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Stogumber Neighbourhood Development Plan Examination: WSC Response to the Examiners Additional Supplementary Questions of 9th and 10th May 2017

Discrepancy in housing numbers:

There is quite a discrepancy between the figure given in the WSLP (page 22) for the total number of dwellings in the 'primary village' of Stogumber, which is 164, and the figures given in the Appendix to the SNP taken from the 2011 Census. That gives 181 occupied dwellings in Stogumber village plus 17 unoccupied and 302 in the parish + 29 unoccupied. Can you account for the discrepancy in the figures?

WSC LP and SNDP are using different data sets.

SNDP uses the 2011 Office of National Statistics (ONS) census data set Output Area E00149426 for the Parish and Output Area data set E00149427 for the village.

Parish: E00149426 (see attached image - Map for Output Area E00149426) includes an area of Exmoor National Park that whilst it is in the Parish of Stogumber is not part of WSC Local Authority Area, and it also does not form part of the designated SNDP area (please see WSC LP comments below).

Village: E00149427 (see attached image - Map for Output Area E00149427) includes areas of open countryside which WSC do not consider to constitute the built-up area of the village (please see WSC LP comments below).

At the WSC LP Examination public hearing there was discussion about application of a consistent baseline for all the settlements in WSC LPA area.

Parish: The extent of the Parish of Stogumber includes an area of Exmoor National Park which is not part of WSC Local Authority Area (see attached map - ONS Census 2011 Stogumber Output Area and surrounds 11MAY17). WSC undertook a "splitting" exercise, to separate the dwellings in the ENP and WSC areas. This revealed that there is only one "dwelling" falling within ENP area of Stogumber Parish, but it is Combe Sydenhan Hall which is not a habitable residence. Therefore, whilst the dwelling numbers for the Parish are identical to those reported in data set E00149426, and therefore match with SNDP parish numbers, the geographical area is different.

Village: In the WSC LPA area many villages (but not Stogumber) fall below the ONS Output Areas threshold (either <100 people or, <100 dwellings) for release of data

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into the public domain. In addition, the ONS Output Area Map for Output Area E00149427 includes areas of open countryside which WSC do not consider to constitute the built-up area of the village. Therefore WSC undertook an exercise to establish the number of dwellings for each West Somerset village following a single common approach. The methodology used to calculate the villages was consistent with the description in Policy SC1 and the definition of 'built-up area' included in the supporting text to this policy. The extent of Stogumber village that was used for calculating the household stock broadly follows the former 'development limits' (shown by a brown line) in the old West Somerset District Local Plan (Adopted April 2006) Settlement Map No.15 (see attached map - 10-15-Stogumber-inset-plan-2006-pdf.pdf). The only dwelling that has been included that wasn't previously within the development limits is one called 'Kernshill'. This produced the figure of 164 for Stogumber Village.

Stogumber Housing completions since 2012:

How many dwelling completions, including conversions, have there been in Stogumber parish since the April 2012 WSLP base date?

Stogumber Housing Completions since 2012, recorded by WSC are as follows:

	Market Completions	Affordable Completions	Type of development
Apr 2012 – Mar 2013	1	0	Subdivision of a property
Apr 2013 – Mar 2014	1	0	Conversion of outbuilding
Apr 2014 – Mar 2015	6*	0	Conversions*
Apr 2015 – Mar 2016	2	0	Conversion of barns (two separate sites)

*Some of the recorded completions for 2014/15 may have been completed prior to this period. Prior to April 2015, due to limited staff resources, completions were only recorded from building control records. Annual sites visits started in April 2015 (when a single joint Officer workforce two Councils of Taunton Deane and West Somerset came into force) but have not yet been undertaken for the year 2016/17

* The Apr 2014 – Mar 2015 conversions were: A Chapel to a dwelling, An extension to form an annex, An outbuilding to annex, and 3 x Barn Conversions.

Appendices:

Map for Output Area E00149426

Map for Output Area E00149427

ONS Census 2011 Stogumber Output Area and surrounds 11MAY17

10-15-Stogumber-inset-plan-2006-pdf

12 May 2017

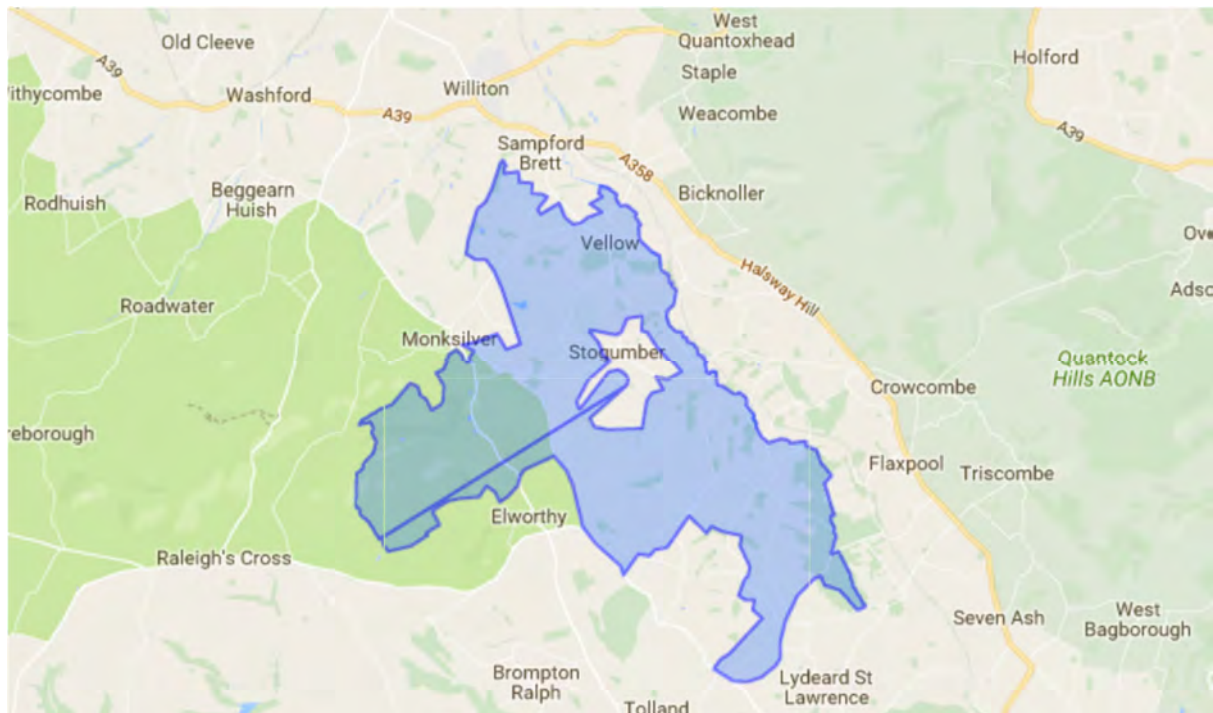
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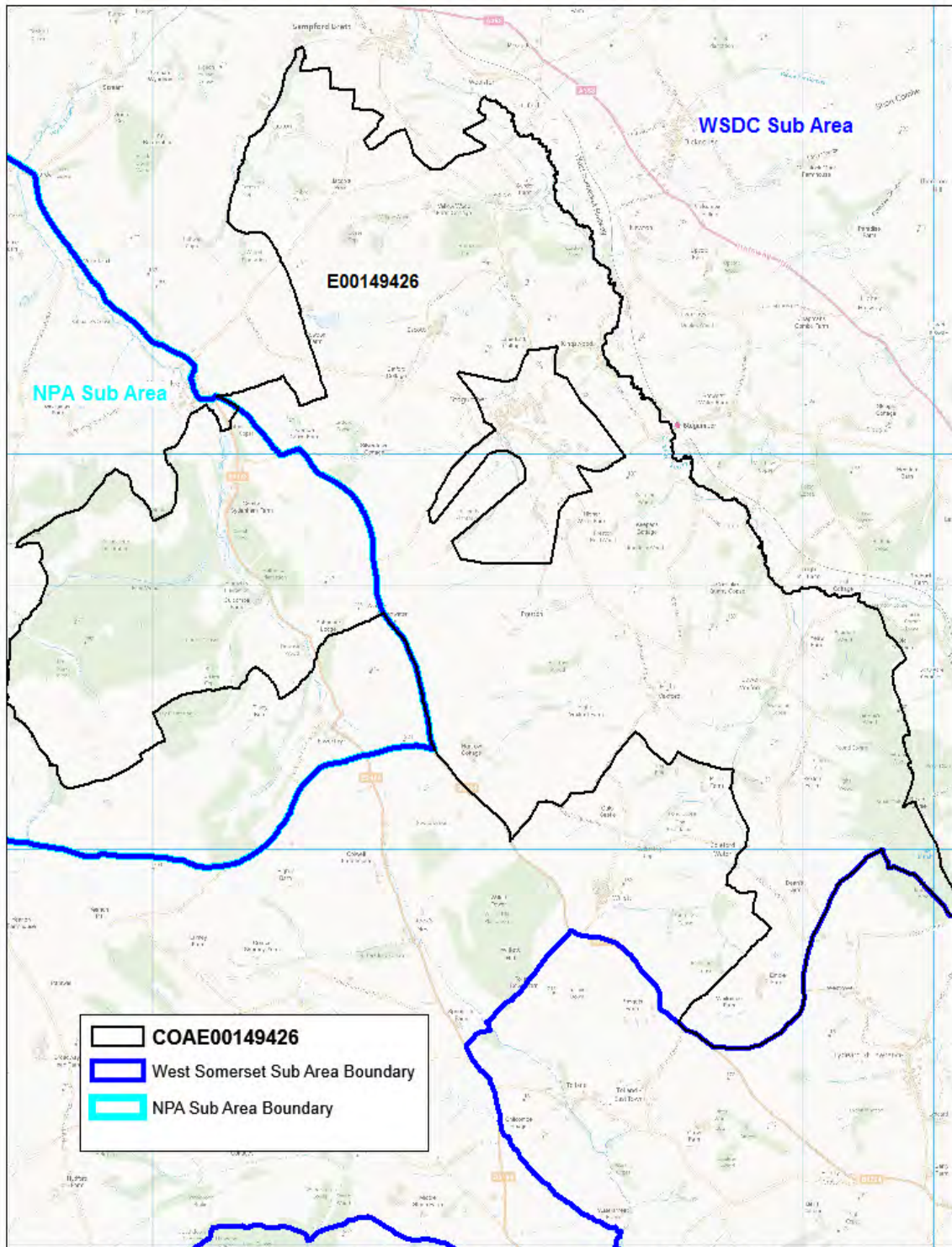
Office of National Statistics (ONS) census data set Output Area E00149426; SNDP area for Parish of Stogumber.



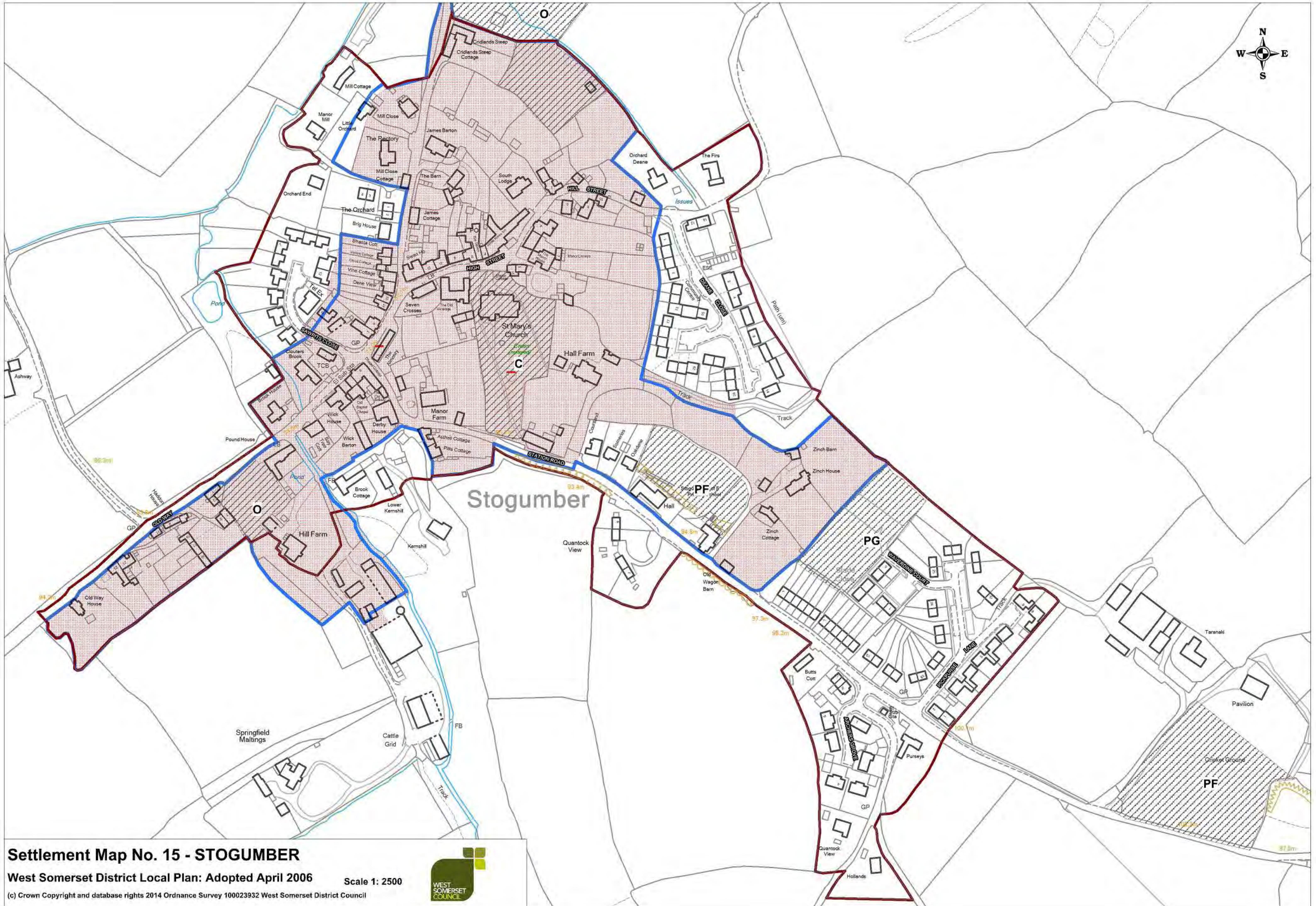
Office of National Statistics (ONS) census data set Output Area E00149427; SNDP area for Stogumber Village.



Census Output Area Map Nine E00149426



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Settlement Map No. 15 - STOGUMBER

West Somerset District Local Plan: Adopted April 2006

Scale 1: 2500

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