

STRATEGY

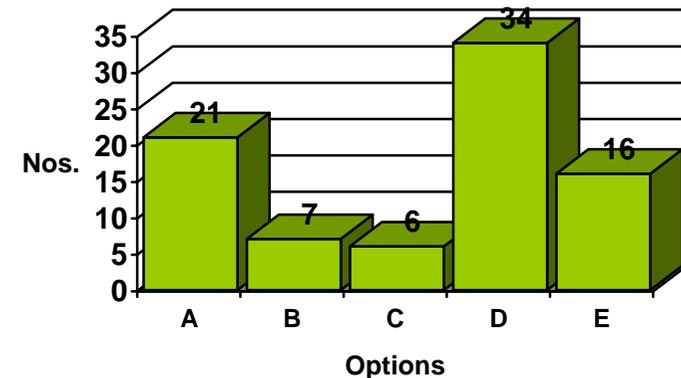
Option S1 – Levels of Development

S1: Based on the above information, which of the following housing supply scenarios do you consider we should plan for?

- A. Draft RSS: 13,600 dwellings within South Somerset District Housing Market Area of which 6,400 dwellings to be provided for at Yeovil;**
- B. ONS: 16,600 dwellings within South Somerset District Housing Market Area of which 7,400 dwellings to be provided for at Yeovil;**
- C. Department of Communities & Local Government projection: 19,700 dwellings within South Somerset District Housing Market Area of which an undefined number of dwellings to be provided for at Yeovil;**
- D. Draft RSS EiP Panel Report recommendation of 19,700 dwellings, of which 6,400 should be within the existing area of Yeovil & 5,000 should be within an area of search for urban extension of Yeovil, and 8,300 should be elsewhere in the South Somerset Housing Market Area (district) outside Yeovil;**
- E. Growth in excess of 19,700 reflecting the Government's Housing Green Paper "Homes for the future: more affordable, more sustainable", July2007.**

Response Levels to Options

Which of the following housing supply scenarios do you consider we should plan for?



S1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>It is important that economic growth is matched by appropriate numbers of dwellings in order to ensure that there is a balance between jobs and housing numbers. The higher growth scenario of 19,700 dwellings is most appropriate to prevent jobs being delivered at a faster rate than homes, thus putting further pressure on house prices and commuting.</p>	<p>The Core Strategy should reflect the growth figures set out in the RSS (Proposed Changes state 19,700 dwellings and 10,700 jobs). "Somerset County Council and the Somerset Local Authorities: Implications of additional housing growth through ONS household projections" (Baker Assocs 2007) states that the economy could provide sufficient jobs for 16,600 dwellings, but not the amount required to accommodate the residents of 19,700 homes - the Government state a significant proportion of residents will be of retirement age and therefore not require employment.</p>	<p>During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.</p>
<p>The A303 to the north and west of Yeovil is constrained under existing conditions, and significant steps are required to address congestion on the A303 before the growth proposed in the RSS is implemented.</p>	<p>Parts of the A303 in South Somerset will see daily stress levels of 130-150% by 2026 (Regional Network Report for the SW 2008, Highways Agency). The emerging Yeovil Transport Strategy Review 2 encompasses some of the A303. The Infrastructure Delivery Plan will need to consider this issue.</p>	<p>Enter discussions with the Highways Agency regarding the impact of growth on the A303 as a priority.</p>
<p>Option A, as a significant increase in the supply of housing has enormous implications for infrastructure requirements.</p>	<p>The Core Strategy should reflect the growth figures set out in the RSS. An Infrastructure Delivery Plan will be prepared to evidence the infrastructure requirements.</p>	<p>During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.</p>
<p>Need to keep the option open for the market towns such as Somerton to be significantly expanded, rather than x% of the increase being prescribed to Yeovil regardless – the shortfall in housing is district-wide not just in Yeovil.</p>	<p>The Core Strategy should accord with the RSS that sets specific growth figures for Yeovil as a 'Strategically Significant City or Town' (SSCT). The Settlement Role and Function study proposes Somerton as a 'Market Town' (RSS Development Policy B).</p>	<p>Agreed RSS approach for more development at Yeovil and recognise that 8,300 outside Yeovil is a sizeable amount (around 42% of total). Consider Somerton for Policy B status.</p>
<p>It would be better not to have a fixed view of the number of dwellings needed by 2026, but to recognise that these estimates will fluctuate.</p>	<p>The Core Strategy should reflect the growth figures set out in the RSS. Monitoring of the RSS will address the issue of potential fluctuations over time.</p>	<p>None required.</p>

S1: Summary of Issues	Evidence base consideration	Policy or Proposal
Yeovil should be the focus for most new development in the district, and accommodate 11,400 dwellings as per Panel Report; additional 10,000 dwellings to be accommodated in other main towns – Ilminster, Chard, Crewkerne, Wincanton and Rural Centres where appropriate.	The Core Strategy should reflect the growth figures set out in the RSS. The Settlement Role and Function study will inform the distribution of growth and proposes the settlement hierarchy according to the RSS 'Development Policies A, B and C'.	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Although identified as a SSCT, it is considered that the scale of increase in the proportion of housing to the Yeovil is not justified, is unlikely to be delivered in the plan period and is likely to be to the detriment of the other market towns.	The Core Strategy should reflect the growth figures set out in the RSS – provision should be made for 11,400 dwellings in and around Yeovil (if these figures are adopted in the RSS).	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. Although the RSS principle for focussing the growth on Yeovil was accepted. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Greater emphasis should be placed on housing provision in the other market towns, with particular emphasis on Chard and Crewkerne as the next largest settlements in the district. At least half of the residual 8,300 dwellings should be identified in these two settlements.	A substantial number of dwellings (8,300) is proposed outside Yeovil in the RSS, to be distributed amongst the other settlements in South Somerset. The Settlement Role and Function study proposes a settlement hierarchy, with Chard and Crewkerne both 'Market Towns'. Also useful will be the SHLAA, Peripheral Landscape Studies, Strategic Flood Risk Assessment.	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS. Outside Yeovil development will be directed to settlements according to their role and function. Chard and Crewkerne will see growth appropriate to their roles as 'Market Towns', and based upon other evidence base findings.
No more than 6,500 dwellings should be provided in other settlements outside Yeovil as these locations are less sustainable, leaving 13,200 to be focussed at Yeovil.	The Core Strategy should reflect the growth figures set out in the RSS – provision should be made for 11,400 dwellings in and around Yeovil, and 8,300 elsewhere in the district.	The proportion of growth between Yeovil and elsewhere is considered reasonable and will be determined by the RSS.
Even accounting for Local Plan allocations, it would not be possible to accommodate all 6,400 dwellings within Yeovil's existing urban area. It is likely that the additional required, together with the identification of a 5,000 dwelling urban extension, can be accommodated in two or more locations.	The RSS Proposed Changes identifies an 'area of search' around Yeovil for 5,000 new dwellings. The emerging Strategic Housing Land Availability Assessment (SHLAA) should establish how many dwellings could be provided within Yeovil's urban area. The Peripheral Landscape Study identifies potential locations for Yeovil's urban extension(s).	The SHLAA should inform the scale of growth in and around Yeovil, and constraints will be mapped to inform the engagement process on potential locations for growth.

S1: Summary of Issues	Evidence base consideration	Policy or Proposal
The presence of 4 Historic Parks and Gardens around Yeovil should be acknowledged in order to inform any potential growth proposals.	The Peripheral Landscape Study for Yeovil duly considers this point.	This will be taken account of in mapping environmental constraints and sustainability appraisal process.
It is not meaningful to seek views on the level of housing development, as this will be dictated by the RSS. Including lower figures are not realistic options.	The RSS levels set out minimum figures (“...at least 19,700 homes...”) so higher figures should be considered. Lower figures than the RSS were not identified as potential options.	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Housing figures should reflect those in the RSS and be taken as a minimum figure.	RSS Proposed Changes states “at least 19,700 homes...”	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Draft RSS housing figures should be the maximum. Overall economic growth is likely to be far lower than previously thought and actual need far below draft RSS figures.	The Core Strategy should reflect the growth figures set out in the RSS, and are likely to be higher than the draft RSS given the figures in the Proposed Changes. “Somerset County Council and the Somerset Local Authorities: Implications of additional housing growth through ONS household projections” (Baker Assocs 2007) states that the economy could provide sufficient jobs for 16,600 dwellings, but not the amount required to accommodate the residents of 19,700 homes	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Yeovil should accommodate 12,000+ dwellings following the principles set out in the Panel Report and Housing Green Paper. A well planned urban extension should be located to the north of Yeovil between A37 and A359.	The Core Strategy should reflect the growth figures set out in the RSS.	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS. Sustainability Appraisal will be used to help

S1: Summary of Issues	Evidence base consideration	Policy or Proposal
		determine the location of the urban extension(s).
Seek clarification as to whether the housing and employment growth set in the RSS are additional to current allocations and commitments of the adopted Local Plan, or the Local Plan allocations are included in the RSS figures.	The RSS time horizon of 2006-26 means that development within this period is taken into account. Therefore, Local Plan allocations would, if developed between 2006-26, be included in the total RSS growth figures.	None required.
Completely new town at Podimore would be within Travel To Work Area.	A new town in South Somerset is not proposed in the RSS, which seeks to focus new development to existing urban areas. PPS3 states new free-standing settlements should be considered where need and demand are high (para 37, PPS3). An eco-town is a new settlement of 5,000-20,000 homes (draft PPS: Eco-towns). There are noise, flooding and archaeological constraints around Podimore.	Not appropriate – contrary to RSS policy.
Suggest a breakdown of the housing figures based on existing size, development possibilities, infrastructure and job availability, and minimising travel distances, as follows: Yeovil: 11,400 (57%), Rural Centres 4,980 (25%), Villages 3,320 (17%) – total 19,700 dwellings.	The Settlement Role and Function study proposes a settlement hierarchy based upon the RSS Development Policies A, B and C. The emerging SHLAA will indicate potential levels of growth. Also of use will be: Peripheral Landscape Studies, Strategic Flood Risk Assessment.	Propose a breakdown of the residual RSS dwelling figures (outside Yeovil) across Policy B and C settlements according to the evidence base findings and engagement process.
In addition to the larger market towns beyond Yeovil (Wincanton, Chard, Crewkerne and Ilminster) there are a series of smaller towns and more major villages that act as service centres e.g. Milborne Port possesses generally superior service provision and is a sustainable location for growth.	The Settlement Role and Function study proposes a settlement hierarchy based upon the RSS Development Policies. Milborne Port is classed as a Policy C settlement: 'small town or village' and will see commensurate growth.	Propose a settlement hierarchy based upon the Settlement Role and Function study and consultation responses. Milborne Port is classed as a Policy C 'small town or village.'

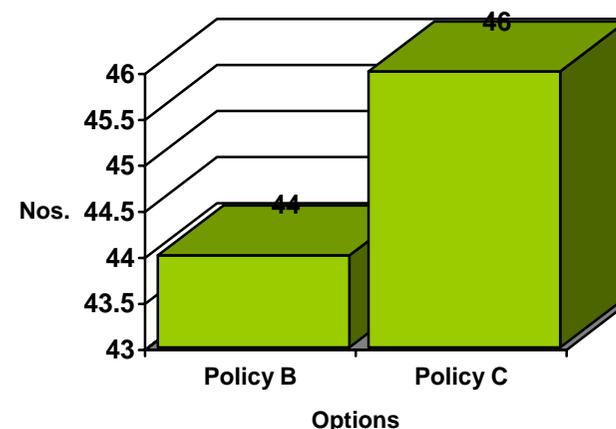
Option S2 – Distribution of Development

S2: Based on the Draft RSS definitions above, are there any particular settlements (please identify in Option S2b below) that you consider should be classified as:

- A. RSS Development Policy B**
- B. RSS Development Policy C**

Response Levels to Options

Are there any settlements that you consider should be classified as RSS
Policy B or Policy C?



S2: Summary of Issues	Evidence base consideration	Policy or Proposal
Somerton, Langport and Martock should be classified as towns; there are industrial estates and other businesses at all of these towns with potential for expansion.	The Settlement Role and Function study proposes Somerton and Langport and 'Market Towns'. Martock is a 'small town or village' due to not having a strong employment function, and lacking self-containment and sustainable travel opportunities.	To be considered with other evidence base and the engagement process.
Current planning controls should be relaxed to allow a small amount of new building providing it is integral to supporting a sustainable rural economy.	PPS7 allows for buildings in the countryside to be re-used, preferably for economic purposes although recognising residential may sometimes be appropriate.	Must be consistent with PPS7 and will be considered within an appropriate Development Management policy.
Milborne Port should be a Market Town.	The Settlement Role and Function study proposes Milborne Port as a small town or village due to not having a strong employment function,	To be considered with other evidence base and the engagement process.

S2: Summary of Issues	Evidence base consideration	Policy or Proposal
	and lacking self-containment and sustainable travel opportunities.	
Wincanton, Ilminster, Somerton and Crewkerne should be Market Towns.	The Settlement Role and Function study proposes these as Market Towns.	To be considered with other evidence base and the engagement process.
Compton Dundon possesses a good range of facilities and is an appropriate location for modest additional growth to sustain the life and function of the village – it should be classed as a Small town or village.	Compton Dundon is not classed as a small town or village in the Settlement Role and Function study.	To be considered with other evidence base and the engagement process.
Chard has a key role to play in accommodating the increased levels of growth in South Somerset – the Key Site strategy in Chard has failed.	Chard is identified as a Market Town in the Settlement Role and Function study. The Peripheral Landscape Study identifies potential capacity for around 1600 dwellings on the edge of Chard, in addition to the Key Site. Refer to emerging Chard Regeneration Framework and the forthcoming viability assessment.	To be considered with other evidence base and the engagement process. The Chard Regeneration Framework viability assessment will be key in considering its future growth.
Ilchester, Montacute and Mudford should be classed as Villages – each provides local amenities with a strong sense of local identity and need to have the opportunity to grow.	In the Settlement Role and Function study Ilchester is identified as a small town or village. Montacute is identified as performing a community service role but doesn't meet the other Policy C criteria. Mudford is not considered as being a Policy C settlement.	To be considered with other evidence base and the engagement process.
Tatworth/South Chard should also include Forton.	Tatworth/South Chard incorporates Forton in the Settlement Role and Function study, and plays a community service role but is not classed as a small town or village.	To be considered with other evidence base and the engagement process.
Templecombe should be equivalent to a Rural Centre or small town or village (Development Policy C), having sustainable transport links, a good local highway network, a large employer and a significant service base.	In the Settlement Role and Function study Templecombe is not considered as having an employment function or a strategic community service role, although it does have sustainable transport links and some community services - it is not considered as a Policy B or C settlement.	To be considered with other evidence base and the engagement process.
East Coker/North Coker should be classed as Development Policy C- small town or village as both share ample and extensive facilities.	East Coker does have a community service role but does not meet any of the other criteria in the Role and Function study to be classed as Policy C.	To be considered with other evidence base and the engagement process.

S2: Summary of Issues	Evidence base consideration	Policy or Proposal
Further housing development in Crewkerne is not required; there are not enough services to sustain additional inhabitants.	Crewkerne is identified as a Policy B Market Town in the Role and Function study. New development will need to provide necessary infrastructure: an Infrastructure Delivery Plan to be produced to evidence this issue.	To be considered with other evidence base and the engagement process.
Long Sutton has the potential to accommodate additional housing growth due to the settlement's well developed local facilities and good accessibility.	Long Sutton does possess community services but is not considered as meeting the other criteria necessary to be a Policy B or C settlement in the Settlement Role and Function study.	To be considered with other evidence base and the engagement process.
Chard, Crewkerne and Wincanton should be Policy B Market Towns and should accommodate most of the growth outside Yeovil; Wincanton, Ilminster, Martock, Somerton, Castle Cary, Bruton, Langport, Milborne Port and South Petherton and approximately 10 other villages with a population over 1,000 should be Policy C.	Ilminster, Somerton, Langport, Castle Cary are also proposed as Policy B settlements. South Petherton, Bruton and Martock are considered as Policy C, with Stoke Sub Hamdon. The Role and Function study covered a range of criteria when considering settlement hierarchy, not simply population.	To be considered with other evidence base and the engagement process.
There is a lack of options for the planned expansion of Yeovil and the other main (Policy B) towns at a broad locations level.	Noted. Several evidence base studies have been published since the issues and options document and will be used to develop the 'spatial' aspect of the Core Strategy.	Identify 'broad locations' for the future development of the main settlements, including strategic sites if necessary. The Sustainability Appraisal and engagement process will inform.
South Petherton is a sustainable centre and should develop to the north east of the centre.	South Petherton has been classed as Policy C (small town or village) in the Role and Function study. The Peripheral Landscape Study supports development to the north east of the centre.	To be considered with other evidence base and the engagement process.
The new settlement strategy needs to provide a positive response to sustain and enhance rural communities - an overly restrictive approach will worsen social and economic decline.	Development should take place in small towns and villages to promote greater self-containment and stronger local communities (RSS), but the focus for the majority of growth is the existing main towns.	Focus growth on Yeovil and the other main towns, whilst allowing rural areas to develop where appropriate. Consider that the RSS settlement strategy provides sufficient growth at Yeovil and to help sustain rural communities.
Wincanton should be a focus for development through: 1,850 new dwellings (including a strategic extension to the north), amending the development area to allow this, new retail/services to support the town, and further employment land identified close to the A303.	Wincanton will see growth as it is proposed as a Dev Policy B Market Town in the Role and Function study. Some land to the north of Wincanton is proposed in the Peripheral Landscape Study, and land near the A303. The issue over potential amendments to the development area has yet to be resolved.	To be considered with other evidence base and the engagement process.

S2: Summary of Issues	Evidence base consideration	Policy or Proposal
Martock should be a Development Policy B town, and develop to the east of sufficient size to allow local road network improvements to be made. There is a historic presumption in favour of development being located on the eastern side of Martock (Key Site in Deposit Draft Local Plan).	Martock is classified as Policy C in the Role and Function study. Land to the east is seen as having development potential in the Peripheral Landscape Study.	To be considered with other evidence base and the engagement process.
A small mixed use development could consolidate the role of Sparkford as a village in the Local Plan.	Sparkford is not classified as a Policy C small town or village within the Role and Function Study.	To be considered with other evidence base and the engagement process.
All of the Towns/Rural Centres in the Local Plan should be assigned Policy B status, and the Villages Policy C status. This will maximise the opportunity to deliver the RSS housing figures.	Yeovil is at the top of the hierarchy as a Strategically Significant City or Town (Policy A). In the Role and Function study seven settlements are identified as Policy B, and six as Policy C, although there is scope for additional settlements to be considered as Policy C.	To be considered with other evidence base and the engagement process.
Chard and Crewkerne can contribute the majority of dwellings outside Yeovil and should be Policy B Market Towns. Policy C settlements should be relatively small scale and limited to the specific needs of those settlements.	Further settlements meet the Policy B criteria in the Role and Function study. Growth in identified Policy C settlements will need to be of a scale appropriate to the settlement.	To be considered with other evidence base and the engagement process.
Marston Magna should be classed as a small town or village due to good road links via the A359 and A303, and to provide jobs and services for local residents.	Marston Magna has flooding, historic environment and noise constraints, and is not classed as a 'Village' in the adopted Local Plan. It is considered part of the Ilchester/Yeovilton Lower Super Output Area in the Settlement Role and Function study.	To be considered with other evidence base and the engagement process.

Option S3 – Distribution of Development

S3: Accepting your answer to Question S1 above, how should the residual (non-Yeovil) requirement of dwellings be provided for?

A. Distribute the residual dwellings and commensurate jobs, infrastructure etc to only Development Policy B settlements;

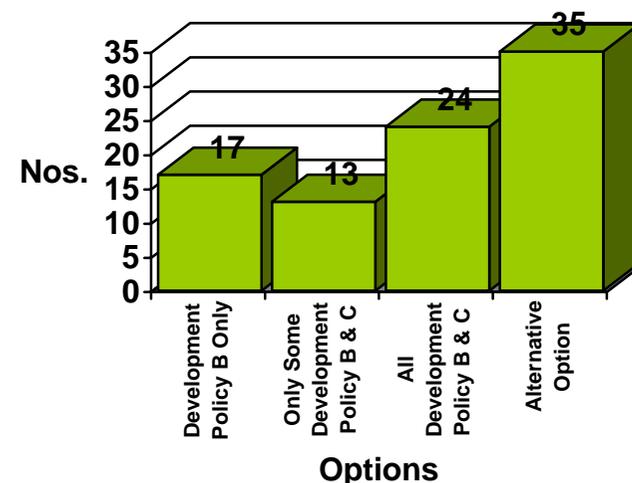
B. Distribute the residual dwellings and commensurate jobs, infrastructure etc to only some Development Policy B (Market Towns) and C Small Towns & Villages) settlements;

C. Distribute the residual dwellings and commensurate jobs, infrastructure etc to all Development Policy B and C settlements;

D. An alternative option.

Response Levels to Options

How should the residual (non-Yeovil) requirement of dwellings be provided for?



S3: Summary of Issues	Evidence base consideration	Policy or Proposal
The level of dwellings allocated to each settlement should be commensurate to their scale and existing facilities, and at a level that will ensure optimum levels of self containment.	Noted. Use evidence (e.g. Role and Function study, SHLAA, Landscape studies, SFRA, ELR) to ensure appropriate levels of growth are directed to settlements. The bulk of housing outside Yeovil should be provided in Policy B settlements (RSS Proposed Changes).	Propose approximate levels of growth for Policy B and C settlements to reflect the RSS strategy.

S3: Summary of Issues	Evidence base consideration	Policy or Proposal
A new settlement should be considered.	The RSS seeks to focus new development to existing urban areas. PPS3 states new free-standing settlements should be considered where need and demand are high (para 37, PPS3). An eco-town is a new settlement of 5,000-20,000 homes (draft PPS: Eco-towns).	Not appropriate – contrary to RSS policy.
60% of growth should go to Yeovil, Chard, Crewkerne. 30% to Ilminster, Wincanton, Somerton, Martock. 8% to South Petherton, Milborne Port, Bruton, Tatworth & Forton, Castle Cary, Ilchester. 2% to Curry Rivel, Stoke Sub Hamdon, West Coker, Merriot.	Approximately 58% of the districts housing growth will be located in and around Yeovil; the bulk of housing provision outside Yeovil should be located in Policy B settlements. Policy C settlements should be the primary focus elsewhere (RSS Proposed Changes). Use evidence to inform e.g. Role and Function study, SHLAA, Landscape studies, SFRA, ELR.	Propose approximate levels of growth for Policy B and C settlements.
Development should be distributed only to Policy B settlements in order to concentrate development in sustainable communities.	The rural nature of South Somerset means many settlements will not fall within Policy B, but development in Policy C settlements is likely to be justified by local needs (RSS Proposed Changes, Role and Function Study).	Propose approximate levels of growth for Policy B and C settlements, based upon their role and function, and other evidence.
Development should primarily be focussed on Policy B Market Towns which provide access to employment and services, with a small proportion in some larger Policy C settlements.	The bulk of housing provision outside Yeovil should be located in Policy B settlements. It may be difficult to distinguish between Policy C settlements – development should be based upon local needs (Role and Function study, RSS Proposed Changes).	Propose approximate levels of growth for Policy B and C settlements, based upon their role and function and other evidence.
Small rural schools are vulnerable given declining household size, housing affordability and an ageing population.	Noted. Greater self-containment and stronger local communities will be promoted in small towns and villages (Role and Function study, RSS Proposed Changes).	Propose approximate growth levels for Policy C settlements.
Chard: 1950 dwellings, Crewkerne: 2000, Wincanton: 1850. Remaining settlements: 2600.	Noted. Use evidence (e.g. Role and Function study, SHLAA, Landscape studies, SFRA, ELR) to ensure appropriate levels of growth are directed to settlements.	Propose approximate levels of growth for Policy B and C settlements.

Option S4 – Sustainable Development

S4: *Should the Core Strategy include a minimum density for residential development and if so, what should it be?*

A. *50 dph;*

B. *60 dph;*

C. *70 dph;*

D. *An alternative density;*

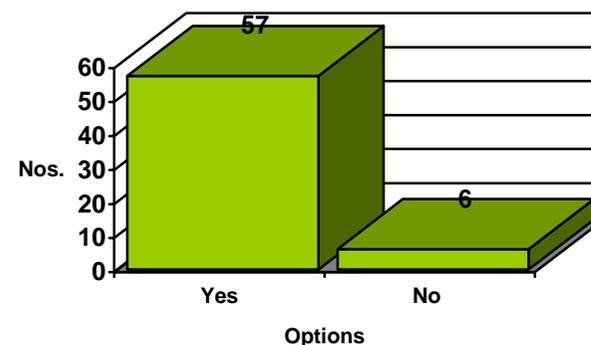
E. *Locationally-specific target densities set for different Development Policy A, B and C settlements (SSCT's, Market Towns, Small Towns & Villages) and elsewhere with higher densities in Town Centres than suburban areas, reflecting settlement form and housing need.*

If choosing this option, please state a density for each locationally-specific target;

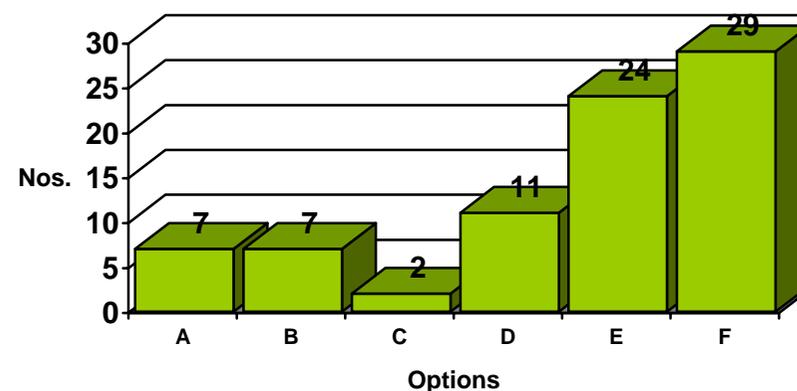
F. *An alternative option.*

Response Levels to Options

Should the Core Strategy include a minimum density for residential development?



What should the minimum density for residential development be?



S4: Summary of Issues	Evidence base consideration	Policy or Proposal
Minimum residential densities should reflect national guidance. If specific densities for individual settlements are to be set, existing services, jobs and infrastructure should be considered to ensure congestion and out-commuting are not exacerbated.	The indicative minimum density in national policy is 30 dph (PPS3). At least 40 dph should be achieved as an average across the Housing Market Area, 40-50 dph in Yeovil, and 50 dph or more in Yeovil's urban extension (RSS Proposed Changes). The Peripheral Landscape studies identify acceptable densities based on landscape impact.	Consider higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40 dph for Market Towns; and 30 dph for small towns and villages reflecting their rural character.
Yeovil: 50 dph, Market Towns: 40 dph, Small towns and villages: 30 dph, in order to reflect the location, character of the surrounding area, local facilities, and the housing need. An average of 40 dph should be achieved across the district.	PPS3 and the RSS set density guidelines (see above). PPS3 (para 46) highlights the issues that should be considered when setting density policies. The Peripheral Landscape studies identify acceptable densities based on landscape impact.	Consider higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40 dph for Market Towns; and 30 dph for small towns and villages reflecting their rural character.
Minimum densities should not be set – should be flexible; the highest appropriate density should be based upon the character and appearance of the site, and good design standards and layout.	Density standards may vary according to location but the indicative minimum density in national policy is 30 dph (PPS3).	Propose a minimum of 30 dph in line with PPS3.
The three options (50, 60, 70dph) exceed the figure suggested in the RSS, and would be inappropriate to apply across the district as a whole: 50 dph will mean a majority of three storey development, above 60 dph would mean all development of three storeys or more, 70 dph may be appropriate for some limited sites in the town centre. Need to meet the needs of the community e.g. family housing will be lower density, open space requirements.	Accept that the densities suggested in Option S4 are too high for a largely rural district. PPS3 and RSS set guidelines on considering housing densities. The Annual Monitoring Report shows increasing housing densities over recent years, with 62% of homes built at 50 dph or more last year (07/08)	Consider higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40 dph for Market Towns; and 30 dph for small towns and villages reflecting their rural character.
Sustainable Development is a misleading title for this section as many aspects of sustainable development are not included.	Accept.	Move housing density and previously developed land policies to the housing chapter.

Option S5 – Sustainable Development

S5: What should the Core Strategy's target for development taking place on Previously Developed Land be?

A. 40%;

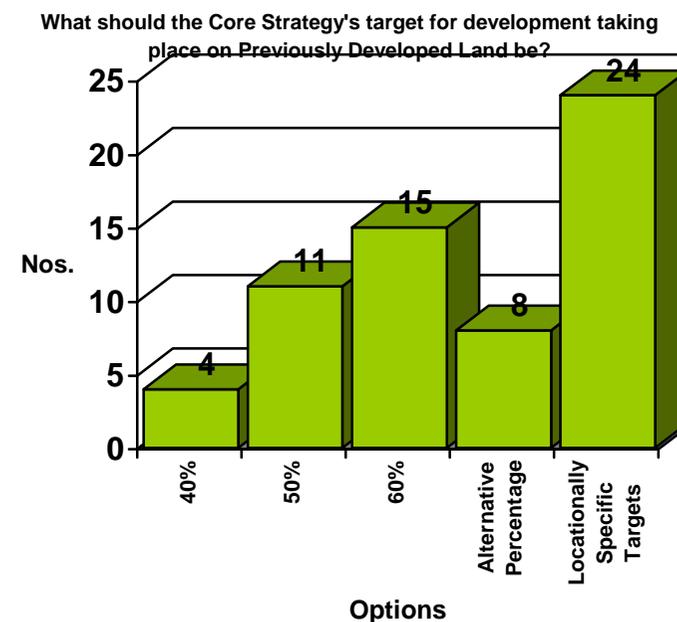
B. 50%;

C. 60%;

D. An alternative percentage;

E. Locationally-specific target percentages should be set for different Development Policy A, B and C settlements (SSCT's, Market Towns, Small Towns & Villages) and elsewhere;

F. An alternative option.



S5: Summary of Issues	Evidence base consideration	Policy or Proposal
The target should be justified and reflect national guidance and be informed by evidence such as past rates, the SHLAA and Employment Land Review.	Accept. The national target is 60% of new homes to be built on previously developed land (PDL). The regional target is at least 50% (RSS Proposed Changes). Annual Monitoring Report figures for homes built on PDL in the last five years are 44%, 58%, 72%, 75%, and 87% (03/04 – 07/08).	Further work required to set South Somerset target, using the SHLAA findings and considering that at least 5,000 dwellings (Yeovil 'area of search') of the 19,700 total will be built on greenfield land.

S5: Summary of Issues	Evidence base consideration	Policy or Proposal
It is generally preferable to see development come forward on brownfield sites ahead of greenfield, but must consider other factors such as location and proximity to services and facilities.	The priority for development should be PDL (PPS3) but the development of PDL should not be promoted as an over-riding priority and greenfield and PDL should not be sequentially phased - PDL may not always be the most sustainable location/land use (RSS Proposed Changes).	Encourage the development of PDL, but do not promote as an over-riding priority.
Area specific targets should be set: Yeovil's target should be 50%, Market Towns 40%, small towns and villages 20-30%.	Government policy states a local target can be set, but does not state that targets can vary across Local Planning Authority area. It would be too prescriptive and difficult to be accurate with targets for different settlements.	Do not promote varying PDL targets across the district. Further work required to set South Somerset target, using the SHLAA findings and considering that at least 5,000 dwellings (Yeovil 'area of search') of the 19,700 total will be built on greenfield land.
Previously developed land should be developed before any greenfield sites.	The priority for development should be PDL (PPS3) but the development of PDL should not be promoted as an over-riding priority – greenfield and PDL should not be sequentially phased, as this would risk housing numbers not being achieved (RSS Proposed Changes).	Encourage the development of PDL, but do not promote as an over-riding priority.
South Somerset is largely rural and over-ambitious PDL targets that will compromise housing delivery should not be set – suggest 40% as PDL target.	Accept that focus on PDL should not compromise housing delivery. Recent PDL development has been significantly higher than 40% (see AMR figures above) and regional target is at least 50%.	Further work required to set South Somerset target, using the SHLAA findings and considering that at least 5,000 dwellings (Yeovil 'area of search') of the 19,700 total will be built on greenfield land.

Other Issues – Strategy

Summary of Issues	Evidence base consideration	Policy or Proposal
South Somerset is located within the A303 Corridor functional zone in the Regional Economic Strategy, and potential exists to further develop the role of this corridor through the growth of strategic settlements i.e. Yeovil, also Chard and Crewkerne.	The Settlement Role and Function study considers employment as a key indicator in considering the settlement hierarchy. The emerging Employment Land Review will inform the Core Strategy.	Use employment as a key indicator in determining the settlement strategy.

Summary of Issues	Evidence base consideration	Policy or Proposal
A lack of coherent national framework for planning and lack of accountability of those nominally responsible.	Not within remit of the Core Strategy to address. Planning Policy Statements/Guidance notes have been prepared by Government on a range of topics (around 25 altogether).	None required.
Infrastructure requirements have not been addressed.	The emerging Infrastructure Delivery Plan (IDP) will address this gap.	Use findings of IDP to inform Core Strategy.
It would be better not to have a fixed view of the number of dwellings required by 2026, but recognise that these estimates will fluctuate.	A plan, monitor, manage approach will be used, but the Core Strategy is likely to be found 'unsound' if it does not provide for the housing figures in the RSS. The RSS will be monitored annually and reviewed when appropriate.	Provide for the number of dwellings required in the RSS.
It is imperative that the issue of deliverability is taken into account – a clear strategy should be set out to ensure delivery of development required by the RSS.	Evidence of deliverability is required in order to be considered a 'sound' Core Strategy (PPS12).	Ensure that the Core Strategy is deliverable.
Safety issue at Yeovil Airfield, the future of which can't be certain due to being based upon global political decisions. Could the site be transferred elsewhere (Merrifield?) and be developed as PDL?	Yeovil Airfield / Augusta Westland is crucial to the economy of Yeovil, employing thousands of people. For sustainability reasons it is preferable for employment development to be located in existing settlements.	None required.
Places of worship should be provisioned on all site developments.	This is not appropriate or feasible, although it may potentially form part of a major development e.g. Yeovil's urban extension.	None required.
There is no reference to the urban extension for Yeovil as set out in the Panel Report, and no areas of search are identified.	The Panel Report was published after the Core Strategy Issues and Options had been drafted, and it was too late to incorporate the Panel Reports' proposals in detail.	Identify potential sites to accommodate 5000 dwellings within Yeovil's area of search, as set out in the RSS Proposed Changes.
Options / questions should have been drafted that relate to where and how to deliver the growth requirements, rather than the figures themselves which are already set out by the RSS. E.g. no indication is given as to the appropriate scale of development in Policy B and C settlements.	Accept. Much of the evidence base is now complete enabling options to be set out regarding where it is preferable for growth to be directed.	Identify strategic growth options, in line with the preferred settlement strategy.
Concern that there has been no reference to tourism with Development Policies B and C.	Policies B and C set out the main indicators of settlement role and function - it is considered that tourism would come within employment/economic	None required.

Summary of Issues	Evidence base consideration	Policy or Proposal
	activity. It is more appropriate for tourism specifically to be covered elsewhere.	
More attention should be given to the implications of demographic and social changes, including an ageing population and declining household size, for the continued vitality and viability of smaller settlements where additional housing will be needed to maintain the local economy, services and improve affordability.	Evidence suggests that population growth and extra housing delivery in villages may not stop rural service decline, and could increase car use due to dependence on other centres. However growth will be appropriate if clearly related to local needs, including affordable housing provision (RSS Proposed Changes). The RSS sets out the settlement hierarchy in Policies A, B, and C.	Policy C settlements will be identified to meet locally needed development, and a policy will be considered to provide flexibility to accommodate development in other settlements subject to restricted sustainability criteria.
The strategy chapter should be developed into a full 'spatial strategy', looking at constituent parts of the district in more detail. A spatial planning approach should also be adopted for the other topics – as it stands it closely resembles a Local Plan.	Accept. The evidence base has developed further since 'Issues and Options' and a 'spatial strategy' can now be outlined in greater detail.	Ensure the 'strategy' chapter sets out the issues for different settlements across the district, in line with the preferred settlement hierarchy.
It would be helpful to use maps, plans and GIS to highlight constraints and opportunities and where in the district particular issues apply.	Accept that this would make the document clearer.	Use maps, plans and GIS where possible to highlight the settlement strategy and particular issues in the district.
Why is Donyatt not in the table on page 24?	This table lists settlements within the existing Local Plan settlement hierarchy – Donyatt is therefore not included.	None required.
Several references are made to the draft RSS, however the Core Strategy should consider its spatial strategy against the higher growth figures set out in the Panel Report.	The RSS Proposed Changes reiterated the higher growth figures set out in the Panel Report.	During consultation on the RSS Proposed Changes (October 2008), the Council submitted that 16,600 dwellings in South Somerset are acceptable, but 19,700 would be too much. However, the Core Strategy will need to reflect RSS figures – awaiting adoption of the RSS.
Robust design policies should be included to secure high quality development that reflects an understanding of local context, character and aspirations. Policy 'hooks' should enable the use of other design tools and mechanisms e.g. design guides, site briefs and design codes.	Agree that achieving high standards of design is of key importance (PPS1, 3). The Environmental Quality chapter includes some options on ensuring high design standards.	Ensure design is key to the strategy – to be considered in a Development Management policy.