835**
2015/2016	14.4	8.0	**6.4**	52,499	33,107	**19,392**
Total	**69.6**	**23.0**	**46.6**	**325,141**	**128,955**	**196,186**

Source: South Somerset's Employment Monitoring Database.
Note: Figures may not add up, as they are rounded to one decimal place.

4.8. The local plan is 10 years in to its life, and at this point in time, based upon a simple average figure, the district may have expected to have delivered 68 hectares of land by 2016. As such, the data would indicate that the district is behind target.

4.9. However, comparing economic development activity rates against an annualised average figure should be treated with caution. Decision-making associated with purchasing land, or committing capital expenditure to refurbish a building, or build new premises is not made in a consistent manner. These decisions respond to a multitude of different internal and external factors, linked to the success of the business in question, its expected future competitiveness, and strategy for growth.

4.10. As such, it can be expected that fluctuations in the delivery of land and floorspace occur across the local plan period, as businesses respond to the prevailing market circumstances at that time. A smooth annualised average delivery figure is highly unlikely.

4.11. For example, the modest net land completion figures seen since 2010/2011 are likely to be explained by the continued effects of the global recession, with businesses taking a more precautionary approach to investment, growth and expansion.

4.12. More positively, the figures for 2015/2016 show a significant upturn in delivery, with the completion rate akin to pre-recession levels. This can be explained by some recent sizable completions across the district, and may be an indication of a return in confidence in the market. Next year's monitoring data will be able to explore whether this represents a true upturn in confidence, or whether external factors, such as the vote to leave the European Union, and the Autumn Statement, may or may not affect business confidence and decision-making.

4.13. Notable completions in 2015/2016 include:

- Extensions to existing buildings for Bradfords (Crewkerne), Brecknell Willis (Chard), Rochfords (Wincanton), Wydale Plastics (Crewkerne), and Toolstream (Yeovil);
- Completion of the Keymarket House development in Yeovil Town Centre; and

- Replacement building at Numatic, Chard.

Land and Floorspace Completed by Settlement

4.14. The rates of delivery by settlement over the period 2006/2007 to 2015/2016 are identified in Table 4.3 below. It is interesting to note that the figures seem to indicate that there is not a direct relationship between the delivery of employment land and the delivery of employment floorspace. Locations with only modest net land completions have seen reasonably high levels of net floorspace completion. This seems to indicate that there are other aspects which influence the delivery of economic development, and that it is not solely a case of delivering new and extra land.

4.15. The table illustrates that the “Rest of the District” has delivered the vast majority of the land and floorspace completed in South Somerset since 2006. This figure includes some significant development, including land at Henstridge Airfield and the expansion of Cadbury Business Park.

4.16. Such a significant amount in the Rest of the District poses some interesting questions as to the strategy for delivery of land in the main settlements across South Somerset. To emphasise the point, if one was to remove the Rest of District amount from the total figures, the delivery levels would reduce to 16.5 hectares and 108,419 square metres of floorspace. This would represent just 11% of the total land delivery expected through via the local plan.

4.17. Yeovil has delivered the most employment land in gross terms (10.42 hectares) but once losses have been taken into account (9.28 hectares) this figure falls to just over 1 hectare.

4.18. Policy SS3 of the local plan is focused on net, new employment land delivery, and so the 1.1 hectares is someway off the target for Yeovil. However, the gross land delivery figure should be borne in mind when reflecting on what is happening in the settlement, and it demonstrates that the town is clearly capable of realising a reasonable level of new employment land. But, what the data is also showing is that other changes are occurring in the town, with high levels of existing employment land being lost to other uses, and changes of use generating net additional floorspace but without necessarily requiring new land.

4.19. Given that Yeovil is the largest urban area in the district, it is expected that there will be a degree of replacement, churn and loss as older buildings and premises become obsolete and new land/buildings are developed. To some extent, this represents the natural cycle of stock upgrades and replacement seen within all urban areas.

4.20. The majority of losses have been to residential use and include developments such as the loss of a warehouse and premises on Newton Road and construction of 83 flats and change of office at Goldcroft to 11 residential apartments. The losses also include the change of use of land for open storage on Pen Mill Trading Estate (3.3 hectares recorded as a loss of B2, general industrial but gain of 3.3 hectares B8 storage land) and the demolition of the Box Factory and use as public car park.

4.21. Ansford & Castle Cary has delivered the most land for economic development (net) over the plan period. This can be explained by the Royal Canin pet food factory development, which was 8.1 hectares. There is a question mark as to whether this scale of development can be replicated within Ansford & Castle Cary, and whether this represents a unique set of circumstances linked to the decision-making of one firm.

4.22. Ilminster has delivered the next largest quantity of land at 3.78 hectares. Development of Tesco, the new medical centre at Canal Way, and development of the public house at Harts Close are included in this figure.

4.23. South Petherton has delivered 2.29 hectares of land, the majority of this being on the Lopen Head Nursery site, which although technically is in the Rest of the District, was allocated in the Local Plan to serve the employment needs of South Petherton.

4.24. Chard, Milborne Port and Stoke Sub Hamdon have all delivered net losses of employment land. In Chard, this is a result of the redevelopment of a number of small sites to residential uses. The loss of the Tannery site, Clark House and Wheathill Nurseries to residential contributes to the loss of 3.8 hectares in Milborne Port. The change of use of the hairdresser's at 12 High Street, in Stoke Sub Hamdon to residential explains the loss recorded.

4.25. When looking more closely at the floorspace delivery figures it can be seen that the relationship to the delivery of land is not proportional. For example, Crewkerne has delivered only 4,100 square metres of net additional floorspace for a net gain of 1.3 hectares. Whereas, for approximately the same amount of net additional land, Yeovil has realised over five times as much net new floorspace. Similarly, whilst actually recording an overall net loss of employment land, Chard has realised over six times as much net additional floorspace as Crewkerne.

4.26. Given the quantum of development that has been realised in the Rest of the District, it has delivered the most amount of net additional floorspace. To put the rate of net additional floorspace in to context, the Rest of District has delivered more than the largest five settlements in South Somerset combined (Yeovil, Chard, Crewkerne, Ilminster and Wincanton).

4.27. It must be borne in mind that even with the scale of development witnessed since 2006, the overall level of floorspace which exists in the Rest of the District will, in overall terms, be much smaller than that in the urban areas. But the data does highlight the significant role that areas outside of the main settlements play in supporting economic activity in the district. And, in relation to the objective of meeting the policy target set out in Policy SS3, the Rest of the District's figures play a major role in being able to get close to the target. With the Rest of the District's figures the overall level of progress at 2016 is 31%. Without the Rest of the District, the main settlements would have achieved less than 11% of the overall policy target.

4.28. The Appendices of this report provides a more detailed breakdown of delivery levels per settlement, set out by year and by use class, and is accompanied by a summary of key points.

Table 4.3: Land and Floorspace Completed by Settlement (2006/2007 to 2015/2016)

Settlement	Land (Hectares)				Floorspace (Square Metres)		
	Gross	Losses	Net		Gross	Losses	Net
Yeovil	10.4	9.3	1.1		75,239	53,287	21,952
Chard	1.0	1.5	-0.5		38,882	13,874	25,007
Crewkerne	1.8	0.4	1.3		11,976	7,871	4,105
Ilminster	4.2	0.4	3.8		17,512	2,205	15,307
Wincanton	1.8	0.6	1.2		17,337	6,594	10,743
Somerton	2.3	0.9	1.4		14,976	4,832	10,144
Ansford & Castle Cary	9.3	0.4	8.9		18,265	1,953	16,313
Langport & Huish Episcopi	0.1	0.1	0.0		4,525	3,159	1,366
Bruton	0.9	0.4	0.5		6,031	2,814	3,218
Ilchester*	0.1	0.1	0.0		1,159	310	849
Martock & Bower Hinton	0.2	0.0	0.2		1,956	2,261	-305
Milborne Port	0.2	4.0	-3.8		909	8,716	-7,807
South Petherton	2.3	0.0	2.3		7,666	362	7,304
Stoke Sub Hamdon*	0.0	0.0	0.0		829	607	222
Rest of District	34.9	4.8	30.1		107,877	20,111	87,766
Total	**69.6**	**23.0**	**46.6**		**325,141**	**128,955**	**196,186**

Source: South Somerset's Employment Monitoring Database

** N.B. figures for net land completed in Ilchester and Stoke Sub Hamdon are (-0.03) and (-0.01) respectively.*

Note: Figures may not add up, as they are rounded to one decimal place.

Land and Floorspace Completed by Use Class

4.29. The rates of delivery by use class over the period 2006/2007 to 2015/2016 are shown in Table 4.4 below:

Table 4.4: Land and Floorspace Completed by Use Class (2006/2007 to 2015/2016)

Use Class	Land (Hectares)				Floorspace (Square Metres)		
	Gross	Losses	Net		Gross	Losses	Net
A1	6.0	4.7	1.3		28,660	20,237	8,423
A2	0.3	0.5	-0.2		7,143	4,262	2,880
A3	0.3	0.0	0.3		8,660	1,295	7,365
A4	0.5	0.2	0.3		3,623	3,231	392
A5	0.0	0.0	0.0		1,653	213	1,440
B1	12.9	6.9	6.1		53,774	41,031	12,743
B2	17.5	7.9	9.6		76,238	19,395	56,843
B8	10.5	0.6	9.8		49,303	15,061	34,242
C1	1.4	0.3	1.1		13,131	810	12,321
C2 (not Care Homes)	0.0	0.0	0.0		805	0	805
D1	2.9	0.7	2.3		27,179	6,642	20,537
D2	1.2	0.2	1.1		18,924	4,002	14,923
Sui Generis	11.2	0.3	10.9		21,461	7,502	13,959
Mixed Use	4.7	0.7	4.0		14,587	5,276	9,311
Total	**69.9**	**23.0**	**49.6**		**325,141**	**128,955**	**196,186**

Source: South Somerset's Employment Monitoring Database

Note: Figures may not add up, as they are rounded to nearest decimal place.

4.30. The data shows that traditional employment uses, e.g. B1 office, B2 general industrial, and B8 storage) continue to deliver the largest amount of net additional employment land (25.5 hectares). These uses also continue to deliver significant amounts of net additional floorspace, with B2 and B8 uses generating the most amount of net floorspace created since 2006.

4.31. This highlights that whilst there are structural changes in the economy, and a general shift towards a service sector based economy (as highlighted in September's AMR), traditional sectors with historical links to manufacturing / advanced manufacturing continue to play a vital role in the economy of South Somerset.

4.32. Sui Generis uses, which are those uses that do not fall within any Use Class, feature strongly in the land completion figures. It is these figures, when combined with the levels of delivery in the 'A' uses and the 'D' uses, which reflect the rise of the service sector economy in South Somerset. It will be interesting to continue to monitor this apparent 'split' in the South Somerset economy, with traditional uses vying with alternative economic activities.

4.33. In theory if both elements are growing, this should bode well for the economy in South Somerset, as resilience through diversification is built in to the economy. It will be important to make sure that sufficient support is provided to the alternative development uses, and flexible policies are put in place to adequately address their needs.

4.34. It is interesting to note that traditional uses seem to generate both additional land and floorspace. In comparison, A-uses and D-uses seem to generate reasonable amounts of net additional floorspace but without the need for net additional land. This can, in part, be explained through the changes of use that occur in the Town Centres, from retail to alternative town centre uses, and sui generis uses.

4.35. D uses, which include leisure and non-residential institutions (schools, health centres etc) have delivered a significant amount of floorspace over the plan period. This can be explained by a number of applications for additional school classrooms, to cater for growing school population, as well as the delivery of some significant health care improvements, for example in South Petherton and Ilminster.

5. Land and Floorspace: Under Construction

SUMMARY OF KEY ISSUES:

- As at 31st March 2016, there were 75 permissions for economic development, where the development site was *"under construction"*.
- These proposals total a gross amount of 18 hectares of land, and 29,600 square metres of floorspace. After losses are taken into account, the proposals are set to yield a net amount of 12 hectares of land and 11,300 square metres of floorspace.
- As with the "completion" figures, the Rest of the District is expected to deliver the majority of the short-term future supply of net additional land and floorspace – accounting for 63% of future land and 93% of future floorspace provision.
- Figures for economic activity "under construction" also indicate that the relationship between land and floorspace is not directly proportional. For example, Yeovil is expected to deliver 1.6 hectares of net additional land, but is expecting to see a net loss of just over 2,400 square metres of floorspace.
- The figures only include the built development area of the visitor attraction currently being completed at Hadspen House. This is because the overall site area at Hadspen House is very large, and would disproportionately skew the data and lead to some unjustified conclusions.
- The majority of proposals *"under construction"* have commenced within the last 12 months. However there a number of proposals where the scheme has been under construction for a considerable period time, with some stretching back as far as 2006. There must be some question marks as to whether these proposals will ever be completed. Future monitoring will explore these longstanding sites in more detail and may result in them being removed from the database.

Overview

5.1. As at 31st March 2016, there are 75 planning applications for economic development, which can be classified as *"under construction"*. For a site to be "under construction", a material start must have occurred on-site.

Total Land and Floorspace Under Construction

5.2. Development sites under construction are set to provide 18.3 hectares of land (gross); and 29,603 square metres of floorspace (gross). Expected losses are set to occur, and these equate to 6.5 hectares of land and 18,278 square metres of floorspace. It is noteworthy that all of the 6.5 hectares of land which is expected to be lost will be to residential uses.

5.3. Taking the losses into account, leaves **11.8 hectares** of land (net), and **11,325 square metres** of floorspace (net) under construction.

Table 5.1: Total Land and Floorspace Under Construction (As at 31st March 2016)

South Somerset		
	Land (Hectares)	**Floorspace (Square Metres)**
Gross	18.3	29,603
Losses	6.5	18,278
Net	**11.8**	**11,325**

Source: South Somerset's Employment Monitoring Database

Note: Figures may not add up, as they are rounded to nearest decimal place.

Land and Floorspace Under Construction by Settlement

5.4. The employment land and floorspace under construction in each settlement, as at 31st March 2016, is set out in Table 5.2 below.

5.5. The table illustrates that the short-term future supply of land represents approximately two years' worth of the land target set out in the local plan. Similarly to the "completion" figures, the majority of planned future supply is expected to occur in the Rest of the District – 63% of net additional land, and 93% of net additional floorspace.

5.6. Yeovil is set to experience a net gain in employment land, but interestingly will expect to have an overall reduction in floorspace. This can primarily be explained by planned losses to residential development.

5.7. Chard and Ilchester have the most amount of floorspace under construction. In Chard, this includes a storage building for CPL Industries on the Beeching Close Trading Estate and in Ilchester the development of commercial units at Costello Hill.

Table 5.2: Land and Floorspace Under Construction by Settlement (As at 31st March 2016)

Settlement	Land (Hectares)				Floorspace (Square Metres)		
	Gross	Losses	Net		Gross	Losses	Net
Yeovil	2.0	0.4	1.6		7,884	10,312	-2,428
Chard	2.5	0.3	2.2		1,819	303	1,516
Crewkerne	0.0	0.1	-0.1		0	250	-250
Ilminster	0.5	0.1	0.4		1,062	245	817
Wincanton	1.4	0.8	0.6		2,975	2,722	253
Somerton	0.0	0.1	-0.1		0	168	-168
Ansford & Castle Cary	0.2	0.0	0.2		496	0	496
Langport & Huish Episcopi	0.0	0.1	-0.1		1,202	702	500
Bruton	0.0	0.3	-0.3		0	285	-285
Ilchester	0.4	0.0	0.4		1,140	0	1,140
Martock & Bower Hinton	0.0	0.3	-0.3		553	620	-67
Milborne Port	0.0	0.0	0.0		0	0	0
South Petherton	0.0	0.2	-0.2		0	700	-700
Stoke Sub Hamdon	0.0	0.0	0.0		0	0	0
Rest of the District	11.4	3.9	7.4		12,472	1,972	10,500
Total	**18.3**	**6.5**	**11.8**		**29,603**	**18,278**	**11,325**

Source: South Somerset's Employment Monitoring Database

Note: Figures may not add up, as they are rounded to nearest decimal place.

5.8. Hadspen House, which is under construction, is set to deliver 3,450 square metres of floorspace and 47.8 hectares of land. These figures do not truly reflect the development, which is for a visitor attraction which will leave the majority of the estate untouched. To better reflect the scheme, 1 hectare is taken for the site.

5.9. There are a series of planned developments which involve a straight change of use of land and/or floorspace from one economic development use to another. An example is the planned scheme at 5 Market Place, Wincanton where development was approved to change 170 square metres of existing floorspace from a commercial office (A2 use) to a mixed use children's activity centre with cafe (A3/D2 use). There is not net gain here, but a variation in economic activity is occurring and needs tracking to see what, if any, impacts may be generated on the back of these changes of use.

5.10. Some relatively large schemes are currently under construction, including:

- renovation of barns and change of use to B1 offices and workshop space for a decorative arts company at Bratton Seymour;
- The medical centre (and its associated development) at Wincanton which is set to deliver 2,052 square metres of commercial/economic floorspace;
- 1,540 square metres of floorspace for a warehouse and premises at Higher Holton; and
- The erection of an extension on site at Bow Bridge Works, Henstridge Airfield would deliver 1,250 square metres of B8 storage floorspace.

5.11. Appraising the sites "under construction" in more detail shows that the majority of schemes have commenced within the last 12 months, with only a small number having been "under construction" for a number of years. This would seem to indicate that when developments get permission, and commence construction, that the Council can have confidence that they are built out in full. Therefore, there is a high degree of confidence in the pipeline of net additional land and floorspace set out in Table 5.2.

6. Land and Floorspace: Not Yet Started

SUMMARY OF KEY ISSUES:

- As at 31st March 2016, there were 114 approved planning applications for economic development in South Somerset.
- These applications equate to 103,477 square metres of floorspace and 46.3 hectares of land (gross).
- Taking potential losses into account, the net figure for applications approved for economic development uses is 82,641 square metres of floorspace and 39.2 hectares of land.
- Some sizable Local Plan allocations in Yeovil are included in these commitments, including the Bunford Park site, Lufton Business Park (Phase III) and land at Seafire Park on the Lynx Trading Estate.
- The land and floorspace illustrated here is expected to be delivered over the plan period but there is a degree of uncertainty over delivery as circumstances change - applications can lapse, be superseded or never get built. The degree of uncertainty is greater than that of the sites under construction as investment has been made in these sites already.

Overview

6.1. As at 31st March 2016, there were 114 approved planning applications for economic development in South Somerset.

Total Land and Floorspace Not Yet Started

6.2. These applications have the potential to deliver up to 46.3 hectares of land and 103,477 square metres of floorspace and (gross). Once losses of 7.1 hectares of land and 20,836 square metres of floorspace have been taken into account this leaves a potential net gain of **39.2 hectares of land** and **82,641 square metres of floorspace**.

6.3. These figures reflect land and floorspace which is consented, but has not yet started. Therefore, the development is “on the books”, but it has to be accepted that there is a degree of uncertainty as to whether all (or any) of it will be built out. As has been highlighted, business decision-making to open up a development site and outlay capital expenditure to construct a building or new premises are highly complex. Decisions will not be taken lightly and will reflect the strength of the business in question and its ability to shoulder the risk of expansion / re-development / re-location whilst still delivering a product or service.

6.4. Accordingly, it will be true that as circumstances change, some of the permissions set out will lapse, be superseded, and/ or never get built out. The degree of uncertainty is greater than that associated with the sites that are already “under construction”. For those sites “under construction” the investment decision has already been made.

Table 6.1: Total Land and Floorspace Not Yet Started (As at 31st March 2016)

South Somerset		
	Land (Hectares)	**Floorspace (Square Metres)**
Gross	46.3	103,477
Losses	7.1	20,836
Net	**39.2**	**82,641**

Source: South Somerset's Employment Monitoring Database

Note: Figures may not add up, as they are rounded to nearest decimal place.

Land and Floorspace Not Yet Started by Settlement

6.5. The employment land and floorspace approved, as at 31st March 2016, but not yet started in each settlement is illustrated in Table 6.1 below.

6.6. These commitments include some sizable allocations from the local plan, including:

- Yeovil – 20.30 hectares (59,759 square metres of floorspace) for B1 office use on the Bunford Park site;
- Yeovil – 4.98 hectares of land for B1, B2 & B8 uses at Lufton Business Park (Phase III); and
- Yeovil – 4.24 hectares of land for B1, B2 & B8 use at Seafire Park (Lynx Trading Estate).

6.7. Taken together these schemes in Yeovil account for 29.68 hectares, nearly 65% of the gross supply of land.

6.8. Other significant potential developments include:

- the development of a community building and sports facilities at Kingsbury (Rest of District) for 3.55 hectares of land and 496 square metres of A1(retail) and D2(assembly & leisure) floorspace;
- The relocation of a business from Yeovil to Henstridge Airfield accounts for 2.13 hectares of B1 land and 8,212 square metres of floorspace in the Rest of the District;
- A 1.6 hectare site at Stoke Road, Martock which was previously in agricultural use that has had approval to convert the existing five buildings, and existing grain silo, to provide 15 B1/B8 units, ranging from 48 square metres to 260 square metres in floor area. The primary use of the site is expected to be as an artisan craft facility providing craft and studio space, however the site would offer flexibility to allow for a diverse range of occupants. In total 2,130 square metres of B1 and B8 floor space is proposed.

6.9. Extensions to existing Business Parks account for a significant level of potential growth, including:

- Badgers Cross, Somerton - 1.39 hectares;
- Oakland Road Industrial Estate, Martock - 1.29 hectares;
- Lopen Head Nursery, South Petherton – 3,558 square metres on 0.7 hectares

- Land at Willows Business Park, Langport - 2,945 square metres on 0.95 hectares[4]; and
- Expansion of Cadbury Business Park - 2,457 square metres on 0.45 hectares.

6.10. Table 6.2 indicates that apart from Yeovil and the Rest of the District, there is very little long term supply of net additional land. This is particularly stark in the Market Towns and Rural Centres, where the level of net additional land supply is extremely low. However, there is a reasonable long terms supply of floorspace across the main settlements, with some particularly positive opportunities for net additional floorspace in Langport and Martock.

6.11. As an aside, the figures underline feedback received from the development industry that there is little or no appetite for planning applications seeking approval on a speculative basis.

Table 6.2 Land and Floorspace Not Yet Started by Settlement (As at 31st March 2016)

Settlement	Land (Hectares)				Floorspace (Square Metres)		
	Gross	Losses	Net		Gross	Losses	Net
Yeovil	29.7	0.8	28.9		64,575	5,220	59,355
Chard	0.3	0.6	-0.3		47	903	-856
Crewkerne	0.2	1.0	-0.8		242	5,327	-5,085
Ilminster	0.2	2.1	-1.8		1,343	2,362	-1,019
Wincanton	0.1	0.0	0.1		1,745	1,199	546
Somerton	0.0	0.1	-0.1		682	327	355
Ansford & Castle Cary	0.0	0.0	0.0		221	53	168
Langport & Huish Episcopi	1.0	0.0	0.9		3,005	380	2,625
Bruton	0.0	0.0	0.0		995	409	586
Ilchester	0.0	0.0	0.0		62	40	22
Martock & Bower Hinton	1.29	0.0	1.29		2,087	537	1,550
Milborne Port	0.0	0.0	0.0		313	215	98
South Petherton	0.7	0.0	0.7		3,558	0	3,558
Stoke Sub Hamdon	0.0	0.5	-0.5		0	731	-731
Rest of the District	12.8	2.0	10.8		24,603	3,134	21,469
Total	**46.3**	**7.1**	**39.2**		**103,477**	**20,837**	**82,641**

Source: South Somerset's Employment Monitoring Database

Note: Figures may not add up, as they are rounded to nearest decimal place.

[4] The Council has received a further planning application on this site to reduce the employment land provision and develop houses. Illustrating uncertainty with delivery of some site with planning permission.

7. Progress against Local Plan Target

7.1. Having analysed the level of completed economic development since 2006, it is possible to relate this progress to the targets set out in Policy SS3 of the South Somerset Local Plan (2006 – 2028).

7.2. The Local Plan's intention is to deliver additional employment land, and therefore Table 7.1 only compares the net additional land completed in the district since 2006. Table 7.2 provides a wider assessment of progress, but includes figures associated with sites that have not yet started. As such these figures must be considered with caution.

Table 7.1: Comparison of Progress against Local Plan – "Completions" only

Settlement	Local Plan Employment Land Requirement	Total Employment Land Completions (2006-2016) (Net)	Residual Employment Land Requirement
Yeovil	50.00	1.14	48.86
Chard	17.14	-0.48	17.62
Crewkerne	10.10	1.34	8.76
Ilminster	23.05	3.78	19.27
Wincanton	7.94	1.23	6.71
Somerton	6.63	1.37	5.26
Ansford & Castle Cary	18.97	8.92	10.05
Langport & Huish Episcopi	4.01	0.04	3.97
Bruton	3.06	0.49	2.58
Ilchester	1.02	-0.03	1.05
Martock & Bower Hinton	3.19	0.20	2.99
Milborne Port	0.84	-3.79	4.63
South Petherton	2.47	2.29	0.18
Stoke Sub Hamdon	1.09	-0.01	1.10
Rest of the District	n/a	30.11	n/a
Total	**149.51**	**46.60**	**102.91**

Source: South Somerset Local Plan and Somerset's Employment Monitoring Database

7.3. The local plan policy is 10 years' into its life, which corresponds to 45% of the way through the plan's overall timeframe. In comparison, the total net land completion figure represents 31% of the local plan's overall target.

7.4. The level of progress towards the policy target is significantly enhanced by the "Rest of the District" figures. When looking at the level of delivery across the main settlements progress is somewhat mixed, with some of the larger towns only delivering small amounts of net additional land.

7.5. However, as the previous chapters have highlighted – achieving positive economic development is not solely about the delivery of net additional land. Therefore, in considering the effectiveness of Policy SS3, and the implications for the scheduled Early Review of the Local Plan, there must be question marks as to whether measuring performance only via analysing the quantum of net additional land realised is the correct metric; and whether a package of monitoring measures is required to provide a more rounded and more comprehensive assessment of how South Somerset's economy is performing.

Table 7.2: Comparison of Progress against Local Plan – including sites "under construction" and "not started"

Settlement	Local Plan 2006-2028 Total Employment Land Requirement (A)	Total Employment Land Completions (2006-2016) (net) (B)	Employment Land "Under Construction" at 31st March 2016 (net) (C)	Employment Land "Not Started" at 31st March 2016 (net) (D)	Total "Completions", "Under Construction" & "Not Started" (net) (B) + (C) + (D) = (E)	Residual Employment Land Requirement After *"Completions", "Under Construction" & "Not Started"* (net) (A) – (E)
Yeovil	**50.00**	1.14	1.63	28.93	31.70	18.30
Chard	**17.14**	-0.48	2.22	-0.27	1.47	15.67
Crewkerne	**10.1**	1.34	-0.07	-0.81	0.46	9.64
Ilminster	**23.05**	3.78	0.36	-1.84	2.30	20.75
Wincanton	**7.94**	1.23	0.57	0.12	1.92	6.02
Somerton	**6.63**	1.37	-0.12	-0.08	1.17	5.46
Ansford & Castle Cary	**18.97**	8.92	0.19	0.03	9.14	9.83
Langport & Huish	**4.01**	0.04	-0.07	0.92	0.89	3.12
Bruton	**3.06**	0.49	-0.28	0.02	0.23	2.83
Ilchester	**1.02**	-0.03	0.43	0.0	0.40	0.62
Martock & Bower Hinton	**3.19**	0.20	-0.29	1.29	1.20	1.99
Milborne Port	**0.84**	-3.79	0.0	0.0	-3.79	4.63
South Petherton	**2.47**	2.29	-0.23	0.69	2.75	-0.28
Stoke Sub Hamdon	**1.09**	-0.01	0.0	-0.49	-0.50	1.59
Rest of District*	**n/a**	30.11	7.43	10.78	48.32	n/a
Total	**149.51**	**46.60**	**11.76**	**39.23**	**97.59**	**51.92**

8. Relationship to Jobs

8.1. The total number of jobs in South Somerset was presented in the AMR in September. This is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces. The number of residents aged 16-64 figures used to calculate jobs densities are based on the relevant mid-year population estimates.

8.2. Table 8.1 indicates that the total number of jobs fell in the years following the recession, but have now recovered slightly, and are at 82,000 in 2014. It should be noted that some fluctuations are also related to the accuracy of the ONS data rather than structural changes in the economy.

Table 8.1: Total Jobs and Job Density (2001 – 2014)

Year	South Somerset	South Somerset (density)	South West (density)	Great Britain (density)
2001	77,000	0.83	0.82	0.8
2002	76,000	0.82	0.83	0.8
2003	78,000	0.83	0.83	0.8
2004	80,000	0.84	0.83	0.8
2005	81,000	0.85	0.82	0.8
2006	81,000	0.84	0.82	0.79
2007	84,000	0.85	0.82	0.79
2008	82,000	0.83	0.81	0.79
2009	80,000	0.81	0.82	0.77
2010	81,000	0.82	0.82	0.77
2011	85,000	0.87	0.82	0.78
2012	80,000	0.82	0.81	0.78
2013	83,000	0.85	0.83	0.79
2014	82,000	0.84	0.86	0.82
Change (2001 – 2014)	5,000			
Change (2006 – 2014)	1,000			

Source: NOMIS / ONS

8.3. Data on economic activity rates, employee jobs by sector, unemployment, claimant counts, and sectoral productivity are also set out in Chapter 5 of the AMR. Taken together this data shows that South Somerset's economy is resilient and has recovered from the worst impacts of the recession. Unemployment is low, claimant count levels are low, and productivity is increasing. As such, the wider story about the strength of the economy in South Somerset is a positive one.

8.4. Only after looking at these datasets in conjunction with one another it is clear that just analysing data on land and floorspace is not sufficient to understand the full picture on economic performance. It is advocated that a more comprehensive, in-depth assessment of performance continues to be carried out through the next iterations of the AMR; and that the economic issues that need to be tackled are brought in to sharper focus. This should mean that the policies in the local plan are adapted and refined to address these issues, and do not remain narrowly focused on delivering additional employment land.

9. Conclusion

9.1. The data set out in this report shows that the delivery record for net additional employment land and net additional floorspace in South Somerset has been mixed.

9.2. Since 2006, total net land delivery has been 47 hectares, and total net floorspace generated has been 196,200 square metres. When looking at progress against the target figure set out in the South Somerset Local Plan Policy SS3, the figures show that performance is behind a notional ‘average’ land delivery target after 10 years.

9.3. However, it is accepted that economic development activity doesn’t really work in an average or uniform manner; and that investment decisions respond to economic cycles and are linked to the strength and hoped future competitiveness of a particular business.

9.4. The data shows significant delivery outside of main settlements. The Rest of the District has delivered approximately 64% of all net additional employment land, and nearly 45% of all net additional floorspace in the district.

9.5. Little net additional delivery has occurred in the main settlements as defined in the local plan. Delivery in the Local Market Towns and Rural Centres has been especially low. Taken together, all of the 14 settlements identified in the local plan have delivered 16.5 hectares of net additional employment land. A simple average figure would mean that only 1.17 hectares has been delivered per settlements, which would mean only 0.117 hectares per annum. This would indicate that the delivery of net additional land is complicated and challenging. It would also suggest that facilitating economic activity and economic development is not solely about realising new additional land. There are clearly other factors at play.

9.6. Exploring the data in more detail highlights that the relationship between net additional land and net additional floorspace is not directly proportional. Challenges in terms of the availability of finance, increased levels of risk, fluctuations in the economy, the long term impacts of the recession on investor confidence, and the short term impact of external factors (such as Brexit) mean that businesses are still being cautious in their plans. Feedback from stakeholders confirms there is no appetite for speculative development, and it seems clear that alternative approaches to grow businesses and/or raise productivity are being followed, which does not necessarily translate into additional employment land requirements.

9.7. When looking at the floorspace figures, it is clear that a major part of economic development in South Somerset stems from changes of use of existing buildings, the recycling of land or premises, churn within existing trading estates and business parks, intensification of uses within existing premises, and incremental expansion within an overall site envelope.

9.8. From the perspective of trends in Use Classes, it is true that there has been a rise in A1 – A3, D1 and D2, and Sui Generis uses. This links with the overall shift towards a service-sector economy, and also marries up with the fact that development is happening via changes of use and incremental expansion of existing premises.

9.9. However, it is undeniable from the data that the South Somerset economy continues to be heavily influenced by ‘traditional’ uses (B1, B2, and B8). Taken together these three Use Classes represented nearly 55% of all net additional land, and over 53% of net additional floorspace. The type of the existing South Somerset economy, with the prominent advanced manufacturing and aerospace sectors, and their increasing productivity, would seem to indicate that B1, B2 and B8 uses will still have a very prominent role to play in the future.

9.10. Looking at the pipeline of future land and floorspace, the data indicates that supply is somewhat limited. What supply is consented (either *"under construction"* or *"not started"*) is focused mainly in Yeovil and Chard, and then within the Rest of the District, outside of the main settlements.

9.11. Reflecting on what this means for the economy in the short and long term; and South Somerset's ability to be competitive and increase productivity will be important questions for future economic policy-making. It may be that that a greater emphasis is required on supporting existing businesses to change or expand on existing sites, rather than simply pursue new land.

9.12. Whilst the data suggests that delivery of net additional land and floorspace may be below perhaps what was expected in South Somerset as laid out in the policy of the local plan; the jobs generated in South Somerset has increased over the period 2006 – 2016.

9.13. The economy appears to have recovered from the worst impacts of the recession; and when considered alongside other factors – economic activity rates, claimant counts, GVA by sector, GVA per capita – then the general outlook for the South Somerset economy is strong.

9.14. In terms of what this means for the longer term plan for stimulating economic development, it may suggest there is a need to move away from a sole focus on the delivery of new employment land. The data suggests that the strategy of *"predict and provide"* for new employment land is overly simplistic, and that there may be a disconnect between the Council's approach to allocating land, and what is truly needed by the business community.

10. Next Steps

10.1. Having considered the findings and drawn conclusions there are some important questions that need addressing when looking at the Early Review of the Local Plan and the future economic development policies for the district. These are set out below:

Q1. Is a two-tier economic development strategy – focussing on the five large towns and opportunities across the Rest of the District – now required?

Q2. Given the quantum of net employment land and floorspace realised since 2006, is there a need to re-think the overall scale of anticipated employment land set out in Policy SS3?

Q3. The work carried out in September 2015 indicates that the Function Economic Market Area for South Somerset extends primarily along the A303. How should this shape future economic development allocations? How does South Somerset utilise its locational advantages?

Q4. What does the proposed A303 and A358 strategic highway upgrade mean for locations along the A303 corridor? Will these locations be more, or less, attractive for businesses?

Q5. What is the relationship between traditional economic development Use Classes (B1, B2, and B8), and the wider shift towards a service-sector economy and the rise in developments linked to A1 – A3, D1, D2 and Sui Generis Use Classes?

Q6. Future discussions about economic policy should develop a greater understanding of associated issues, and their impact on the competitiveness of the South Somerset economy, such as:

- **size and age of the labour force;**
- **productivity and the need to increase GVA per capita;**
- **the current low wage, low skill economy in the district;**
- **infrastructural deficiencies (transport, utility, communication);**
- **land acquisition and viability; and**
- **business needs in terms of land and/or premises.**

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Appendix 1: Completions by Settlement

Yeovil

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	1.81	0.01	1.80	5,933	66	5,867
2007	1.18	0.03	1.15	12,354	6,762	5,592
2008	0.20	0.10	0.10	8,119	6,256	1,863
2009	0.19	0.58	-0.39	7,988	4,240	3,748
2010	1.18	0.43	0.75	8,204	4,421	3,782
2011	0.65	0.02	0.63	4,489	1,416	3,073
2012	3.61	3.93	-0.32	8,341	6,328	2,013
2013	0.03	0.09	-0.06	8,111	7,235	877
2014	0.97	0.03	0.94	1,634	781	852
2015	0.60	4.06	-3.46	10,067	15,782	-5,715
Total	**10.42**	**9.28**	**1.14**	**75,239**	**53,287**	**21,952**

Chard

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	290	0	290
2007	0.00	0.02	-0.02	5,585	4,126	1,459
2008	0.60	0.62	-0.02	348	477	-129
2009	0.01	0.01	0.00	4,430	1,427	3,003
2010	0.00	0.01	-0.01	6,154	1,373	4,781
2011	0.02	0.46	-0.44	1,508	98	1,410
2012	0.10	0.10	0.00	5,312	1,808	3,504
2013	0.00	0.01	-0.01	626	746	-120
2014	0.00	0.00	0.00	33	191	-158
2015	0.31	0.30	0.02	14,595	3,629	10,967
Total	**1.04**	**1.53**	**-0.48**	**38,882**	**13,874**	**25,007**

Crewkerne

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.03	-0.03	3,698	3,173	525
2008	1.18	0.00	1.18	3,499	298	3,201
2009	0.00	0.03	-0.03	308	339	-31
2010	0.00	0.03	-0.03	589	226	363
2011	0.00	0.00	0.00	456	523	-67
2012	0.21	0.09	0.12	1,701	834	868
2013	0.00	0.00	0.00	408	345	63
2014	0.00	0.00	0.00	0	0	0
2015	0.38	0.25	0.13	1,318	2,134	-816
Total	**1.77**	**0.42**	**1.34**	**11,976**	**7,871**	**4,105**

Ilminster

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	1,801	316	1,485
2007	2.03	0.00	2.03	6,944	0	6,944
2008	0.00	0.00	0.00	2,085	246	1,839
2009	1.60	0.01	1.59	3,107	389	2,718
2010	0.00	0.13	-0.13	137	151	-14
2011	0.00	0.00	0.00	0	0	0
2012	0.26	0.08	0.18	2,466	315	2,151
2013	0.00	0.00	0.00	718	248	470
2014	0.00	0.00	0.00	0	0	0
2015	0.32	0.21	0.11	255	540	-285
Total	**4.21**	**0.43**	**3.78**	**17,512**	**2,205**	**15,307**

Wincanton

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	425	0	425
2007	0.37	0.02	0.35	3,225	1,303	1,922
2008	0.86	0.55	0.31	2,354	517	1,837
2009	0.00	0.00	0.00	831	272	560
2010	0.00	0.00	0.00	1,979	1,714	265
2011	0.00	0.00	0.00	1,158	885	273
2012	0.58	0.01	0.57	3,775	120	3,655
2013	0.00	0.00	0.00	64	79	-15
2014	0.01	0.00	0.01	910	188	722
2015	0.00	0.01	-0.01	2,617	1,517	1,100
Total	**1.82**	**0.59**	**1.23**	**17,337**	**6,594**	**10,743**

Somerton

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	1.21	0.00	1.21	6,871	908	5,963
2008	0.51	0.00	0.51	2,675	0	2,675
2009	0.24	0.00	0.24	1,081	406	675
2010	0.00	0.20	-0.20	360	505	-145
2011	0.26	0.00	0.26	1,620	0	1,620
2012	0.01	0.01	0.00	219	542	-323
2013	0.00	0.01	-0.01	379	225	154
2014	0.08	0.00	0.08	1,039	0	1,039
2015	0.00	0.72	-0.72	732	2,246	-1,514
Total	**2.31**	**0.94**	**1.37**	**14,976**	**4,832**	**10,144**

Ansford & Castle Cary

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	9.06	0.00	9.06	13,872	361	13,511
2008	0.00	0.01	-0.01	0	90	-90
2009	0.00	0.08	-0.08	636	468	168
2010	0.00	0.10	-0.10	33	389	-356
2011	0.00	0.02	-0.02	0	244	-244
2012	0.25	0.00	0.25	522	0	522
2013	0.00	0.00	0.00	0	0	0
2014	0.00	0.00	0.00	3,111	0	3,111
2015	0.00	0.18	-0.18	91	401	-310
Total	**9.31**	**0.39**	**8.92**	**18,265**	**1,953**	**16,313**

Langport & Huish Episcopi

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.00	0.00	1,038	260	778
2008	0.00	0.01	-0.01	131	209	-78
2009	0.00	0.00	0.00	1,005	1,040	-35
2010	0.10	0.00	0.10	356	203	153
2011	0.00	0.00	0.00	0	0	0
2012	0.00	0.00	0.00	40	22	19
2013	0.00	0.06	-0.06	963	612	351
2014	0.00	0.00	0.00	400	400	0
2015	0.02	0.01	0.01	592	413	179
Total	**0.12**	**0.08**	**0.04**	**4,525**	**3,159**	**1,366**

Bruton

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.00	0.00	570	30	540
2008	0.07	0.00	0.07	1,584	70	1,514
2009	0.07	0.00	0.07	1,355	699	656
2010	0.00	0.00	0.00	132	132	0
2011	0.01	0.00	0.01	49	0	49
2012	0.13	0.01	0.12	1,296	517	779
2013	0.00	0.00	0.00	117	200	-83
2014	0.10	0.00	0.10	351	201	150
2015	0.50	0.38	0.12	578	965	-387
Total	**0.88**	**0.39**	**0.49**	**6,031**	**2,814**	**3,218**

Ilchester

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.00	0.00	206	137	69
2008	0.01	0.01	0.00	214	48	166
2009	0.00	0.00	0.00	283	0	283
2010	0.00	0.00	0.00	60	60	0
2011	0.08	0.00	0.08	365	0	365
2012	0.01	0.13	-0.12	12	65	-53
2013	0.01	0.00	0.01	19	0	19
2014	0.00	0.00	0.00	0	0	0
2015	0.00	0.00	0.00	0	0	0
Total	**0.11**	**0.14**	**-0.03**	**1,159**	**310**	**849**

Martock & Bower Hinton

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	80	80	0
2007	0.00	0.01	-0.01	853	50	803
2008	0.00	0.00	0.00	70	349	-279
2009	0.00	0.00	0.00	164	0	164
2010	0.00	0.00	0.00	0	0	0
2011	0.20	0.00	0.20	480	0	480
2012	0.00	0.00	0.00	260	260	0
2013	0.00	0.00	0.00	7	0	7
2014	0.00	0.00	0.00	28	0	28
2015	0.01	0.00	0.01	15	1,522	-1,507
Total	**0.21**	**0.01**	**0.20**	**1,956**	**2,261**	**-305**

Milborne Port

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.21	2.40	-2.19	380	4,280	-3,900
2008	0.00	0.01	-0.01	252	309	-57
2009	0.00	0.00	0.00	45	0	45
2010	0.00	0.04	-0.04	181	90	91
2011	0.00	0.34	-0.34	0	345	-345
2012	0.00	0.00	0.00	0	0	0
2013	0.00	0.00	0.00	51	51	0
2014	0.00	1.20	-1.20	0	3,540	-3,540
2015	0.00	0.01	-0.01	0	101	-101
Total	**0.21**	**4.00**	**-3.79**	**909**	**8,716**	**-7,807**

South Petherton

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.01	-0.01	166	31	135
2008	0.00	0.03	-0.03	178	134	44
2009	0.78	0.00	0.78	1,686	0	1,686
2010	0.30	0.00	0.30	2,035	0	2,035
2011	0.00	0.00	0.00	0	0	0
2012	1.21	0.00	1.21	2,495	68	2,427
2013	0.00	0.00	0.00	28	28	0
2014	0.00	0.00	0.00	0	0	0
2015	0.04	0.00	0.04	1,078	101	977
Total	**2.33**	**0.04**	**2.29**	**7,666**	**362**	**7,304**

Stoke Sub Hamdon

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.00	0.00	0.00	0	0	0
2007	0.00	0.00	0.00	180	0	180
2008	0.00	0.00	0.00	48	48	0
2009	0.00	0.01	-0.01	45	23	22
2010	0.00	0.00	0.00	0	0	0
2011	0.00	0.00	0.00	0	0	0
2012	0.00	0.00	0.00	506	506	0
2013	0.00	0.00	0.00	50	30	20
2014	0.00	0.00	0.00	0	0	0
2015	0.00	0.00	0.00	0	0	0
Total	**0.00**	**0.01**	**-0.01**	**829**	**607**	**222**

ROD

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
2006	0.10	0.01	0.09	488	194	294
2007	1.63	0.57	1.06	8,051	590	7,461
2008	5.94	0.46	5.48	8,393	1,366	7,027
2009	2.72	0.14	2.58	20,831	3,022	17,809
2010	2.83	0.73	2.10	19,550	4,278	15,272
2011	3.34	0.06	3.28	8,436	1,009	7,427
2012	1.02	0.04	0.98	7,664	1,566	6,098
2013	2.33	0.07	2.26	9,352	2,410	6,942
2014	2.76	0.81	1.95	4,551	1,920	2,631
2015	12.23	1.90	10.33	20,560	3,756	16,804
Total	**34.90**	**4.79**	**30.11**	**107,877**	**20,111**	**87,766**

Appendix 2: Annual Completions

2006

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	1.81	0.01	1.80	5,933	66	5,867
Chard	0.00	0.00	0.00	290	0	290
Crewkerne	0.00	0.00	0.00	0	0	0
Ilminster	0.00	0.00	0.00	1,801	316	1,485
Wincanton	0.00	0.00	0.00	425	0	425
Somerton	0.00	0.00	0.00	0	0	0
Ansford & Castle Cary	0.00	0.00	0.00	0	0	0
Langport & Huish	0.00	0.00	0.00	0	0	0
Bruton	0.00	0.00	0.00	0	0	0
Ilchester	0.00	0.00	0.00	0	0	0
Martock & Bower Hinton	0.00	0.00	0.00	80	80	0
Milborne Port	0.00	0.00	0.00	0	0	0
South Petherton	0.00	0.00	0.00	0	0	0
Stoke Sub Hamdon	0.00	0.00	0.00	0	0	0
ROD	0.10	0.01	0.09	488	194	294
Total	**1.91**	**0.02**	**1.89**	**9,017**	**656**	**8,361**

2007

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	1.18	0.03	1.15	12,354	6,762	5,592
Chard	0.00	0.02	-0.02	5,585	4,126	1,459
Crewkerne	0.00	0.03	-0.03	3,698	3,173	525
Ilminster	2.03	0.00	2.03	6,944	0	6,944
Wincanton	0.37	0.02	0.35	3,225	1,303	1,922
Somerton	1.21	0.00	1.21	6,871	908	5,963
Ansford & Castle Cary	9.06	0.00	9.06	13,872	361	13,511
Langport & Huish	0.00	0.00	0.00	1,038	260	778
Bruton	0.00	0.00	0.00	570	30	540
Ilchester	0.00	0.00	0.00	206	137	69
Martock & Bower Hinton	0.00	0.01	-0.01	853	50	803
Milborne Port	0.21	2.40	-2.19	380	4,280	-3,900
South Petherton	0.00	0.01	-0.01	166	31	135
Stoke Sub Hamdon	0.00	0.00	0.00	180	0	180
ROD	1.63	0.57	1.06	8,051	590	7,461
Total	**15.69**	**3.09**	**12.60**	**63,993**	**22,011**	**41,982**

2008

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.20	0.10	0.10	8,119	6,256	1,863
Chard	0.60	0.62	-0.02	348	477	-129
Crewkerne	1.18	0.00	1.18	3,499	298	3,201
Ilminster	0.00	0.00	0.00	2,085	246	1,839
Wincanton	0.86	0.55	0.31	2,354	517	1,837
Somerton	0.51	0.00	0.51	2,675	0	2,675
Ansford & Castle Cary	0.00	0.01	-0.01	0	90	-90
Langport & Huish	0.00	0.01	-0.01	131	209	-78
Bruton	0.07	0.00	0.07	1,584	70	1,514
Ilchester	0.01	0.01	0.00	214	48	166
Martock & Bower Hinton	0.00	0.00	0.00	70	349	-279
Milborne Port	0.00	0.01	-0.01	252	309	-57
South Petherton	0.00	0.03	-0.03	178	134	44
Stoke Sub Hamdon	0.00	0.00	0.00	48	48	0
ROD	5.94	0.46	5.48	8,393	1,366	7,027
Total	**9.37**	**1.80**	**7.57**	**29,950**	**10,417**	**19,532**

2009

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.19	0.58	-0.39	7,988	4,240	3,748
Chard	0.01	0.01	0.00	4,430	1,427	3,003
Crewkerne	0.00	0.03	-0.03	308	339	-31
Ilminster	1.60	0.01	1.59	3,107	389	2,718
Wincanton	0.00	0.00	0.00	831	272	560
Somerton	0.24	0.00	0.24	1,081	406	675
Ansford & Castle Cary	0.00	0.08	-0.08	636	468	168
Langport & Huish	0.00	0.00	0.00	1,005	1,040	-35
Bruton	0.07	0.00	0.07	1,355	699	656
Ilchester	0.00	0.00	0.00	283	0	283
Martock & Bower Hinton	0.00	0.00	0.00	164	0	164
Milborne Port	0.00	0.00	0.00	45	0	45
South Petherton	0.78	0.00	0.78	1,686	0	1,686
Stoke Sub Hamdon	0.00	0.01	-0.01	45	23	22
ROD	2.72	0.14	2.58	20,831	3,022	17,809
Total	**5.61**	**0.86**	**4.75**	**43,794**	**12,323**	**31,470**

2010

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	1.18	0.43	0.75	8,204	4,421	3,782
Chard	0.00	0.01	-0.01	6,154	1,373	4,781
Crewkerne	0.00	0.03	-0.03	589	226	363
Ilminster	0.00	0.13	-0.13	137	151	-14
Wincanton	**0.00**	**0.00**	**0.00**	**1,979**	**1,714**	**265**
Somerton	0.00	0.20	-0.20	360	505	-145
Ansford & Castle Cary	0.00	0.10	-0.10	33	389	-356
Langport & Huish	0.10	0.00	0.10	356	203	153
Bruton	0.00	0.00	0.00	132	132	0
Ilchester	0.00	0.00	0.00	60	60	0
Martock & Bower Hinton	0.00	0.00	0.00	0	0	0
Milborne Port	0.00	0.04	-0.04	181	90	91
South Petherton	0.30	0.00	0.30	2,035	0	2,035
Stoke Sub Hamdon	0.00	0.00	0.00	0	0	0
ROD	2.83	0.73	2.10	19,550	4,278	15,272
Total	**4.41**	**1.67**	**2.74**	**39,770**	**13,542**	**26,227**

2011

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.65	0.02	0.63	4,489	1,416	3,073
Chard	0.02	0.46	-0.44	1,508	98	1,410
Crewkerne	0.00	0.00	0.00	456	523	-67
Ilminster	0.00	0.00	0.00	0	0	0
Wincanton	0.00	0.00	0.00	1,158	885	273
Somerton	0.26	0.00	0.26	1,620	0	1,620
Ansford & Castle Cary	0.00	0.02	-0.02	0	244	-244
Langport & Huish	0.00	0.00	0.00	0	0	0
Bruton	0.01	0.00	0.01	49	0	49
Ilchester	0.08	0.00	0.08	365	0	365
Martock & Bower Hinton	0.20	0.00	0.20	480	0	480
Milborne Port	0.00	0.34	-0.34	0	345	-345
South Petherton	0.00	0.00	0.00	0	0	0
Stoke Sub Hamdon	0.00	0.00	0.00	0	0	0
ROD	3.34	0.06	3.28	8,436	1,009	7,427
Total	**4.56**	**0.90**	**3.66**	**18,561**	**4,519**	**14,041**

2012

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	3.61	3.93	-0.32	8,341	6,328	2,013
Chard	0.10	0.10	0.00	5,312	1,808	3,504
Crewkerne	0.21	0.09	0.12	1,701	834	868
Ilminster	0.26	0.08	0.18	2,466	315	2,151
Wincanton	0.58	0.01	0.57	3,775	120	3,655
Somerton	0.01	0.01	-0.01	219	542	-323
Ansford & Castle Cary	0.25	0.00	0.25	522	0	522
Langport & Huish	0.00	0.00	0.00	40	22	19
Bruton	0.13	0.01	0.12	1,296	517	779
Ilchester	0.01	0.13	-0.12	12	65	-53
Martock & Bower Hinton	0.00	0.00	0.00	260	260	0
Milborne Port	0.00	0.00	0.00	0	0	0
South Petherton	1.21	0.00	1.21	2,495	68	2,427
Stoke Sub Hamdon	0.00	0.00	0.00	506	506	0
ROD	1.02	0.04	0.98	7,664	1,566	6,098
Total	**7.37**	**4.40**	**2.98**	**34,609**	**12,951**	**21,658**

2013

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.03	0.09	-0.06	8,111	7,235	877
Chard	0	0.01	-0.01	626	746	-120
Crewkerne	0	0	0	408	345	63
Ilminster	0.00	0.00	0.00	718	248	470
Wincanton	0	0	0	64	79	-15
Somerton	0	0.01	-0.01	379	225	154
Ansford & Castle Cary	0.00	0.00	0.00	0	0	0
Langport & Huish	0	0.06	-0.06	963	612	351
Bruton	0	0	0	117	200	-83
Ilchester	0.01	0.00	0.01	19	0	19
Martock & Bower Hinton	0	0	0	7	0	7
Milborne Port	0	0	0	51	51	0
South Petherton	0.00	0.00	0.00	28	28	0
Stoke Sub Hamdon	0.00	0.00	0.00	50	30	20
ROD	2.33	0.07	2.26	9,352	2,410	6,942
Total	**2.37**	**0.24**	**2.13**	**20,893**	**12,208**	**8,685**

2014

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.97	0.03	0.94	1,634	781	852
Chard	0.00	0.00	0.00	33	191	-158
Crewkerne	0.00	0.00	0.00	0	0	0
Ilminster	0.00	0.00	0.00	0	0	0
Wincanton	0.01	0.00	0.01	910	188	722
Somerton	0.08	0.00	0.08	1,039	0	1,039
Ansford & Castle Cary	0.00	0.00	0.00	3,111	0	3,111
Langport & Huish	0.00	0.00	0.00	400	400	0
Bruton	0.10	0.00	0.10	351	201	150
Ilchester	0.00	0.00	0.00	0	0	0
Martock & Bower Hinton	0.00	0.00	0.00	28	0	28
Milborne Port	0.00	1.20	-1.20	0	3,540	-3,540
South Petherton	0.00	0.00	0.00	0	0	0
Stoke Sub Hamdon	0.00	0.00	0.00	0	0	0
ROD	2.76	0.81	1.95	4,551	1,920	2,631
Total	**3.91**	**2.04**	**1.88**	**12,056**	**7,221**	**4,835**

2015

Settlement	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	0.60	4.06	-3.46	10,067	15,782	-5,715
Chard	0.31	0.30	0.02	14,595	3,629	10,967
Crewkerne	0.38	0.25	0.13	1,318	2,134	-816
Ilminster	0.32	0.21	0.11	255	540	-285
Wincanton	0.00	0.01	-0.01	2,617	1,517	1,100
Somerton	0.00	0.72	-0.72	732	2,246	-1,514
Ansford & Castle Cary	0.00	0.18	-0.18	91	401	-310
Langport & Huish	0.02	0.01	0.01	592	413	179
Bruton	0.50	0.38	0.12	578	965	-387
Ilchester	0.00	0.00	0.00	0	0	0
Martock & Bower Hinton	0.01	0.00	0.01	15	1,522	-1,507
Milborne Port	0.00	0.01	-0.01	0	101	-101
South Petherton	0.04	0.00	0.04	1,078	101	977
Stoke Sub Hamdon	0.00	0.00	0.00	0	0	0
ROD	12.23	1.90	10.33	20,560	3,756	16,804
Total	**14.41**	**8.02**	**6.39**	**52,499**	**33,107**	**19,392**

Appendix 3: Completions by Use Class and Settlement

Yeovil (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.73	-0.73	5,129	7,102	-1,973
A2	0.30	0.25	0.05	1,525	1,686	-161
A3	0.00	0.00	0.00	3,765	436	3,328
A4	0.00	0.00	0.00	553	1,612	-1,059
A5	0.00	0.00	0.00	741	78	663
B1	1.23	4.84	-3.61	11,153	20,288	-9,135
B2	2.29	3.32	-1.03	13,289	2,943	10,346
B8	5.51	0.01	5.50	9,676	6,345	3,331
C1	0.01	0.02	-0.01	4,766	272	4,494
C2	0.00	0.00	0.00	0	0	0
D1	0.08	0.00	0.08	5,272	2,324	2,948
D2	0.07	0.09	-0.02	7,799	2,730	5,069
SG	0.93	0.00	0.93	8,813	4,145	4,668
Mixed	0.00	0.03	-0.03	2,758	3,325	-567
Total	**10.42**	**9.28**	**1.14**	**75,239**	**53,287**	**21,953**

Chard (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.05	-0.05	1,671	1,651	20
A2	0.00	0.02	-0.02	462	1,324	-862
A3	0.00	0.00	0.00	1,114	33	1,081
A4	0.00	0.08	-0.08	0	110	-110
A5	0.00	0.00	0.00	253	135	118
B1	0.13	0.58	-0.45	6,023	5,278	745
B2	0.00	0.17	-0.17	13,254	4,446	8,808
B8	0.00	0.00	0.00	6,098	0	6,098
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	2,806	360	2,446
D2	0.00	0.03	-0.03	1,554	102	1,452
SG	0.60	0.00	0.60	4,465	0	4,465
Mixed	0.31	0.60	-0.29	1,182	436	746
Total	**1.04**	**1.53**	**-0.48**	**38,882**	**13,874**	**25,007**

Crewkerne (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	1.18	0.14	1.05	3,818	2,032	1,786
A2	0.00	0.00	0.00	3,272	521	2,751
A3	0.00	0.00	0.00	243	83	160
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	102	0	102
B1	0.00	0.04	-0.04	834	2,937	-2,102
B2	0.38	0.20	0.18	424	691	-267
B8	0.00	0.00	0.00	53	0	53
C1	0.00	0.05	-0.05	0	375	-375
C2	0.00	0.00	0.00	0	0	0
D1	0.02	0.00	0.02	765	407	357
D2	0.19	0.00	0.19	1,986	545	1,441
SG	0.00	0.00	0.00	479	280	199
Mixed	0.00	0.00	0.00	0	0	0
Total	**1.77**	**0.42**	**1.34**	**11,976**	**7,871**	**4,105**

Ilminster (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	1.00	0.00	1.00	2,705	192	2,513
A2	0.00	0.00	0.00	656	46	610
A3	0.00	0.00	0.00	296	0	296
A4	0.40	0.00	0.40	708	106	602
A5	0.00	0.00	0.00	0	0	0
B1	1.95	0.09	1.86	1,526	530	996
B2	0.12	0.00	0.12	1,422	210	1,212
B8	0.41	0.13	0.28	4,722	173	4,549
C1	0.00	0.00	0.00	1,076	0	1,076
C2	0.00	0.00	0.00	0	0	0
D1	0.22	0.21	0.01	2,513	755	1,758
D2	0.00	0.00	0.00	210	193	17
SG	0.00	0.00	0.00	1,250	0	1,250
Mixed	0.11	0.00	0.11	429	0	429
Total	**4.21**	**0.43**	**3.78**	**17,512**	**2,205**	**15,307**

Wincanton (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.56	0.03	0.53	2,079	1,082	997
A2	0.01	0.00	0.01	192	69	123
A3	0.00	0.00	0.00	91	0	91
A4	0.00	0.00	0.00	747	0	747
A5	0.00	0.00	0.00	0	0	0
B1	0.17	0.01	0.16	3,181	1,832	1,350
B2	0.30	0.55	-0.25	2,815	1,820	995
B8	0.00	0.00	0.00	3,149	1,470	1,679
C1	0.29	0.00	0.29	1,560	0	1,560
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	1,529	322	1,207
D2	0.00	0.00	0.00	804	0	804
SG	0.21	0.00	0.21	265	0	265
Mixed	0.28	0.00	0.28	926	0	926
Total	**1.81**	**0.59**	**1.23**	**17,337**	**6,594**	**10,743**

Somerton (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.71	-0.71	287	1,238	-951
A2	0.01	0.21	-0.21	182	198	-16
A3	0.00	0.00	0.00	227	33	194
A4	0.00	0.01	-0.01	0	481	-481
A5	0.00	0.00	0.00	64	0	64
B1	1.35	0.01	1.34	6,582	1,824	4,758
B2	0.56	0.00	0.56	3,570	182	3,388
B8	0.00	0.00	0.00	441	300	141
C1	0.00	0.00	0.00	97	0	97
C2	0.00	0.00	0.00	0	0	0
D1	0.08	0.00	0.08	1,535	305	1,230
D2	0.00	0.00	0.00	540	170	370
SG	0.01	0.00	0.01	116	0	116
Mixed	0.30	0.00	0.30	1,335	100	1,235
Total	**2.31**	**0.94**	**1.37**	**14,976**	**4,832**	**10,144**

Ansford & Castle Cary (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.03	-0.03	139	406	-267
A2	0.00	0.00	0.00	282	0	282
A3	0.01	0.00	0.01	136	0	136
A4	0.00	0.00	0.00	0	17	-17
A5	0.00	0.00	0.00	0	0	0
B1	0.00	0.13	-0.13	1,498	706	792
B2	8.34	0.00	8.34	6,424	0	6,424
B8	0.96	0.17	0.79	8,454	350	8,104
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.02	-0.02	636	114	522
D2	0.00	0.00	0.00	0	79	-79
SG	0.00	0.00	0.00	696	0	696
Mixed	0.00	0.04	-0.04	0	281	-281
Total	**9.31**	**0.39**	**8.92**	**18,265**	**1,953**	**16,313**

Langport & Huish Episcopi (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.02	0.01	0.01	363	877	-514
A2	0.00	0.00	0.00	123	7	116
A3	0.00	0.00	0.00	581	0	581
A4	0.00	0.00	0.00	166	409	-243
A5	0.00	0.00	0.00	258	0	258
B1	0.00	0.01	-0.01	612	818	-206
B2	0.00	0.00	0.00	424	0	424
B8	0.00	0.06	-0.06	0	347	-347
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.10	0.00	0.10	1,673	0	1,673
D2	0.00	0.00	0.00	0	0	0
SG	0.00	0.00	0.00	36	702	-666
Mixed	0.00	0.00	0.00	290	0	290
Total	**0.12**	**0.08**	**0.04**	**4,525**	**3,159**	**1,366**

Bruton (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.50	0.00	0.50	474	227	247
A2	0.00	0.00	0.00	0	0	0
A3	0.01	0.00	0.01	357	132	225
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	70	0	70
B1	0.03	0.00	0.03	584	201	383
B2	0.00	0.30	-0.30	0	282	-282
B8	0.07	0.00	0.07	918	0	918
C1	0.10	0.00	0.10	1,151	0	1,151
C2	0.00	0.00	0.00	82	0	82
D1	0.00	0.09	-0.09	2,032	1,103	929
D2	0.00	0.00	0.00	44	0	44
SG	0.00	0.00	0.00	30	869	-839
Mixed	0.17	0.00	0.17	289	0	289
Total	**0.88**	**0.39**	**0.49**	**6,031**	**2,814**	**3,218**

Ilchester (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.01	0.14	-0.13	136	145	-9
A2	0.00	0.00	0.00	0	48	-48
A3	0.00	0.00	0.00	160	0	160
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	48	0	48
B1	0.00	0.00	0.00	0	73	-73
B2	0.00	0.00	0.00	352	0	352
B8	0.00	0.00	0.00	0	16	-16
C1	0.08	0.00	0.08	205	0	205
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	32	0	32
D2	0.00	0.00	0.00	0	0	0
SG	0.01	0.00	0.01	12	28	-16
Mixed	0.01	0.00	0.01	214	0	214
Total	**0.11**	**0.14**	**-0.03**	**1,159**	**310**	**849**

Martock & Bower Hinton (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.00	0.00	33	70	-37
A2	0.00	0.01	-0.01	70	50	20
A3	0.00	0.00	0.00	0	0	0
A4	0.00	0.00	0.00	0	279	-279
A5	0.00	0.00	0.00	80	0	80
B1	0.20	0.00	0.20	318	1,522	-1,204
B2	0.00	0.00	0.00	658	80	578
B8	0.00	0.00	0.00	230	0	230
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	286	0	286
D2	0.00	0.00	0.00	260	0	260
SG	0.01	0.00	0.01	22	0	22
Mixed	0.00	0.00	0.00	0	260	-260
Total	**0.21**	**0.01**	**0.20**	**1,956**	**2,261**	**-305**

Milborne Port (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.21	1.20	-0.99	448	3,591	-3,143
A2	0.00	0.00	0.00	0	0	0
A3	0.00	0.00	0.00	51	0	51
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	0	0	0
B1	0.00	0.06	-0.06	365	291	74
B2	0.00	2.19	-2.19	0	3,280	-3,280
B8	0.00	0.21	-0.21	0	1,000	-1,000
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.34	-0.34	0	554	-554
D2	0.00	0.00	0.00	0	0	0
SG	0.00	0.00	0.00	45	0	45
Mixed	0.00	0.00	0.00	0	0	0
Total	**0.21**	**4.00**	**-3.79**	**909**	**8,716**	**-7,807**

South Petherton (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.01	-0.01	332	31	301
A2	0.00	0.00	0.00	141	28	113
A3	0.00	0.00	0.00	0	0	0
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	0	0	0
B1	1.29	0.00	1.29	2,945	126	2,819
B2	0.51	0.00	0.51	1,291	0	1,291
B8	0.00	0.03	-0.03	664	134	530
C1	0.00	0.00	0.00	76	0	76
C2	0.00	0.00	0.00	0	0	0
D1	0.49	0.00	0.49	1,751	0	1,751
D2	0.04	0.00	0.04	360	0	360
SG	0.00	0.00	0.00	106	43	63
Mixed	0.00	0.00	0.00	0	0	0
Total	**2.33**	**0.04**	**2.29**	**7,666**	**362**	**7,304**

Stoke Sub Hamdon (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.00	0.01	-0.01	0	71	-71
A2	0.00	0.00	0.00	68	0	68
A3	0.00	0.00	0.00	0	0	0
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	0	0	0
B1	0.00	0.00	0.00	45	506	-461
B2	0.00	0.00	0.00	30	0	30
B8	0.00	0.00	0.00	0	0	0
C1	0.00	0.00	0.00	0	0	0
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	686	0	686
D2	0.00	0.00	0.00	0	0	0
SG	0.00	0.00	0.00	0	30	-30
Mixed	0.00	0.00	0.00	0	0	0
Total	**0.00**	**0.01**	**-0.01**	**829**	**607**	**222**

ROD (Total 2006 to 2015)

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	2.53	1.71	0.82	11,047	1,522	9,525
A2	0.00	0.01	-0.01	171	285	-115
A3	0.31	0.00	0.31	1,640	578	1,062
A4	0.10	0.13	-0.03	1,449	217	1,232
A5	0.01	0.00	0.01	38	0	38
B1	6.59	1.10	5.50	18,108	4,100	14,008
B2	5.02	1.16	3.87	32,285	5,461	26,824
B8	3.51	0.00	3.51	14,898	4,926	9,972
C1	0.94	0.28	0.66	4,200	163	4,037
C2	0.00	0.00	0.00	723	0	723
D1	1.95	0.02	1.93	5,663	398	5,265
D2	0.95	0.04	0.92	5,368	183	5,185
SG	9.42	0.34	9.08	5,126	1,405	3,721
Mixed	3.55	0.01	3.54	7,164	874	6,290
Total	**34.89**	**4.79**	**30.10**	**107,878**	**20,111**	**87,766**

Total

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	6.01	4.75	1.26	28,660	20,237	8,424
A2	0.31	0.50	-0.18	7,143	4,262	2,881
A3	0.33	0.00	0.33	8,660	1,295	7,365
A4	0.50	0.22	0.28	3,623	3,231	392
A5	0.01	0.00	0.01	1,653	213	1,440
B1	12.94	6.86	6.07	53,774	41,031	12,743
B2	17.52	7.89	9.64	76,238	19,395	56,843
B8	10.45	0.61	9.84	49,303	15,061	34,242
C1	1.42	0.35	1.07	13,131	810	12,321
C2	0.00	0.00	0.00	805	0	805
D1	2.94	0.68	2.26	27,179	6,642	20,537
D2	1.25	0.16	1.09	18,924	4,002	14,923
SG	11.19	0.34	10.85	21,461	7,502	13,959
Mixed	4.73	0.68	4.05	14,587	5,276	9,311
Total	**69.61**	**23.03**	**46.58**	**325,141**	**128,956**	**196,185**

Appendix 4: Annual Completions by Use Class

2006

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	0.00	0.00	0.00	192	0	192
A2	0.00	0.00	0.00	0	0	0
A3	0.00	0.00	0.00	0	0	0
A4	0.00	0.00	0.00	0	106	-106
A5	0.00	0.00	0.00	80	0	80
B1	0.00	0.02	-0.02	38	260	-222
B2	0.22	0.00	0.22	1,251	290	961
B8	0.99	0.00	0.99	4,677	0	4,677
C1	0.00	0.00	0.00	298	0	298
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	0	0	0
D2	0.07	0.00	0.07	478	0	478
SG	0.63	0.00	0.63	1,578	0	1,578
Mixed	0.00	0.00	0.00	425	0	425
Total	**1.91**	**0.02**	**1.89**	**9,017**	**656**	**8,361**

2007

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	1.21	0.58	0.633	6257.84	3018.54	3239.3
A2	0.10	0.01	0.09	4,012	591	3,421
A3	0.00	0.00	0.00	595	83	512
A4	0.40	0.00	0.40	1,087	0	1,087
A5	0.00	0.00	0.00	142	0	142
B1	1.17	0.03	1.14	6,158	7,643	-1,485
B2	9.93	2.26	7.67	17,914	7,536	10,378
B8	1.55	0.21	1.34	8,725	1,791	6,934
C1	0.01	0.00	0.01	1,660	0	1,660
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.00	0.00	2,416	137	2,279
D2	0.00	0.00	0.00	4,912	79	4,833
SG	0.45	0.00	0.45	6,167	792	5,375
Mixed	0.87	0.00	0.87	3,947	341	3,606
Total	**15.69**	**3.09**	**12.60**	**63,993**	**22,011**	**41,982**

2008

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	1.73	0.06	1.67	5,130	1,161	3,969
A2	0.20	0.06	0.14	743	131	612
A3	0.02	0.00	0.02	602	443	159
A4	0.00	0.00	0.00	179	996	-817
A5	0.00	0.00	0.00	197	78	119
B1	0.60	0.09	0.51	7,680	1,883	5,797
B2	1.42	0.96	0.46	4,802	417	4,385
B8	0.00	0.03	-0.03	590	502	88
C1	0.30	0.00	0.30	1,791	0	1,791
C2	0.00	0.00	0.00	723	0	723
D1	0.00	0.00	0.00	3,321	458	2,863
D2	0.00	0.00	0.00	179	0	179
SG	4.52	0.00	4.52	1,913	3,619	-1,706
Mixed	0.58	0.60	-0.02	2,100	729	1,371
Total	**9.37**	**1.80**	**7.57**	**29,950**	**10,417**	**19,532**

2009

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	0.80	0.66	0.14	9,120	1,441	7,679
A2	0.00	0.00	0.00	616	655	-39
A3	0.00	0.00	0.00	490	325	165
A4	0.00	0.00	0.00	862	22	840
A5	**0.01**	**0.00**	**0.01**	**263**	**0**	**263**
B1	3.66	0.14	3.52	9,826	2,463	7,363
B2	0.41	0.00	0.41	7,565	1,170	6,395
B8	0.36	0.00	0.36	7,788	3,122	4,666
C1	0.00	0.00	0.00	130	0	130
C2	0.00	0.00	0.00	0	0	0
D1	0.01	0.02	-0.01	3,341	114	3,227
D2	0.25	0.00	0.25	808	1,200	-392
SG	0.10	0.00	0.10	2,628	1,531	1,098
Mixed	0.00	0.04	-0.04	357	281	76
Total	**5.60**	**0.86**	**4.74**	**43,794**	**12,323**	**31,471**

2010

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	0.20	0.05	0.15	2,208	1,172	1,036
A2	0.00	0.20	-0.20	553	252	301
A3	0.00	0.00	0.00	243	132	111
A4	0.00	0.00	0.00	0	0	0
A5	0.00	0.00	0.00	251	0	251
B1	0.68	0.73	-0.05	7,384	5,042	2,342
B2	3.20	0.10	3.10	14,999	2,926	12,073
B8	0.21	0.13	0.08	4,207	2,211	1,997
C1	0.00	0.00	0.00	1,911	0	1,911
C2	0.00	0.00	0.00	0	0	0
D1	0.10	0.00	0.10	3,417	0	3,417
D2	0.00	0.12	-0.12	1,466	969	497
SG	0.02	0.34	-0.32	2,844	838	2,006
Mixed	0.00	0.00	0.00	286	0	286
Total	**4.41**	**1.67**	**2.74**	**39,769**	**13,542**	**26,227**

2011

Use Class	Land in hectares gross	Land in hectares losses	Land in hectares net	Floorspace in square metres gross	Floorspace in square metres losses	Floorspace in square metres net
A1	0.02	0.01	0.01	1,343	1,080	263
A2	0.00	0.01	-0.01	100	150	-50
A3	0.01	0.00	0.01	799	138	661
A4	0.00	0.00	0.00	144	17	128
A5	0.00	0.00	0.00	0	0	0
B1	1.81	0.53	1.28	7,330	957	6,373
B2	0.65	0.00	0.65	4,985	706	4,279
B8	0.70	0.01	0.69	1,234	1,127	107
C1	0.55	0.00	0.55	623	0	623
C2	0.00	0.00	0.00	0	0	0
D1	0.00	0.34	-0.34	394	345	49
D2	0.00	0.00	0.00	0	0	0
SG	0.70	0.00	0.70	1,264	0	1,264
Mixed	0.12	0.00	0.12	345	0	345
Total	**4.56**	**0.90**	**3.66**	**18,561**	**4,519**	**14,041**

2012

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.02	0.17	-0.15	1,096	2,471	-1,376
A2	0.01	0.00	0.01	382	549	-167
A3	0.02	0.00	0.02	2,528	0	2,528
A4	0.00	0.09	-0.09	1,009	1,350	-342
A5	0.00	0.00	0.00	99	0	99
B1	0.57	0.73	-0.16	2,786	5,215	-2,430
B2	0.61	3.31	-2.70	7,487	230	7,257
B8	3.85	0.00	3.85	2,018	249	1,769
C1	0.39	0.07	0.32	3,453	647	2,806
C2	0.00	0.00	0.00	0	0	0
D1	0.73	0.01	0.72	6,310	1,425	4,885
D2	0.54	0.01	0.53	3,808	80	3,728
SG	0.06	0.00	0.06	2,264	0	2,264
Mixed	0.58	0.01	0.57	1,372	735	637
Total	**7.37**	**4.40**	**2.98**	**34,609**	**12,951**	**21,658**

2013

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.01	0.02	-0.01	123	997	-874
A2	0	0.05	-0.05	324.5	323	1.5
A3	0.28	0	0.28	1014.4	0	1014.4
A4	0.10	0.00	0.10	166	409	-243
A5	0	0	0	176	0	176
B1	0.4044	0.0915	0.3129	3909.6	1336.5	2573.1
B2	0.32	0.02	0.30	6,095	1,810	4,285
B8	0.382	0.06	0.322	3260	3633	-373
C1	0.02	0	0.02	281.5	0	281.5
C2	0.00	0.00	0.00	0	0	0
D1	0.131	0	0.131	2444.8	242	2202.8
D2	0	0	0	1488	538	950
SG	0.00	0.00	0.00	503	260	243
Mixed	0.72	0.00	0.72	1,107	2,660	-1,553
Total	**2.37**	**0.24**	**2.13**	**20,893**	**12,208**	**8,685**

2014

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	1.50	1.20	0.30	1,725	4,228	-2,503
A2	0.01	0.00	0.01	19	113	-94
A3	0.00	0.00	0.00	877	33	844
A4	0.00	0.00	0.00	31	0	31
A5	0.00	0.00	0.00	141	45	96
B1	0.77	0.02	0.75	1,412	465	947
B2	0.00	0.54	-0.54	150	1,627	-1,477
B8	1.06	0.00	1.06	4,188	315	3,873
C1	0.15	0.28	-0.13	197	163	34
C2	0.00	0.00	0.00	0	0	0
D1	0.08	0.00	0.08	1,714	148	1,566
D2	0.00	0.00	0.00	1,062	0	1,062
SG	0.25	0.00	0.25	390	37	353
Mixed	0.10	0.00	0.10	150	47	103
Total	**3.91**	**2.04**	**1.88**	**12,056**	**7,221**	**4,835**

2015

Use Class	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
A1	0.52	2.00	-1.48	1,466	4,668	-3,202
A2	0.00	0.17	-0.17	394	1,499	-1,105
A3	0.00	0.00	0.00	1,510	141	1,369
A4	0.00	0.13	-0.13	145	331	-186
A5	0.00	0.00	0.00	304	90	214
B1	3.28	4.49	-1.21	7,252	15,767	-8,515
B2	0.76	0.70	0.07	10,991	2,683	8,308
B8	1.35	0.17	1.18	12,616	2,112	10,504
C1	0.00	0.00	0.00	2,788	0	2,788
C2	0.00	0.00	0.00	82	0	82
D1	1.89	0.31	1.58	3,822	3,773	48
D2	0.39	0.03	0.36	4,724	1,136	3,588
SG	4.46	0.00	4.46	1,909	425	1,484
Mixed	1.76	0.03	1.73	4,498	483	4,015
Total	**14.41**	**8.02**	**6.38**	**52,499**	**33,107**	**19,391**

Appendix 5: Analysis by Area and Settlement

Completions by Area 2006 to 2015

Area	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
East	28.22	7.06	21.17	106,733	27,604	79,129
North	18.83	3.70	15.14	51,238	18,148	33,090
South	10.44	9.32	1.11	77,111	54,024	23,087
West	12.12	2.96	9.16	90,058	29,180	60,878
Total	**69.6**	**23.0**	**46.6**	**325,141**	**128,955**	**196,186**

Settlements in Area North

SUMMARY OF KEY ISSUES:

- Since 2006/2007, 51,238 square metres of floorspace and 18.8 hectares of land (gross) have been completed in Area North.
- After losses are taken into account, this equates to net completions of 33,090 square metres of floorspace and 15 hectares of land since 2006/2007.
- In the named Local Plan settlements (Somerton, Langport, Martock and South Petherton) 3.9 hectares of land (net) and approximately 18,700 square metres of floorspace (net) has been completed since 2006/2007.
- Outside the named Local Plan settlements, in the rest of Area North 11.25 hectares of land (net) and approximately 14,400 sq m of floorspace (net) has been completed since 2006/2007 highlighting the significant role that rural areas play in delivering economic development.

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Somerton	2.31	0.94	1.37	14,976	4,832	10,144
Langport	0.12	0.08	0.04	4,525	3,159	1,366
Martock	0.21	0.01	0.20	1,956	2,261	-305
South Petherton	2.33	0.04	2.29	7,666	362	7,304
Stoke Sub Hamdon	0.00	0.01	-0.01	829	607	222
ROD	13.87	2.62	11.25	21,287	6,928	14,360
Total	**18.83**	**3.70**	**15.14**	**51,238**	**18,148**	**33,090**

Somerton

Most of the land and floorspace delivered in Somerton can be explained through the expansion of the Bancombe Road Trading Estate. The majority of employment land and floorspace completed since 2006, occurred in 2007and 2008. The majority of land and floorspace has been for traditional B uses.

Langport & Huish Episcopi

The majority of land delivered for employment uses in Langport and Huish Episcopi occurred in 2010 and was in connection to the extension to the North Street Surgery (0.1 hectares for D1 use).

The delivery of floorspace has been fairly consistent in the town since 2006, apart from 2006 itself and 2011, when no new floorspace was completed. Much of the development has been in relation to changes of use, therefore in net terms, new additional floorspace has been quite modest. The development of the Great Bow Yard for offices, community space and a café and the construction of additional classrooms at Huish Academy delivered most of the new additional floorspace in the town. Unlike the majority of the District, B uses haven't been the main drivers of additional growth in the town, these have been associated with service and leisure sector. This can be explained by the tourism role of Langport.

Martock & Bower Hinton

There has been little employment land or floorspace delivered in Martock & Bower Hinton. The development of an industrial unit on Coat Road in 2011 (0.2 hectares of land and 154 square metres of floorspace for B1 use) and the loss of the Sparrow Works (demolition of 1,522 square metres of B1 use) have been significant developments.

South Petherton

The majority of floorspace delivered in South Petherton can be explained by the significant development of Lopen Head Nursery for B1, B2 and B8 uses.

Other developments include the completion of a new hospital, the demolition and redevelopment of the existing facility increased the floorspace by 982 sq m (from 2,785 sq m to 3,767 sq m). The completion of a wedding venue facility at Drayton Farm (360 sq m in a permanent marquee) and erection of a new doctor's surgery and pharmacy (824 sq m).

Stoke Sub Hamdon

Stoke Sub Hamdon has seen an overall loss in employment land since 2006 with the hair salon on the High Street being lost to residential use. The extension of the Hamdon Medical Centre in 2007 to allow for a pharmacy and office for the surgery is the most significant development over the plan period so far.

Rest of Area North

The figures are clear, the settlements outside of those named in the Local Plan are vital to the economic sustainability of the area.

There are a number of established business parks in the rest of area north, which have delivered land and floorspace, namely Conquest Business Park and Ilton Business Park, both in Ilton, Mill Lane Industrial Estate, Lopen and Walronds Park in Isle Brewers.
The Parrett Works, Martock and Badger's Cross, Somerton are also classed as being the "Rest of the District". Lopen Head Nursery site counts towards South Petherton's employment land and floorspace currently.

Some significant developments include:

- Light industrial use at land adjacent to Belmont House, Aller
- The extension of facilities at Branston Potatoes.
- the development of a dog training centre at Catcombe Farm, Somerton
- improvements by the National Trust at Barrington Court,
- the development of several businesses on previous agricultural sites, some in association with agricultural businesses (agricultural contractors) others not (joinery business).
- Cookery school at Frogmary Green Farm.

Settlements in Area South

SUMMARY OF KEY ISSUES:

- Since 2006/2007, 77,111 square metres of floorspace and 10.44 hectares of land (gross) have been completed in Area South.
- After losses are taken into account, this equates to net completions of 23,087 square metres of floorspace and 1 hectare of land since 2006/2007.
- Effectively area south equates to Yeovil and very little has occurred in the parishes surrounding Yeovil that are classed as the Rest of the District.

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Yeovil	10.42	9.28	1.14	75,239	53,287	21,952
ROD	0.02	0.04	-0.02	1,872	737	1,135
Total	10.44	9.32	1.11	77,111	54,024	23,087

<u>Yeovil</u>

Yeovil has delivered the most employment land in gross terms (10.42 hectares) of all the settlements in the District but once losses have been taken into account (9.28 hectares) this figure falls to just over 1 hectare. Policy SS3 of the local plan is focused on net, new employment land delivery, and so the 1.1 hectares is someway off the target for Yeovil. However, the gross land delivery figure should be borne in mind when reflecting on what is happening in the settlement, and it demonstrates that the town is clearly capable of realising a reasonable level of new employment land. But, what the data is also showing is that other changes are occurring in the town, with high levels of existing employment land being lost to other uses, and changes of use generating net additional floorspace but without necessarily requiring new land.

Given that Yeovil is the largest urban area in the district, it is expected that there will be a degree of replacement, churn and loss as older buildings and premises become obsolete and new land/buildings are developed. To some extent, this represents the natural cycle of stock upgrades and replacement seen within all urban areas. The majority of losses have been to residential use and include developments such as the loss of a warehouse and premises on Newton Road and construction of 83 flats and change of office at Goldcroft to 11 residential apartments. The losses also include the change of use of land for open storage on Pen Mill Trading Estate (3.3 hectares recorded as a loss of B2, general industrial but gain of 3.3 hectares B8 storage land) and the demolition of the Box Factory and use as public car park.

Settlements in Area East

SUMMARY OF KEY ISSUES:

- Since 2006/2007, 106,733 square metres of floorspace and 28.2 hectares of land (gross) have been completed in Area East.
- After losses are taken into account, this equates to net completions of 79,129 square metres of floorspace and 21 hectares of land since 2006/2007.
- In the named Local Plan settlements (Wincanton, Ansford & Castle Cary, Bruton, Ilchester and Milborne Port) 6.79 hectares of land (net) and 23,316 square metres of floorspace (net) has been completed since 2006/2007.
- Outside the named Local Plan settlements, in the rest of Area East 14.3 hectares of land (net) and approximately 55,800 sq m of floorspace (net) has been completed since 2006/2007 highlighting the significant role that rural areas play in delivering economic development.

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Wincanton	1.81	0.59	1.23	17,337	6,594	10,743
Ansford & Castle Cary	9.31	0.39	8.92	18,265	1,953	16,313
Bruton	0.88	0.39	0.49	6,031	2,814	3,218
Ilchester	0.11	0.14	-0.03	1,159	310	849
Milborne Port	0.21	4.00	-3.79	909	8,716	-7,807
ROD	15.91	1.56	14.35	63,030	7,217	55,814
Total	28.22	7.06	21.17	106,733	27,604	79,129

Wincanton

Wincanton has delivered the second highest amount of land and floorspace in Area East after Ansford & Castle Cary with 1.82 hectares of land (gross) and 17,337 sq metres of floorspace (gross). Losses have reduced these gross figures to 1.23hectares of land (net) and 10,743 sq m floorspace (net) since 2006/7. Land and floorspace has been lost to a number of alternative economic uses with no significant loss to residential use.

Some key developments in Wincanton have been:

- The erection of a number of business units on Dykes Way, Wincanton Business Park in 2007.
- The redevelopment of Wincanton Logistics, Aldermeads Depot to allow for the development of Lidl in 2008.
- The completion of Kentucky drive-thru restaurant, Travelodge and Wagtail public house/restaurant on Long Close site in 2012.
- The completion of a primary health care centre and pharmacy on New Barns Farm in 2012.
- Completion of a 1,162 sq m building for Rochfords Garden Machinery in 2015.

The majority of land has been delivered in uses other than B uses, which saw a loss in land but a growth in net additional floorspace. Alternative uses such as A, C, mixed use and Sui Generis featured strongly in the completions reflecting developments at New Barns Farm and Long Close.

Ansford & Castle Cary

Ansford & Castle Cary has delivered the highest amount of land and floorspace in Area East, with 9.31 hectares of land (gross) and 18,265 sq metres of floorspace (gross). Losses have reduced these gross figures to 8.92 hectares of land (net) and 16,313 sq m floorspace (net) since 2006/7. Nearly all the land and floorspace losses were to residential use.

Some key developments in Ansford and Castle Cary have been:

- The level of land and floorspace delivered is largely due to the completion of the Royal Canin pet food factory at Torbay Road (8.10 hectares of land and 13,511 sq m of floorspace) in 2007.
- The erection of a 450 sq m workshop on Torbay Road Industrial Estate in 2012.
- The extension to Centaur Service in 2014 (3,003 sq m).

Bruton

Bruton has delivered 0.88 hectares of land (gross) and 6,031 sq metres of floorspace (gross) since 2006/7. Losses have reduced these gross figures to 0.49 hectares of land (net) and 3,218 sq m floorspace (net). Nearly all the losses were to residential use. Land and floorspace has been lost to a number of alternative economic and residential uses. The developments that have been completed in Bruton reflect its strong High Street, its cultural focus and role as a service and retail centre, A, C and D use classes being prevalent.

Some key developments in Bruton have been:

- New buildings at Kings School and Sexeys School
- Development at Durslade Farm
- Change of Use of the piggery units for light industrial purposes
- Additional hotel, café/restaurant space for At the Chapel restaurant.

Ilchester

A limited amount of land and floorspace has been delivered in Ilchester since 2006. Some significant developments include:

- the erection of new offices at Ilchester Cheese in 2007,
- development of a children's pre-school in 2008

- extension to Norseland in 2009, and
- the extension of Northover Manor (letting rooms, café and function room) in 2011.

Milborne Port

Little employment development has occurred in Milborne Port, the town has delivered net losses of employment land and floorspace due to the conversion of the Tannery site, Clark House and Wheathill Nurseries to residential uses.

Rest of Area East

The areas outside the Local Plan named settlements play a significant role in delivering economic development. Approximately 14 hectares of land (net) and 55,800 sq m of floorspace (net) has been completed since 2006/2007

There are a number of established business parks in the rest of area east, which have delivered land and floorspace, namely Henstridge Trading Estate, Marsh Lane, Henstridge and Cadbury Business Park, North Cadbury. A substantial amount of development has occurred here.

Settlements in Area West

SUMMARY OF KEY ISSUES:

- Since 2006/2007, 90,058 square metres of floorspace and 12.12 hectares of land (gross) have been completed in Area West.
- After losses are taken into account, this equates to net completions of 60,878 square metres of floorspace and 9 hectares of land since 2006/2007.
- In the named Local Plan settlements (Chard, Crewkerne and Ilminster) 4.6 hectares of land (net) and 44,400 square metres of floorspace (net) has been completed since 2006/2007. Illustrating the significance of the main settlements by delivering just over a third of the land and 72% of the floorspace.
- More land has been delivered outside the named Local Plan settlements than within, but this is a lesser proportion than any other area apart from area south. Illustrating the economic role of the market towns in delivering land and floorspace in area west.

	Land in hectares			Floorspace in square metres		
	gross	losses	net	gross	losses	net
Chard	1.04	1.53	-0.48	38,882	13,874	25,007
Crewkerne	1.77	0.42	1.34	11,976	7,871	4,105
Ilminster	4.21	0.43	3.78	17,512	2,205	15,307
ROD	5.10	0.58	4.52	21,688	5,229	16,458
Total	12.12	2.96	9.16	90,058	29,180	60,878

Chard

Whilst Chard has delivered a net loss in land since 2006, it has delivered the most amount of floorspace of any settlement in area west. A significant amount of development relates to changes of use, from B uses to Sui Generis or other uses for example change of use to MOT and car repairs, or dental practice. The majority of net floorspace delivered has been in the traditional B use industries in Chard reflecting its key employers.

Significant new development includes:

- extensions on the Oscar Mayer site at Beeching Close, yielding significant additional floorspace on site,
- extension on the Brecknell Willis site on Tapstone Road, also yielding significant floorspace on the existing site,
- redevelopment of the Numatic International site at Millfield Industrial Estate with the erection of additional floorspace on site,
- development of plots on Chard Business Park and
- the extension of Cerdic Foundries on Beeching Close

Crewkerne

Crewkerne has delivered a modest amount of net additional land, but less than six times the amount of floorspace that Chard has delivered, illustrating that there is no direct link between land and floorspace delivery.

Significant developments in Crewkerne include:

- Development of Waitrose and
- The construction of the sports centre and community centre at the Recreation Ground, Henhayes Lane.

Ilminster

Ilminster has delivered the second largest amount of land for economic development of all the named Local Plan settlements, with 3.78 hectares net. Is has also delivered a good amount of floorspace in comparison with other settlements.

Significant developments include:

- construction of Tesco at Shudrick Lane,
- completion of the new medical centre and pharmacy at Canal Way,
- erection of industrial units at Canal Way,
- the development of a public house at Harts Close,
- completion of the Highways Agency maintenance depot at Southfields Roundabout

The majority of land delivered in Ilminster is in the B uses (49%), most of this was the development of the Highways Agency maintenance depot at Southfields Roundabout. Nearly half of all the floorspace delivered in Ilminster has been in the traditional B uses (45%) with significant amounts of A, C, D and Sui Generis uses, reflecting the service role of the town.

Rest of Area West

The majority of development that has occurred in area west, occurred within the named Local Plan settlements. Those developments that occurred in the rest of area west did not occur in any established business park of trading estate but throughout the area, illustrating its rural nature. Some significant developments include:

- the change of use of agricultural land and the development of storage buildings at Coombe Farm, Roundham,
- the redevelopment of the redundant saw mill at Yonder Hills to provide B1 and B8 commercial units and extension of industrial unit at Metaltech Precision Ltd, also at Yonder Hill,
- various tourist related development, for example a function room at Hornsbury Mill, additional bedrooms at Cricket St Thomas, additional function accommodation at Windwhistle Golf Club and holiday lodges at Watermeadow Fisheries, and
- various public sector developments such as the replacement doctor's surgery at Broadway and a new classroom at Combe St Nicholas.