

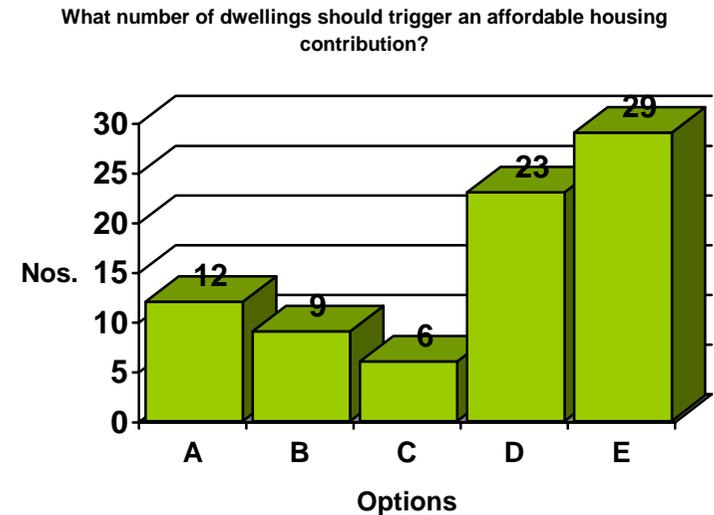
HOUSING

Option H1: Affordable Housing

H1a: What number of dwellings should trigger an affordable housing contribution? (Please select one option).

- A. All sites (1 or 2 dwellings requiring a commuted sum with on site provision for 3 or more dwellings);**
- B. 5 dwellings or more;**
- C. 10 dwellings or more;**
- D. 15 dwellings or more;**
- E. Another option not suggested above.**

Response Levels to Options



H1a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>50% of all sites of four or more should be affordable (rented and part buy), contributions from any development less than four, towards affordable elsewhere.</p> <p>Should be % based.</p> <p>Should be guided by the outcomes of the Strategic Housing Market Assessment in terms of need and viability.</p>	<p>Planning Policy Statement 3: Housing (2006) states that the national indicative minimum site size threshold for the provision of affordable housing is 15 dwellings, however it also accepts that local planning authorities can set lower minimum thresholds where viable and practicable. An informed assessment of economic viability of site thresholds as well as the extent to which smaller sites can contribute to supply is therefore required. The Taunton and South Somerset</p>	<p>An initial general threshold of 10 dwellings is suggested for all settlements in the SHMA. Further viability assessment work to establish if a lower threshold would be appropriate to be undertaken.</p> <p>That the justified district-wide target of 35% be taken forward and that the 2 stage flexible policy approach be considered further including an annual review of the viability analysis and the</p>

H1a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>25 dwellings or more, or 10 dwellings. Commuted sums available for genuine affordable housing (see below) usually on other sites.</p> <p>Locally justified figure based on an assessment of need.</p> <p>Threshold should be supported by a viability assessment as required by paragraph 29 of PPS3.</p> <p>The approach should be consistent with the RSS which advocates 35% of all new development in the south West being affordable rather than 35% of each site.</p> <p>Threshold should be consistent with the national indicative minimum of 15.</p> <p>Thresholds of one or two dwellings or other low thresholds (below 5) are recognised as skewing the market particularly where there is a demand for large houses where it may be far more profitable to provide a single large house within a generous plot than endeavour to produce two houses with an off site contribution towards affordable housing. This makes no economic sense for the majority of small builders engaged in such schemes. Would therefore favour a threshold of either 5 or 10 dwellings for rural areas with specific allocated sites where there is high level of need and 15 dwellings or more in communities of over 3000.</p> <p>Does affordable housing mean council housing?</p>	<p>Housing Market Areas Strategic Housing Market Assessment (2009) indicates that in light of the evidence gathered a case can be made on supply and viability grounds for a general threshold of 10 dwellings in South Somerset. The evidence suggests that in rural areas thresholds should be set as low as possible however any threshold below 10 would require further economic appraisal.</p> <p>A Strategic Housing Land Viability Assessment was undertaken by Fordham Research, the outcome of which has been used to inform the main report and threshold identified above.</p> <p>The Proposed Changes to the Draft Regional Spatial Strategy for the South West state <i>“Provision will be made for at least 35% of all housing development annually across each local authority area and Housing Market Area to be affordable housing.”</i> Given the viability findings and the current uncertainty within the housing market (as a result of the credit crunch) the SHMA suggests a 2 staged flexible approach to policy formulation:</p> <ul style="list-style-type: none"> A) Set a district –wide target – the SHMA suggests 35% in South Somerset (this represents the level of affordable housing target which is the maximum justifiable on the needs evidence). B) Institute a process of repeating the viability analysis (as carried out in the separate report) at agreed intervals to achieve a percentage that reflects what is viable in the prevailing market conditions. The SHMA suggests that in South Somerset (as at July 2008) this should be 30% (this represents the maximum justifiable on strategic viability grounds). 	<p>adjustment of the target in the light of that analysis. The SHMA suggests that in South Somerset (as at July 2008) the target should be 30% (this represents the maximum justifiable on strategic viability grounds at the current time). This target should be reviewed before the Core Strategy is submitted.</p> <p>There has been no assessment of thresholds on a settlement by settlement basis as the SHMA is a district wide document based one Housing Market Area and 1 Travel to Work Area therefore to do so would not be appropriate.</p> <p>The Core Strategy should set out the supporting text the approach to be taken regarding commuted sums. There is no reason to change from current policy.</p> <p>There is no evidence of a specific requirement for key worker housing.</p> <p>Include the definition of affordable housing in the Core Strategy Preferred Options document.</p>

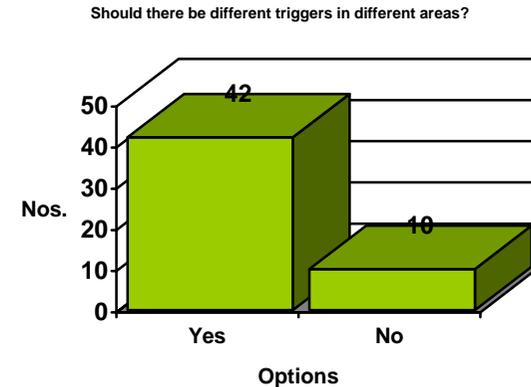
H1a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>The SHMA provides evidence that the index of need is very similar in urban and rural areas, although rural need is slightly lower, it surmises that this is at least partly caused by supply shortfalls in rural areas and therefore suggests that the target should be the same for urban and rural areas.</p> <p>In addition to this flexible policy approach the SHMA also suggests that S.106 Agreements should contain flexibility to address the credit crunch i.e. clauses that enable 'claw-back' when viability conditions improve and conversely when they worsen.</p> <p>With regards to commuted sums Planning Policy Statement 3: Housing (November 2006) states that:</p> <p><i>"...in seeking developer contributions the presumption is that affordable housing will be provided on the application site so that it contributes towards creating a mix of housing. However, where it can be robustly justified, off-site provision or a financial contribution in lieu of on-site provision (of broadly equivalent value) may be accepted as long as the agreed approach contributes to the creation of mixed communities in the local authority area"</i> (para 29).</p> <p>It is therefore clear that the Government supports on-site provision, which will contribute to a more balanced mix of housing being available. It is accepted that there may be occasions where an off site contribution may be appropriate. Given the evidence so far it would not be viable to seek a commuted sum from every new dwelling. PPS3 supports onsite provision where possible.</p> <p>The definition of affordable housing for the purposes of the Core Strategy Issues and Options consultation document (and in all planning</p>	

H1a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>matters) is that set out in Annex B: Definitions of Planning Policy Statement 3: Housing (2006):</p> <p>“ Affordable housing is:</p> <p>Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:</p> <ul style="list-style-type: none"> – Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. – Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”. 	

H1b: Should different triggers be set for different locations and if so what should those triggers be?

- A. SSCT - Yeovil;***
- B. RSS Development Policy B settlements (Market Towns or Settlements Suitable for Locally Significant Development);***
- C. RSS Development Policy C settlements (Small towns and Villages);***
- D. Different triggers informed by the spatial outcomes of the Strategic Housing Market Assessment (SHMA).***

Response Levels to Options



H1c: If you answered Yes to Option H1b above, please indicate triggers for:

A. SSCT - Yeovil;

B. RSS Development Policy B settlements (Market Towns or Settlements Suitable for Locally Significant Development);

C. RSS Development Policy C settlements (Small towns and Villages);

D. Different triggers informed by the spatial outcomes of the Strategic Housing Market Assessment (SHMA).

H1c: Summary of Issues	Reasoning and evidence base	Policy/Proposal
Keen to see high levels of affordable housing secured.	See response to Option H1a above.	Please see the response to Option H1a above.
Different triggers should be informed by the spatial outcomes of the Strategic Housing Market Assessment. Need and viability will be a factor - triggers should be set informed by expert knowledge.		
Affordable housing should be located in Yeovil as the SSTC because of the employment and public transport opportunities.		
Would depend on thresholds.		
Option A (SSTC- Yeovil) – 15 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 25 Option C (Small towns and Villages) -15		
Trigger should reflect national the advice in PPS3 – 15 dwellings or more. This should be applied district wide.		
Option A (SSTC- Yeovil) – 10 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 10 Option C (Small towns and Villages) - 5		
Provision in Yeovil and Market towns or Settlements Suitable for Locally Significant Development should be assessed – if enough affordable housing then none should be built.		

H1c: Summary of Issues	Reasoning and evidence base	Policy/Proposal																												
Option A (SSTC- Yeovil) – 15 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 10 Option C (Small towns and Villages) - 5																														
Option A (SSTC- Yeovil) – 10 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 15 Option C (Small towns and Villages) - 15																														
May be appropriate to set different triggers in different locations but these must be viable.																														
In the main settlements this will be governed by Government policy																														
Percentage requirement for Yeovil should be no higher than in other locations																														
Option A (SSTC- Yeovil) – 5 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 5 Option C (Small towns and Villages) - 5																														
Provision on small sites with variable DPHs should be considered when 5 or more dwellings are proposed. I would support Options H1E & H1D & H2G as below :- MINIMUM PROVISION THRESHOLDS <table border="1" data-bbox="118 951 1406 1153"> <thead> <tr> <th>Location</th> <th>DPH</th> <th>>3000</th> <th><3000</th> <th>Prov % Min</th> </tr> </thead> <tbody> <tr> <td>SSCTs</td> <td>Min 50</td> <td>0.25 Hect or 13 dwellings</td> <td></td> <td>40% =(5)</td> </tr> <tr> <td>Urban Districts</td> <td>Min 50</td> <td>0.25 Hect or 13 dwellings</td> <td></td> <td>40% =(5)</td> </tr> <tr> <td>Towns</td> <td>Min 40</td> <td>0.25 Hect or 10 dwellings</td> <td></td> <td>40% =(4)</td> </tr> <tr> <td>Rural Centres</td> <td>Min 30</td> <td></td> <td>0.25 Hect or 8 dwellings</td> <td>40% =(3)</td> </tr> <tr> <td>Villages</td> <td>Min 20</td> <td></td> <td>0.25 Hect or 5 dwellings</td> <td>40% =(2)</td> </tr> </tbody> </table> With the previous proposals sufficient affordable homes would be provided, however in rural areas the exceptions policy should continue.			Location	DPH	>3000	<3000	Prov % Min	SSCTs	Min 50	0.25 Hect or 13 dwellings		40% =(5)	Urban Districts	Min 50	0.25 Hect or 13 dwellings		40% =(5)	Towns	Min 40	0.25 Hect or 10 dwellings		40% =(4)	Rural Centres	Min 30		0.25 Hect or 8 dwellings	40% =(3)	Villages	Min 20	
Location	DPH	>3000	<3000	Prov % Min																										
SSCTs	Min 50	0.25 Hect or 13 dwellings		40% =(5)																										
Urban Districts	Min 50	0.25 Hect or 13 dwellings		40% =(5)																										
Towns	Min 40	0.25 Hect or 10 dwellings		40% =(4)																										
Rural Centres	Min 30		0.25 Hect or 8 dwellings	40% =(3)																										
Villages	Min 20		0.25 Hect or 5 dwellings	40% =(2)																										
5 or 10 dwelling for rural areas with specific allocated sites where there is high level of need and 15 dwellings or more in communities of over 3000.																														

H1c: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Option A (SSTC- Yeovil) – 10 Option B (Market towns or Settlements Suitable for Locally Significant Development) – 20 Option C (Small towns and Villages) – 20</p>		
<p>The cost of negotiating planning agreements would be totally disproportionate on smaller developments (and some bigger ones!) as such thresholds should be realistic. Notable that most of the sites that have come forward in recent years are just below the threshold of 25 dwellings whereas those who meet or exceed the threshold have taken many years to come forward. It is likely that a lower threshold of e.g. 15 is likely to have an adverse impact upon delivery of “windfall sites”.</p>	<p>See response to Option H1a above.</p> <p>Regarding the delivery of sites for housing development Planning Policy Statement 3: Housing (2006) states the following “Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.” This approach means that in order to deliver the first 10 years of housing supply local planning authorities should not be relying on delivery through windfalls therefore the argument that a threshold of 15 will impact on the delivery of windfall sites is irrelevant unless the Strategic Housing Land Availability Assessment shows that sites cannot be delivered by other means and a windfall allowance is justified.</p>	<p>See response to Option H1a above.</p>
<p>Social housing ghettos should be avoided. Policy should prevent the alteration of flats and houses for multi –occupancy bed sits. The congregation of one type of housing should be avoided.</p>	<p>Planning Policy Statement 3: Housing (2006) supports mixed and balanced communities where a range of housing type and tenure are provided. Social housing is often peppered potted or erected in small groups within larger developments and this approach will be taken within the strategic allocations set out in the Core Strategy. The provision of social housing alone normally occurs where a small number of</p>	<p>The Core Strategy will include policies that seek to develop mixed and balanced communities. The alteration of flats and houses to multi occupancy bed sits is not restricted by planning policy and can make a valuable contribution to the overall housing stock within the district. Individual proposals should be considered on their merits.</p>

H1c: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>dwelling are erected as part of a rural exception site and could not reasonably be defined as 'Social housing ghettos'.</p> <p>The alteration of flats and houses to multi occupancy bed sits is not restricted by national policy regional or local policy. It is accepted that in some locations the cumulative impact of a large number of dwellings in one area being converted to bed-sits could potentially cause problems with regards to parking provision and general amenity issues however these matters would be assessed and each planning application considered on its merits. The conversion larger properties into smaller unit can make a valuable contribution to the overall housing stock within the district.</p>	

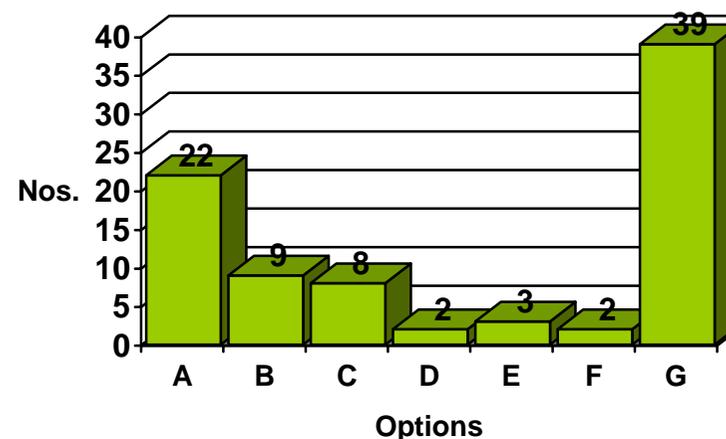
Option H2: Affordable Housing

H2: What percentage of affordable housing in qualifying developments should we be seeking and how should provision be distributed? (Please select one option and indicate the percentage to be required).

- A. Maintain 35% across the district;**
- B. Set a higher district-wide target based on most recent evidence;**
- C. Developments in Yeovil to provide a higher percentage than elsewhere;**
- D. Developments in RSS Development Policy B settlements to provide a higher percentage than elsewhere;**
- E. Developments on greenfield sites to provide a higher percentage than elsewhere;**
- F. Developments in rural areas to provide a higher percentage than elsewhere;**
- G. Another option not suggested above;**

Response Levels to Options

What percentage of affordable housing in qualifying developments should we be seeking and how should provision be distributed?



H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Maintain 35% across the district (A): This must be enforced without exceptions favouring other planning gain items. No exceptions. And higher where possible. Believe this is a pragmatic approach.</p>	See response to Option H1a above.	See response to Option H1a above.

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Set a higher district-wide target based on evidence (B):</p>		
<p>A higher target based on most recent evidence conforms to national policy.</p>		
<p>45%</p>		
<p>Developments in Yeovil to provide a higher percentage than elsewhere (C):</p>		
<p>Urban areas should have a higher percentage, decided by elected members.</p>		
<p>35% focussed in the towns e.g. Yeovil</p>		
<p>Developments on greenfield sites to provide a higher percentage than elsewhere (E):</p>		
<p>10%</p>		
<p>Developments in rural areas to provide a higher percentage than elsewhere (F)</p>		
<p>This will encourage landowners and developers to make provision in the areas where the need is greatest. The percentage in Yeovil and the Market Towns should reflect the general level of need in the district. Important that the amount of affordable housing is based upon a proven need identified through the Strategic Housing Market Assessment. Some RSL's have identified that the provision above 35% can have a negative impact on viability.</p>		
<p>Percentages should be locally defined.</p>		
<p>Other options to those suggested in option H2a (G):</p>		
<p>Distribution should be according to the ability for the proposal to contribute towards self-containment.</p>		
<p>Yeovil and category B settlements can logically absorb more affordable housing because of the level of infrastructure they have.</p>		

H2: Summary of Issues	Reasoning and evidence base		Policy/Proposal																														
<p>MINIMUM PROVISION THRESHOLDS</p> <table border="0"> <tr> <td>Location</td> <td>DPH</td> <td>>3000</td> <td><3000</td> <td>Prov % Min</td> </tr> <tr> <td>SSCTs</td> <td>Min 50</td> <td>0.25 Hect or 13 dwellings</td> <td></td> <td>40% =(5)</td> </tr> <tr> <td>Urban Districts</td> <td>Min 50</td> <td>0.25 Hect or 13 dwellings</td> <td></td> <td>40% =(5)</td> </tr> <tr> <td>Towns</td> <td>Min 40</td> <td>0.25 Hect or 10 dwellings</td> <td></td> <td>40% =(4)</td> </tr> <tr> <td>Rural Centres</td> <td>Min 30</td> <td></td> <td>0.25 Hect or 8 dwellings</td> <td>40% =(3)</td> </tr> <tr> <td>Villages</td> <td>Min 20</td> <td></td> <td>0.25 Hect or 5 dwellings</td> <td>40% =(2)</td> </tr> </table> <p>With the previous proposals sufficient affordable homes would be provided, however in rural areas the exceptions policy should continue.</p>	Location	DPH	>3000	<3000	Prov % Min	SSCTs	Min 50	0.25 Hect or 13 dwellings		40% =(5)	Urban Districts	Min 50	0.25 Hect or 13 dwellings		40% =(5)	Towns	Min 40	0.25 Hect or 10 dwellings		40% =(4)	Rural Centres	Min 30		0.25 Hect or 8 dwellings	40% =(3)	Villages	Min 20		0.25 Hect or 5 dwellings	40% =(2)			
Location	DPH	>3000	<3000	Prov % Min																													
SSCTs	Min 50	0.25 Hect or 13 dwellings		40% =(5)																													
Urban Districts	Min 50	0.25 Hect or 13 dwellings		40% =(5)																													
Towns	Min 40	0.25 Hect or 10 dwellings		40% =(4)																													
Rural Centres	Min 30		0.25 Hect or 8 dwellings	40% =(3)																													
Villages	Min 20		0.25 Hect or 5 dwellings	40% =(2)																													
<p>In the short to medium term a target of 30 to 35% in light of the economic down turn. Maintain 35% for Yeovil and Development B settlements only. 50% to 60% of new housing in Yeovil and Development Policy B Towns should be owned directly by local authorities or registered social landlords. Homelessness is a major "cause of concern" in South Somerset but what in practical terms is being done about it? Not a lot by the authorities (but see below regarding individual enterprise in this area). Relying on physically provided affordable homes is not going to achieve much; rather we think that most developers contributions - if any - should go to social housing.</p>																																	
<p>Set a percentage of around 40%, with up to 5% of this figure being for key worker housing.</p>																																	
<p>As in the adopted local plan (35%).</p>																																	
<p>Build affordable housing where there is a needed if it is not local then the development adds to commuting requirements.</p>																																	
<p>Greenfield sites, larger key sites and urban extensions should provide higher percentages.</p>																																	
<p>Recommend that a site specific requirement of 25-30% be applied to all sites of 5 or more dwellings.</p>																																	

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
35 % should be used as a guide only. Final percentage should be determined on a site by site basis and development viability.		
Should conform with the findings of the Strategic Housing Market Assessment and based upon the findings of an assessment of likely viability.		
South Somerset should pursue the use of exception sites in rural areas as a delivery mechanism. Site thresholds, above which affordable housing is a requirement, should be reduced to levels below those recommended by government guidance where possible. Rural areas may require thresholds to be set at a lower level where the need is for a higher number of affordable homes relative to market houses on any given site.	See the response to Option H1a. Planning Policy Statement 3: Housing supports the use of a rural exceptions policy as a delivery mechanism for affordable housing and saved Policy HG9 addresses this.	See the response to Option H1a. Retain a rural exceptions policy. A rural exceptions policy provides an opportunity for local affordable housing provision in smaller settlements that are unlikely to be identified as Policy 'B' or 'C' settlements (where notable growth will take place). It has been suggested that any future rural exceptions policy should be amended by listing the settlements where exception sites will be considered rather than the 3,000 population cut off. Both should be considered.
The draft RSS requires high density mixed communities, therefore in regard to the distribution of affordable housing units within large developments units should be mixed with others types of housing, not kept in large clusters. The Core Strategy also needs to identify an appropriate division of affordable housing between housing for rent, and intermediate tenures.	With regards to the tenure split within the 35% affordable housing requirement the Strategic Housing Market Assessment concludes that a 2 thirds (23%) social rented housing to 1 third (12%) intermediate housing (shared equity etc) split can be justified.	The 2 thirds to 1 third split between social rented and intermediate housing should be taken forward into the Core Strategy.
Affordable housing levels on large key sites should take into account site viability/infrastructure contributions.	The Infrastructure Delivery Plan will identify the infrastructure requirements for Core Strategy Strategic Allocations. Whilst the affordable housing requirements for developments will be set out in Core Strategy Policy, once a planning application for a strategic site is submitted the viability issues surrounding the provision of that affordable housing will be addressed on a case by	The findings of the Infrastructure Delivery Plan, when complete, will inform the assessment of potential strategic allocations and identifying preferred options as will other evidence base documents e.g the SHLAA, SHMA, Peripheral Landscape studies. The suggested flexibility in affordable housing

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>case basis in the context of the overall viability of the site and its infrastructure requirements, the District Council’s Planning Obligations Protocol will be enacted as necessary.</p>	<p>policy put forward in the SHMA will enable viability and infrastructure matters to be taken into account.</p>
<p>Careful attention should be given to the numbers of houses been delivered on 100% affordable housing schemes and through exceptions sites.</p>	<p>The number of affordable houses delivered on 100% affordable housing scheme, through exceptions sites and via Section 106 Agreements is monitored by the Council’s Information Technician.</p>	<p>Need to continue to monitor the number of affordable homes delivered and by what means.</p>
<p>Given the current economic climate it is considered risky to adopt a level higher than 35% as this would distort the market by “taxing” new home buyers just above the qualifying thresholds to subsidise those just below it. Understand that affordable housing on the Brimsmore Key Ste and at Sherford has sacrificed in favour of other infrastructure/planning gain priorities. There needs to be a very clear set of protocols for the negotiations involving compromise is needed to include at the very least: i) between a set of priorities between the “goodies”, ii) an agreed acceptable profit for a) promoters of land (i.e. those who will accept the considerable costs of bringing sites through the planning process) and iii) a minimum residual land uplift for land owners of green-field sites that will be permissible and sufficient for development to come forward. This would help to simplify things when dealing with planning applications.</p>	<p>See response to Option H1a above.</p> <p>South Somerset District Council has an agreed Planning Obligations Protocol which is enacted if a developer considers a development to be unviable at the level of planning obligations being sought by the local planning authority.</p> <p>The issues of an acceptable level of residual land uplift for owners and promotion costs have been discussed at length by the Housing Market Partnership during the process of producing the Strategic Housing Land Viability Assessment. (2009) (SHLVA) which states “A key area of disagreement was with how much account should be taken of the costs of bringing land forward for development, which under the former Local Plan system could at times be quite considerable.”(p. iii). This particularly refers to the size of the ‘cushion’ (a surplus sum to a) provide an incentive to the landowner to release the site and b) to cover any costs necessary to bring the site forward for development). The point has been made in local discussion that in order to cover both elements the ‘cushion’ may need to be quite large. Attention was particularly drawn to the long gestation period of the South Somerset Local</p>	<p>See response to Option H1a above.</p> <p>It is recognised that the issues of residual land uplift and promotion costs remain unresolved with some members of the Housing Market Partnership. However the Strategic Housing Partnership endorsed the Strategic Housing Land Viability Assessment as part of the SHMA which clearly allows some reasonable uplift for landowners (although not considered sufficient by a minority of members of the Partnership).</p> <p>The more limited uplift established in the SHMA (through the SHLVA) is considered appropriate by SSDC and this should be argued at the Core Strategy Examination if need be.</p>

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>Plan (2006). Examples were presented to show that some potential greenfield allocations had involved years of promotion, consultancy work and successive option payments. The point was also made that with brownfield sites the cost of relocating an employer could be large. Whilst this information was noted it did not provide a basis for deriving an appropriate allowance for each site to apply in a strategic study such as the SHLVA – each site’s history is unique and it is possible to argue that some sites are pursued against the grain of policy. The SHLVA concludes that due to changes in the planning system (the move from Local Plans to Local Development Frameworks) with the involvement of stakeholders in the production of evidence base documents such as the SHMA are all designed to bring about greater flexibility and shorter plan preparation times therefore the cost incurred by b) should not be applied now. Fordham also suggest that they have used generous professional fee assumptions in their work. The Assessment notes that it was not possible to reach agreement within the Housing Market Partnership on the combined size of the ‘cushion’ therefore the Partnership approved the SHLVA on the basis that this difference of opinion remains unresolved (see paras 6.15 – 6.22 of the SHLVA).</p>	
<p>The advice of the National Housing Planning and Advice Unit should be taken on board.</p>	<p>The National Housing Planning and Advice Unit (NHPAU) was set up in response to the pressing issue of housing affordability highlighted by Kate Barker's Review of Housing Supply (2004). It is a non-departmental public body, sponsored by Communities and Local Government, designated to provide independent advice on affordability matters to the Government, Regional Assemblies</p>	<p>Recognise that the NHPAU may be a useful information source in matters of affordability to support the SHMA.</p>

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	and other stakeholders with an interest in the housing market.	
<p>Prioritising growth in Yeovil presents the best opportunity to improve housing affordability.</p>	<p>Agreed. As a Strategically Significant Town as defined by the Draft Regional Spatial Strategy for the South West, Yeovil is expected to accommodate 11,400 of the 19,700 dwellings within the district – consisting of a 5,000 dwelling urban extension and 6,400 dwellings within the Yeovil urban area.</p> <p>Revised Planning Policy Statement 12: Local Spatial Planning states that local planning authorities may allocate strategic sites for development and “these should be those sites considered central to achievement of the strategy.” (para.4.6). By allocating strategic sites in the emerging Core Strategy new housing, including affordable housing, will be delivered more quickly.</p>	<p>Make strategic allocations for housing in accordance with the housing distribution strategy set out in the Regional Spatial Strategy.</p>
<p>South Somerset needs to ensure that it plans for balanced, sustainable growth.</p>	<p>Agreed. This is required by national planning policy e.g. PPS1 & PPS3 and the Core Strategy must comply with national planning policies. The Regional Spatial Strategy provides for balanced sustainable growth.</p>	<p>The spatial strategy expressed within the Core Strategy must reflect national planning policies and facilitate balanced and sustainable growth within the district. The Core Strategy should reflect the Regional Spatial Strategy settlement strategy and in doing so will provide for balanced, sustainable growth.</p>
<p>Need to allow 2-3 units in villages where a need can be demonstrated and a suitable location identified.</p>	<p>Saved South Somerset Local Plan Policy HG9: Rural Housing Needs is an exceptions policy, which allows for the development of land for affordable housing only in rural locations with a population of less than 3,000, where there is an identified local need.</p>	<p>Retain a rural exceptions policy.</p> <p>It has been suggested that any future exceptions policy should be amended by listing the settlements where exception sites will be considered rather than the 3,000 population cut off. Both should be considered.</p>
<p>Affordable housing should be built on sites with affordable housing only and not be provided on private estates.</p>	<p>See response above and to Option H1a. Planning Policy Statement 3: Housing (2006) supports mixed and balanced communities where a range</p>	<p>See response to Option H1a and above.</p>

H2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>of housing type and tenure are provided. Social housing is often peppered potted or erected in small groups within larger developments and this approach will be taken within the strategic allocations set out in the Core Strategy. The distribution of affordable housing within developments will be negotiated when a planning application is made and in consultation with the Registered Social Landlord who will be providing that housing.</p> <p>The provision of social housing alone normally occurs where a small number of dwellings are erected as part of a rural exception site.</p>	
<p>Any provision of affordable housing should be economically viable. Yeovil needs more housing generally, both market and affordable, by locating development proportionately this will provide affordable housing where it is needed and avoid increasing the percentage.</p>	<p>See response to Option H1a.</p>	<p>See response to Option H1a</p>
<p>4,000 remain homeless and the majority wish to live in Yeovil.</p>	<p>The Regional Spatial Strategy requires that 19,700 dwellings are provided in South Somerset by 2026 including 6,400 within the urban area of Yeovil and a 5,000 urban extension to Yeovil. The delivery of these homes, which will include affordable housing, will contribute to reducing homelessness in the district.</p> <p>The Council's Housing Options Team, based in the Housing Advice Centre in Yeovil, comprises staff who specialise in the prevention of homelessness, links with private sector landlords, the Housing Register and Welfare Benefits.</p>	<p>The Core Strategy will set out the Council's spatial planning strategy to ensure the delivery of the new homes that are required whilst the Housing Options Team will continue to work at addressing homelessness within the district.</p>

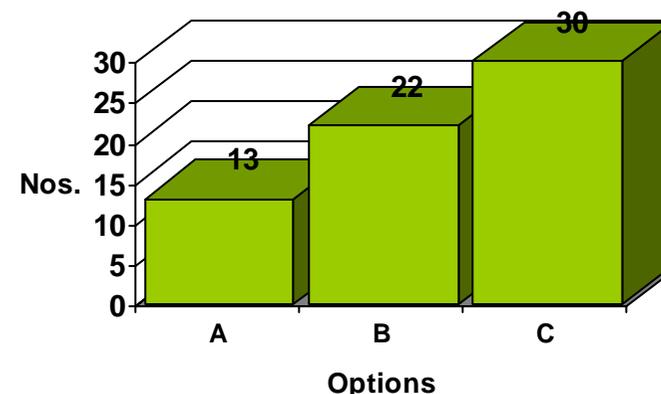
Option H3: Affordable Housing

H3(a): With regard to the provision of affordable housing in rural areas should we:

- A. Maintain a rural ‘exceptions policy’ only?**
- B. Combine a rural ‘exceptions policy’ with allocations specifically for affordable housing?**
- C. In addition to the above should we be considering more innovative ways of securing affordable housing and if so what?**

Response Levels to Options

With regard to the provision of affordable housing in rural areas should we?



H3a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Council owned land should be used rather than expecting landowners to virtually give the land away.	This option is being explored. South Somerset Together – the Local Strategic Partnership Meeting Affordable Housing Needs: Site Identification Project (2008) sought to identify land owned by public bodies including the District Council with a view to identifying sites that might be suitable for affordable housing. The initial survey work is now being taken forward.	Opportunities to use publicly owned land for the development of rural exception sites are being investigated. The exceptions policy approach will be used as advocated by government.
Support an exception policy although it should not just apply to favoured groups such as Gypsies and Travellers.	An affordable housing exception policy would apply to all those people in housing need i.e. “those who are not able to access suitable housing without financial assistance” (PPS 3). There are saved South Somerset Local exception	Retain a rural exceptions policy. It has been suggested that any future rural exceptions policy should be amended by listing the settlements where exception sites will be considered rather than the 3,000 population cut

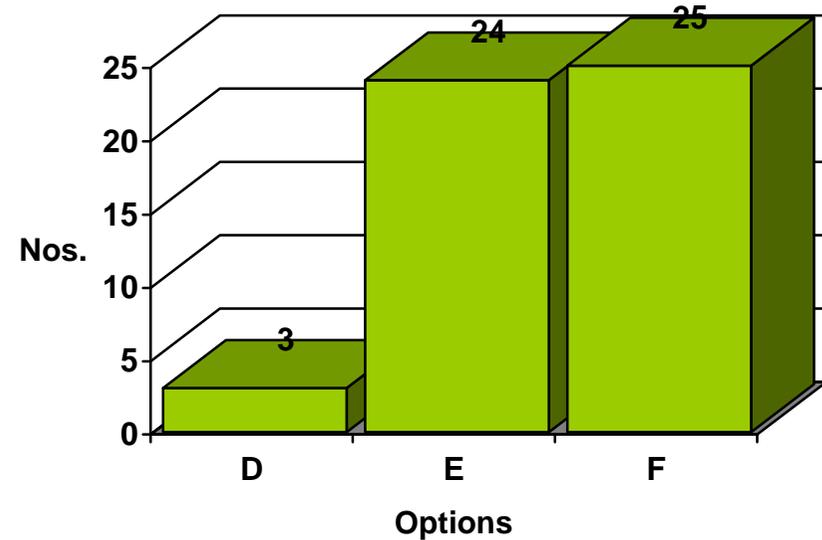
H3a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>policies for the provision of affordable housing and Gypsy and Traveller sites (HG9 and HG10 & HG11).</p> <p>See responses to Option H5.</p>	<p>off. Both should be considered.</p> <p>See responses to Option H5</p>
<p>Covenants to allow specific incomes to purchase property.</p>	<p>Registered social landlords have allocation policies for affordable housing. Intermediate affordable housing such as shared ownership housing is available to those on specific incomes and the occupants have the opportunity to purchase a larger share of the property as and when they are able.</p>	<p>This is not a matter for the Core Strategy.</p>
<p>Urge the Council to consider innovative ways of providing affordable housing where a specified local need is identified.</p>	<p>Agree that affordable housing should be provided in rural areas where a need has been identified (as with saved Policy HG9 – see above) and that we should be looking to make use of innovative ways to facilitate this as long as the housing is truly affordable (see definition of affordable housing in response to Option H1a).</p>	<p>Continue to keep abreast of affordable housing solutions as they come forward and reflect that in the Core Strategy if appropriate.</p>
<p>The definition of ‘affordable’ should be extended to cover running costs (especially energy use).</p>	<p>The definition of affordable housing for planning purposes is set out in Annex B of Planning Policy Statement 3: Housing (see response to Option H1a)</p> <p>Affordable housing is built to higher energy conservation standards than open market housing under the guidelines set down by the Housing Corporation.</p>	<p>Include the definition of affordable housing in the Core Strategy.</p>

H3b: Although the Core Strategy will not be allocating sites if you support the principle of allocating sites for affordable housing only in the future should those sites be located:

- D. In settlements with a population of 3,000 or less only?**
- E. Outside of development areas where a specific local need is identified?**
- F. Another option not suggested above?**

Response Levels to Options

Although the Core Strategy will not be allocating sites if you support the principle of allocating sites for affordable housing only in the future should those sites be located:



H3b: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>People requiring affordable houses should be prepared to relocate to where it is available. If they live somewhere because of employment, rental housing needs to be available if they cannot afford to buy</p>	<p>The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment provides information on the type and tenure of affordable housing required in the district</p> <p>PPS3 is clear that the planning system should deliver a “mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural” (para10).</p>	<p>See responses to Options H1a and H3a and Strategy Section.</p> <p>It is considered that it is unlikely to be appropriate to allocate sites for affordable housing only in the Core Strategy due to likely deliverability problems and the fact that allocations in the Core Strategy should be of a strategic nature. However the issue does need further consideration. It is important to continue to ensure that affordable housing is delivered through planning obligations</p>

H3b: Summary of Issues	Reasoning and evidence base	Policy/Proposal
		and by the retention of a rural exception policy. Consideration will be given to the option of listing the settlements where exceptions sites might be acceptable subject to local needs.
It needs to be recognised that all communities need some affordable housing.	See response to Option H1a and below re: saved South Somerset Local Plan Policy HG9.	See response to Option H1a and below re: saved South Somerset Local Plan Policy HG9.
Bulk of any development should be around Yeovil and the main market towns in South Somerset.	This is the approach set out in the Regional Spatial Strategy where the 11,400 of the 19,700 dwellings expected to be provided within the District are in Yeovil with the remaining 8,300 to be in the more sustainable locations. The position of settlements within the hierarchy set out in the RSS is informed by the Settlement Role and Function Study (2009).	Regional Spatial strategy settlement policy provides for 58% of growth in Yeovil with the remainder of the growth in market towns and villages.
The aim should be to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages.	Agreed. This is the aim of national planning policy in the form of PPS1 and PPS3.	Development Management policies will provide for quality standards.
The allocation of sites for affordable housing would be socially divisive.	Not accepted. National planning policy aims to create sustainable mixed communities where there is a mix of housing types and tenure (PPS1 & PPS3), the provision of affordable housing where there is a need helps to achieve this aim; particularly where the gap between salaries and house prices is so large.	See responses to Option H3a above.
Our preferred alternative is to make a broad strategic policy statement that encourages 100% affordable housing schemes on the settlement boundary or adjacent to them on a number of listed towns and villages. These sites should all be sustainable locations as defined by Housing Corporation funding rules.	Agree that affordable housing be should be in locations where it is needed, on appropriate sites and publicly funded wherever possible. Saved South Somerset Local Plan Policy HG9: Rural Housing Needs is an exceptions policy, which allows for the development of land for affordable housing only in rural locations with a population of less than 3,000, where there is an identified local need. During internal workshops it has been suggested that rather than referring to	See responses to H3a and above. It is agreed that a rural exceptions policy should be retained. Whether this will include a list of relevant settlements is a matter for further consideration and discussion.
If there is an identified need, appropriate sites and public funding, there is no reason why allocations for affordable housing could not be made in any settlement.		

H3b: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Such is the shortage of AH (and housing in general when and if markets improve) that areas outside of development limits must be considered wherever not totally inappropriate, perhaps some reversion to the old principals of pre-plan lead days should be applied i.e. a presumption in favour of AH unless there is a good reason not to permit.</p> <p>Where a specific local need is identified.</p> <p>In settlements exceeding 1,000 population.</p> <p>Larger proportion in rural areas and smaller proportion in village areas</p>	<p>locations with a population of less than 3,000 any rural exceptions policy should list the settlements where a rural exceptions site might be acceptable. Smaller settlements with Development Areas would be the most sustainable locations e.g those identified as category C settlements in the Settlement Role and Function Study (2009). Whilst It is accepted that an exceptions policy approach with eligible settlements listed would provide clarity for all but it may lead to unforeseen opportunities for the development of affordable housing being missed. The matter will need further consideration.</p>	
<p>Do not support the principle of allocation sites for affordable housing only.</p>	<p>Comment noted. Paragraph 30 of PPS3 states that “ Where viable and practical. Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including the use of a Rural Exception Site Policy.”</p>	<p>It is considered that it is unlikely to be appropriate to allocate sites for affordable housing only in the Core Strategy due to likely deliverability problems and the fact that allocations in the Core Strategy should be of a strategic nature. However the issue does need further consideration. It is important to continue to ensure that affordable housing is delivered through planning obligations and by the retention of a rural exception policy. Consideration will be given to the option of listing the settlements where exceptions sites might be acceptable subject to local needs</p>
<p>Core Strategy should make clear that the provision of affordable housing must take account of both local requirements and viability.</p>	<p>It is accepted that need and viability are key to the provision of affordable housing hence the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment.</p>	<p>See response to Option H1a.</p>
<p>Sites within rural areas should be located wherever possible in settlements served by public transport/cycling and walking links to jobs and services.</p>	<p>Agree.</p>	<p>This matter will be addressed through the Development Management policies.</p>
<p>All places where council houses were built before 1939.</p>	<p>Comment noted.</p>	<p>Comment noted. See responses above.</p>

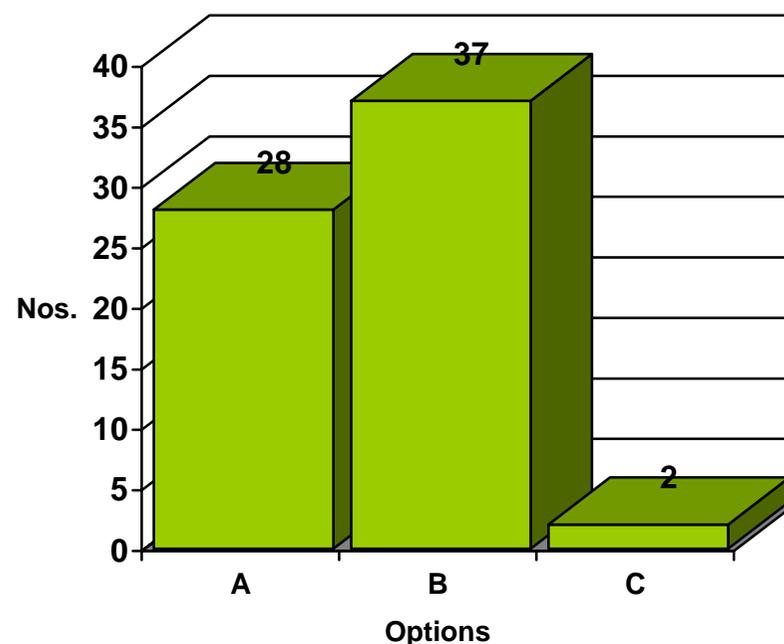
Option H4: Affordable Housing

H4: With regard to the distribution of affordable housing units within large development sites, should the units be:

- A. 'Pepper potted' across the whole site?**
- B. In small clusters within the site?**
- C. In large clusters within the site?**

Response Levels to Options

With regard to the distribution of affordable housing units within large development sites, should the units be?



H4: Summary of Issues	Reasoning and evidence base	Policy/Proposal
Design should not be distinctively different from other houses in the development. This is social engineering and we don't like it. If we have to choose, B or C would probably be preferred by the beneficiaries themselves. Pepper potted across the whole site adds to the development cost and increases the management costs and long-term costs of occupying the homes.	It is accepted that it would not be appropriate for the Core Strategy to include a prescriptive policy setting out how affordable housing should be distributed or designed within large development sites and it is recognised that this is a matter that should be considered on a site by site basis in consultation with the developer and registered social landlord, whilst remembering that a mixed community will include housing with a mix of	The distribution of affordable homes within strategic sites will be considered on a site by site basis in consultation with the developer and affordable housing provider. To support sustainable and balanced communities reference should be made in the Development Management Policies to the developability of small clusters on sites.

H4: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Government guidance is supporting more mixed tenure developments, in which case small and large clusters with the site would be preferred.</p>	<p>tenures and price.</p>	
<p>Affordable housing units which are evenly distributed can cause serious management difficulties for Housing Associations. In addition to this, each development is different and the distribution of the units should be assessed on a case-by-case basis. We recommend that the Council make it their policy that clusters of around 12 to 15 will usually be acceptable.</p>		
<p>This should be a site specific judgement rather than LDF policy.</p>		
<p>Historically affordable housing has never been pepper potted. The concept is a modern attempt at social engineering created by people who have probably never lived in a social home. Why would those living in social homes not want to live with their social and economic group? Why would they prefer to live with people in a different social and economic position to themselves? Pepper potting adds to the cost of development and increases the management costs and thus long term costs of occupying the homes. How does this benefit those on the lowest incomes? Clusters of social homes should be at least 6 dwellings in size dependent upon the scale of the development.</p>		
<p>Affordable housing as part of a speculative development should be spread throughout the site and be indistinguishable from market housing.</p>		
<p>Should bring forward in clusters. The size of such clusters should be determined on a site-by-site basis. It is not considered appropriate for the Core Strategy to dictate the size of clusters</p>		

H4: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Pepper potting is ideologically desirable but practically difficult concept. RSL's prefer aggregation for management efficiency; developers prefer it for practical contractual and marketing reasons. Well designed and "tenure blind" schemes can help disguise and mitigate the impacts of aggregation. In certain circumstances (as current ones) pepper potting will actually prevent AH from coming forward. Therefore adopt flexible policies in this regard and be prepared to compromise even them when the circumstances demand.</p>		
<p>Definition of small clusters?</p>		
<p>Affordable housing should be brought forward in small clusters but it is not for the Core Strategy to dictate the size of those clusters.</p>		
<p>In all allocations affordable dwellings should be pepper potted within the sites.</p>		
<p>Small and large clusters (up to 50 dwellings) with the site would be preferred which can also be integrated within communities.</p>		
<p>We support the idea of providing small to large clusters of affordable housing across strategic sites in order to minimise development costs and management costs. This will still allow occupants to be fully integrated with the adjoining open market housing but brings greater efficiency.</p>		

Question QH1: Affordable Housing

Question QH1: Should affordable housing be South Somerset District Council's key priority when negotiating S.106 obligations?

QH1: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>It should not be a key priority but should be based on a consideration of need and location. No, infrastructure and impact are also important. Yes, because of the current need and shortfall. Yes, unless there are important issues peculiar to the site. Yes - provided that the other competing demands are tempered when the viability of the development is in question. What is S106? Site specific including an understanding of development constraints including hope value appreciation set against perceived needs for housing and necessary growth of individual settlements to sustain and enhance local services. It is recognised that it is bound to be a key priority; affordable housing is a key issue in the south west region, but there are other key priorities for section 106 contributions including the provision of physical infrastructure (without which the development would not take place) and also social infrastructure. The balance of considerations will also be affected in future by the Community Infrastructure Levy. A key priority should be to provide homes for all in accordance with PPS3. Affordable housing should include both social rented and intermediate housing. Affordable housing should meet the needs of eligible households including availability at a cost</p>	<p>Section 106 (S.106) of the Planning and Compensation Act 1991 allows a local planning authority to enter into a legally- binding agreement or planning obligation with a land developer over a related issue. The obligation is termed a Section 106 Agreement. Such agreements can cover almost any relevant issue and can include sums of money. They can act as an instrument for placing restrictions on developers to minimise impact on the local community or to require them to carry out tasks that will provide community benefit. A planning obligation must be: (i) relevant to planning; (ii) necessary to make the proposed development acceptable in planning terms; (iii) directly related to the proposed development; (iv) fairly and reasonably related in scale and kind to the proposed development; and (v) reasonable in all other respects.</p> <p>When a developer disputes what is being requested in terms of planning obligations (in accordance with policy) South Somerset District Council has a formal protocol that it enacts to assess how the obligations should be divided. It is considered that it would not be appropriate for the Core Strategy to stipulate what the District Council's priorities should be but rather that the adopted protocol should the agreed corporate</p>	<p>It is considered that it would be too prescriptive for the Core Strategy to stipulate what the District Council's planning obligation priorities should be but rather that the adopted protocol should continue to be used in such a way as to reflect the Council's corporate objectives and the requirements of planning policy and the Infrastructure Delivery Plan. Planning obligation priorities will differ from site to site and settlement to settlement.</p> <p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligations should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.</p>

QH1: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>low enough for them to afford. It should include provision for the home to remain at an affordable price for future eligible households, or if the restrictions are to be lifted, for the subsidy to be recycled for alternative affordable housing provision.</p> <p>SSDC's first priority should be to make provision for everyone on its housing list.</p> <p>No. Other key infrastructure, e.g. distributor roads, should, where appropriate, be judged as equally important - policy should not be too prescriptive.</p> <p>The Council should be trying to negotiate the highest provision of affordable housing on site that is economically viable. Each site is different and there may be competing planning objectives. No it is one of many priorities and should be based on the given needs of a settlement at any one time. Failure to deliver affordable should increase its priority. If a proper and realistic viability study is done and applied in policy in a reasonable way then there will be no need to make it a priority.</p> <p>It is an important consideration but development must also deliver other planning obligations and these considerations must be weighed such that the viability of a proposal is not compromised.</p> <p>I understand that it was SSDC's number 1 priority and was then downgraded to number 3 or 5.</p> <p>Priorities shift on a timescale that is far shorter than the DPD's. If priorities are to be stated then it is important to list them all in priority, and more importantly a robust and transparent mechanism for reconciling them needs to be embedded in the LDF.</p> <p>While affordable housing should be a key priority when negotiating planning obligations, the</p>	<p>priorities.</p> <p>It is recognised that other infrastructure such as roads education and open space are also important. The Infrastructure Delivery Plan will identify the key infrastructure required to deliver strategic sites and this in turn will be a consideration in the negotiation of planning obligations.</p> <p>Please see the definition of affordable housing set out in responses to Option H1a.</p>	

QH1: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>creation of sustainable communities goes beyond just affordable housing. There needs to be some degree of flexibility to ensure that the sum of the whole development is greater than the sum of its parts simply through affordable housing. Delivering all kinds of housing and sustainable growth should be the key priority in all planning discussions.</p> <p>Yes but with certain criteria.</p> <p>Balance between affordable housing and facilities.</p> <p>No, basic infrastructure such as roads, hospitals should be addressed as everyone needs them.</p> <p>Yes, and organisation to depend on best use of site.</p> <p>I consider there should be sufficient provision of affordable housing as part of any revamping of an area or in a new development that must take place and in all areas of South Somerset.</p> <p>Yes, but with equal importance with educational provision.</p> <p>Affordable housing should be a key priority when negotiating S.106 obligations.</p> <p>This depends upon the circumstances relating to individual sites. There may well be occasions when the provision of physical infrastructure e.g. strategic roads, schools, park and ride sites are more or equally important as affordable housing. It would not be appropriate to prioritise affordable housing in all instances and the core strategy needs to allow for some degree of flexibility.</p>		
<p>What is affordable - no amount of 106 payments will create genuinely affordable housing unless planning constraints on modular buildings are removed - see Village Plans - design statements.</p>	<p>Please see the definition of affordable housing set out in the responses to Option H1a. As a point of clarification it is assumed that “the planning constraints on modular buildings” mentioned in this response refers to “Park Homes” which arrive</p>	<p>See responses to Option H1a and last issue in Option H3a.</p>

QH1: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	ready constructed on the back of a lorry with regards to this please see the response to last issue under Option H3a.	

Option H5: Gypsies and Travellers

H5: What should the criteria based policy/policies for the allocation of sites for Gypsies and Travellers include: (Please choose one option).

A. Criteria to address the following only:

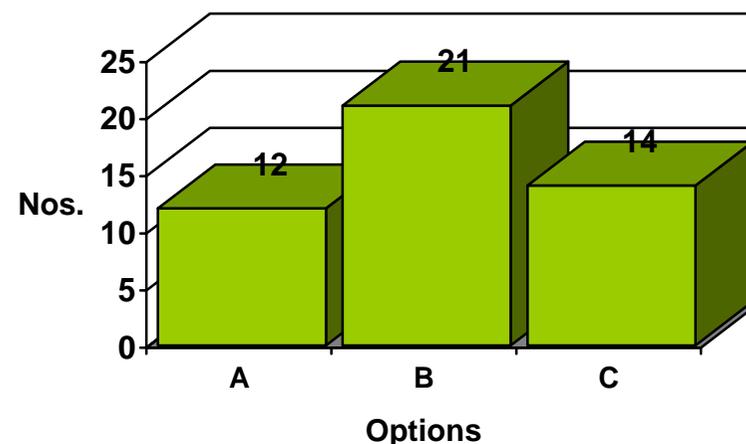
- Site access, parking and road safety of occupants
- Landscaping and visual amenity
- Proximity to contaminated land
- Access to the highway network

B. In addition to 'A' above criteria relating to accessibility to local services such as shops and schools.

C. Another option not suggested above.

Response Levels to Options

What should the criteria based policy/policies for the allocation of sites for Gypsies and Travellers include?



H5: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>In assessing potential sites, full consideration should be made to their likely impact on the Strategic Road Network. Sites should also be assessed in the context of both options A and B. Given the potential difficulties of finding suitable locations for Gypsy and Traveller sites there will inevitably have to be a balancing exercise undertaken between finding locations which are achievable and those which are sustainable in terms of access to services. Hard and fast criteria providing distances to be achieved from services may prove counter-productive. For this reason the criteria should include the broad issues mentioned (though whether there is a need to specifically mention contaminated land is rather doubtful - better surely simply to indicate health and safety considerations for the potential inhabitants of sites) and indicate that there will be a balancing exercise undertaken using the concept of reasonableness. Circular 1/2006 does indicate that criteria should be fair and realistic with some certainty that when they are met, and not necessarily all of them, that planning permission will be granted. Hence in our view a combination of A and B with the above caveat should be the route to go.</p>	<p>ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites recommends that Core Strategies should include criteria to guide the allocation of sites in an allocations DPD. It also recommends that the criteria in Option A should be included within a Core Strategy policy and does specifically state that Gypsy and Traveller sites should not be located on significantly contaminated land, it is recognised at this early stage that the exact wording of the criteria will need fine tuning. Whilst the circular states that sites on the out-skirts of built-up areas and in rural or semi-rural settings may be appropriate where they are not subject to special planning constraints it also highlights that issues of sustainability are important and that when deciding where to provide for gypsy and traveller sites local authorities should first consider locations in or near to existing settlements with access to local services such as shops, doctors and schools and this is reflected in Option B.</p> <p>It is agreed that specific distances from services should not be included in the criteria as each case will need to be considered on it's own merits.</p>	<p>In accordance with national guidance and in order to provide a steer for the approval of planning applications to meet the accommodation needs of Gypsy and Traveller sites until such time as unmet need is provided for through an allocations DPD, criteria addressing A and B of Option H5 are considered to be the preferred option to be taken forward in the Core Strategy i.e. criteria addressing:</p> <ul style="list-style-type: none"> • Site access, parking and road safety of occupants • Landscaping and visual amenity • Proximity to significantly contaminated land • Access to the highway network • Proximity to local services i.e should be reasonably related to facilities such as shops, doctors and schools. <p>Suggested wording for the criteria for locating Gypsy and Travellers sites is:</p> <ol style="list-style-type: none"> 1. Site occupants will be able to access, service and park on the site without compromising their personal safety. 2. Where considered appropriate in terms of landscape impact sites will be adequately landscaped to give privacy and structure using indigenous species. 3. Gypsy and Traveller sites should not be located on significantly contaminated land. 4. No serious highway access problem would result from the proposal. 5. Sites will be reasonably well located to local services. <p>Further consideration to the criteria wording will be given.</p>

H5: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Perhaps this should be decided in consultation with travelling community rather than an imposed set of criteria. Consultation with the gypsy/traveller community is essential to feed into this process.</p>	<p>Circular 01/2006 gives clear guidance on the types of criteria that should be included in Core Strategies (see responses above). Members of the Gypsy and Traveller communities were notified of the Issues and Options consultation as required by the Statement of Community Involvement.</p> <p>It is recognised that direct engagement with the Gypsy and Traveller communities will be beneficial and this is being done in relation to the work being undertaken with regards to the Gypsy and Traveller Accommodation Assessment and it will be necessary to have direct engagement when any future allocations development plan document is produced.</p>	<p>Direct engagement with the Gypsies and Traveller communities will be carried out when the Gypsy and Traveller Accommodation Assessment is undertaken and when any Gypsy and Traveller site allocations development plan document is produced. Gypsies and Travellers will also be consulted on the emerging proposed policy.</p>
<p>Gypsies should be left alone and Travellers should be moved on.</p>	<p>The Local Planning Authority is required by Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites to set out in the Core Strategy the criteria for the location of Gypsy and Traveller sites and to allocate sufficient sites to provide for the number of pitches required in a site allocation DPD. The Secretary of State's proposed changes to the draft Regional Spatial Strategy sets the residential pitch requirement for South Somerset at 20 (an increase of 3 pitches from the draft policy) and 10 transit pitches (unchanged from the draft policy). It is also proposed that the figures to 2011 are binding and that a 3% compound growth rate be applied after 2011 to give a basis for Development Plan Document allocations. Policy GT1 now makes reference to the needs of Travelling Showpeople and the accompanying text is expanded to give interim figures for the period up to 2011 at the County/Sub-regional level and it is estimated that for Somerset this will be 1 plot.</p>	<p>The local planning authority has a statutory duty to provide accommodation for Gypsies and Travellers. The evidence provided by the soon to be undertaken Gypsy and Traveller Accommodation Needs Assessment will inform the level of need to be accommodated.</p>

H5: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>The robustness of the Somerset Gypsy and Traveller Accommodation Needs Assessment (February 2006) Produced by Ark Consultancy was called into question at the Examination in Public (EIP) of the Draft Regional Spatial Strategy Gypsy and Traveller Policy in March 2008. Pat Niner's benchmarking report showed the Ark Report to be less robust than other Gypsy and Traveller Accommodation Assessments (GTAA's) in the region. In response to this Somerset County Council along with the five other Somerset District's are shortly to appoint consultants to undertake a new GTAA for Somerset. Currently the anticipated project completion date is December 2009.</p>	
<p>Site should be: 1.Open to view. 2.Not near villages.</p>	<p>"Open to view" – Annex C of Circular01/2006 advises that "too much hard landscaping, high walls or fences can give the impression of deliberately isolating the site and its occupants from the rest of the community and should be avoided."</p> <p>"Not near villages" - this does not comply with the guidance in ODPM Circular 01/2006 – see responses directly above.</p>	<p>See responses directly above.</p>
<p>In practice we think "the criteria" will be set by the Gypsies and Travellers themselves accessing sites to suit their own convenience regardless of whether planning permission has been or is likely to be obtained. ODPM Circular 1/2006 "Planning for Gypsy and Traveller Caravan Sites" seems to put these individuals, loosely defined, into a separate category from the rest of the population when it comes to planning decisions. As a result more people may pretend to be Gypsies and Travellers. We think that genuine or not they will</p>	<p>The respondent's comments are noted. Every planning application is determined on it's own merits in the light of the development plan and other material considerations; the local planning authority are required to accord with national and regional planning guidance.</p> <p>The Circular defines "gypsies and travellers" as follows:</p> <p><i>Persons of nomadic habit of life whatever their</i></p>	<p>The respondent's comments are noted.</p>

H5: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>continue to select their own sites. They may calculate that effective enforcement action to remove them whether on commercial or residential issues is most unlikely; whereas an application for retrospective permission from a "normal" individual for an identical development may well not succeed. In brief, laxity of the planning officers combined with the effect of the Circular means that a "fait" by Gypsies and Travellers will be translated into an "accompli" regardless of the rights or wrongs of the individual case.</p>	<p><i>race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.</i></p> <p>Every possible effort is made to ensure that applicants meet the legal definition of Gypsies and Travellers.</p>	
<p>Reference should be given to housing not gypsies & travellers. The policy should address those living by the site and their needs not the travellers.</p>	<p>It is agreed that the provision of accommodation for Gypsies and Travellers does fall under the encompassing theme of housing however ODPM Circular 01/2006 makes specific reference to Gypsy and Traveller sites and requires local planning authorities to make allocations to meet their housing needs. The housing needs of the settled community are addressed by other Core Strategy policies.</p>	<p>The Core Strategy will address the housing needs of the settled community as well as setting out the criteria for the location of Gypsy and Traveller sites in and allocations development plan document.</p> <p>Planning applications for Gypsy and Traveller sites will continue to be assessed from a planning policy perspective in the context of saved local plan policies HG10 and HG11 until such a time as they are replaced.</p>
<p>To comply with Planning Regs. Enforced on residents as whole.</p>	<p>See responses above.</p>	<p>See responses above.</p>
<p>The approach to the provision of sites for Gypsies and Travellers in LDFs is explicitly set out in ODPM Circular 01/06.</p>	<p>Agreed. Paragraph 5.12 of the Core Strategy Issues and Options document (2008) refers to ODPM Circular 01/2006. See responses above.</p>	<p>Noted. Please see responses above.</p>
<p>'A' selected, but no to proximity to contaminated land. We don't like lumping gypsies (Roma) and travellers together. We would like more transit site provision.</p>	<p>ODPM Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites recommends that the criteria in Option A should be included within a Core Strategy policy and does specifically state that Gypsy and Traveller sites should not be located on significantly contaminated land, it is recognised at this early stage that the exact wording of the criteria may need fine tuning.</p>	<p>See responses above. Noted, however, the occupation of sites is a management rather than a planning issue.</p>

H5: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>The District Council is aware of the need to provide more transit sites in South Somerset. The Secretary of State's proposed changes to the draft Regional Spatial Strategy sets a requirement for 10 transit pitches (unchanged from the draft policy) by 2011. The matter is being addressed - the sites identified through the South Somerset Together – the Local Strategic Partnership Meeting Affordable Housing Needs: Site Identification Project (2008) are being re-assessed to see if they have potential as permanent or transit Gypsy or Travellers sites.</p> <p>The Council have made a bid for capital to be used to acquire land for use as Gypsy and Traveller sites, which they intend to lease back to Gypsies and Travellers at affordable rates.</p>	
<p>More transit sites needed with maximum stay limits. Permanent site residents should be housed.</p>	<p>The need for more transit site provision is discussed above. Many Gypsies have a cultural aversion to living in bricks and mortar and this has been recognised in the law. It should be recognised that some Gypsies and Travellers have a cultural aversion to living in bricks and mortar housing.</p>	<p>See responses above. The need to make additional transit site provision in South Somerset is identified by the Regional Spatial Strategy for the South West and steps are being taken to address the issue.</p>
<p>We should include a site on the outskirts of large clusters so that everyone is included in the community with all the schools etc close by. We are an inclusive District so should not need special sites.</p>	<p>ODPM Circular 01/2006 states that Gypsy and Traveller sites can be provided in urban, semi-rural and rural locations.</p>	<p>In order to meet the need identified in the RSS a pro-active approach to the delivery of sites for Gypsies and Travellers through the planning application process is being taken. Should a Gypsy and Traveller site allocation development plan document be considered necessary in the future then the option of locating sites on the outskirts of larger settlements will be considered. .</p>

Question QH2: Gypsies and Travellers

QH2: Should provision for Gypsy and Traveller accommodation be made within Key Site allocations?

QH2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Should be allocated within or as close to key Sites as possible. Not exclusively. Possibly but on a small scale. Yes, if there is a proven demand.</p>	<p>ODPM Circular 01/2006 states that Gypsy and Traveller sites can be provided in urban, semi-rural and rural locations. As set out in the response to Option H5 it is recognised that there is a need to provide more transit sites in South Somerset.</p>	<p>Given issues of viability and feasibility it is unlikely that this is a realistic option. Work has been undertaken to identify land in public ownership that may have the potential to be used for Gypsy and Travellers sites provision and this may come forward in the near future through the planning application process (see Option H5). Engagement with the Gypsy and Traveller communities will take place if & when any allocations development plan document is considered necessary in the future.</p>
<p>No, but small transitional sites for legally defined gypsies and travellers should be provided on the periphery of residential settlements (big enough only for a few single groups of gypsies).</p>	<p>The need for Gypsy and Travellers sites is relatively small (20 permanent pitches and 10 transit pitches by 2011) in comparison with the requirement for bricks and mortar homes in the district.. It is agreed that this approach may have a detrimental impact on the delivery and viability of development sites. Records show that the planning applications that have been received for Gypsy or Traveller Sites in South Somerset over recent years have been for small sites, intended to be occupied by a few members of one family.</p>	
<p>No provision should be made. Gypsies and Travellers will move onto the Key Sites only if they suit their personal convenience. That seems unlikely - the Key site is likely to be far too exposed and under public scrutiny!</p>	<p>Current planning policy for both transit and permanent sites requires them to be “reasonably related to community facilities”.</p>	
<p>No. The approach to these issues should be based on the outcome of the Strategic Housing Market Assessment ('SHMA').</p>		
<p>The evidence of the Somerset Gypsy and Traveller Accommodation Assessment and ODPM Circular 01/06 is that Gypsies and travellers have specific locational and site requirements, including transit sites and mixed-use sites and that public provision of large sites is not generally appropriate. Gypsies are a separate race that has protection by legislation to ensure their right to a separate identity and way of life is maintained. This way of life includes certain separation from mainstream development. How would the council be maintaining the separate identity and lifestyle of Gypsies if they allocate their homes within large urban extensions?</p>	<p>Whilst it is accepted that the location, type and tenure of new housing within the district will be very much guided by the Strategic Housing Market Assessment the local authority is still required to make provision for Gypsies and Travellers within its Local Development Framework and options such as this should be explored.</p>	

QH2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Absolutely Not - If these people wish to form part of a Settled Community then they know where to find the estate agent. To make specific provision within the key sites would further exacerbate issues of viability and frankly deter many existing landowners from promoting their sites at all, thus further exacerbating the problems of supply.</p>		
<p>Consultation with the gypsy/traveller community is essential to feed into this process.</p>		
<p>No Gypsy and Traveller sites to be away from key sites.</p>		
<p>Too much potential for problems.</p>		
<p>No, but they should be provided where they are needed and all the criteria mentioned in Option H5 are met. There should be flexibility to override Key site considerations if that is thought appropriate at that time and in that specific case.</p>		
<p>I see the needs of Gypsy and Traveller communities are included here. I would be interested to know how the views of the gypsy and traveller communities are obtained, particularly as they may not be in South Somerset now, but may have needs in South Somerset in the timescales of this consultation.</p>	<p>The Local Development Framework database which is used as the basis for consultation includes the following representative bodies all of which were informed of the Core Strategy Issues and Options consultation:</p> <ul style="list-style-type: none"> Advisory Council for the Education of Romany and other Travellers Friends, Families and Travellers Irish Travellers Movement in Britain National Association of Health Workers with Travellers National Association of Teachers of Travellers National Travellers Action Group The Gypsy and Traveller Law Reform Coalition The Gypsy Council The Gypsy Council for Health, Education and Welfare Traveller Law Reform Coalition The Romani Council 	<p>Continue to engage with the Gypsy and Traveller communities in accordance with the adopted Statement of Community Involvement.</p>

QH2: Summary of Issues	Reasoning and evidence base	Policy/Proposal
	<p>The specific needs of local Gypsies and Travellers will be assessed through the Gypsy and Traveller Accommodation Assessment, this will include counts at different times of the year in order to coincide with patterns of travel. It is anticipated that this assessment will be carried out during 2009 and members of the Gypsy and Traveller communities will be involved.</p>	
<p>Gypsy and Traveller sites when owned or managed by a Registered Social Landlord are considered as affordable housing then local planning authorities may negotiate sec 106 agreements with developers to include Gypsy and Traveller sites in new developments, ensuring that mixed communities are created at the outset (see CLG guidance - 'Local Authorities and Gypsies and Travellers: A Guide to Responsibilities and Powers (May 2007)'). Hence Key sites should form part of the provision for Gypsy and Traveller accommodation.</p>	<p>If a Registered Social Landlord owns or manages a Gypsy or Traveller site then this approach should be explored further through engagement with the Gypsy and Traveller and settled communities as it may provide the most sustainable option whilst recognising that ODPM Circular 01/2006 states that Gypsy and Traveller sites can be provided in urban, semi-rural and rural locations.</p>	<p>This is a matter for discussion amongst the developer, the Registered Social Landlord and the local planning authority as part of the planning application process.</p>
<p>No future government should remove the obligation placed on local councils to provide sites for gypsies and travellers. No future government should allow gypsies or travellers to misuse planning laws to gain advantage over and above other law abiding residents. As well as demanding rights for gypsies and travellers the Gypsy Council should also be accountable for the discipline of their members and site conditions. I believe the Gypsy Council should appoint their own 'site representative' to be responsible to the local council for site discipline. I believe the local council should be allowed to make un-announced visits to any gypsy site.</p>	<p>The Local Development Framework has no influence over government policy on the provision of sites for Gypsies and Travellers but will continue working towards fulfilling its obligations as required by national planning guidance in Circular 01/2006.</p> <p>The Local planning Authority has no influence over the actions of the Gypsy Council.</p> <p>The Gypsy site manger is permitted to make un-announced visits to council owned and run Gypsy sites.</p>	

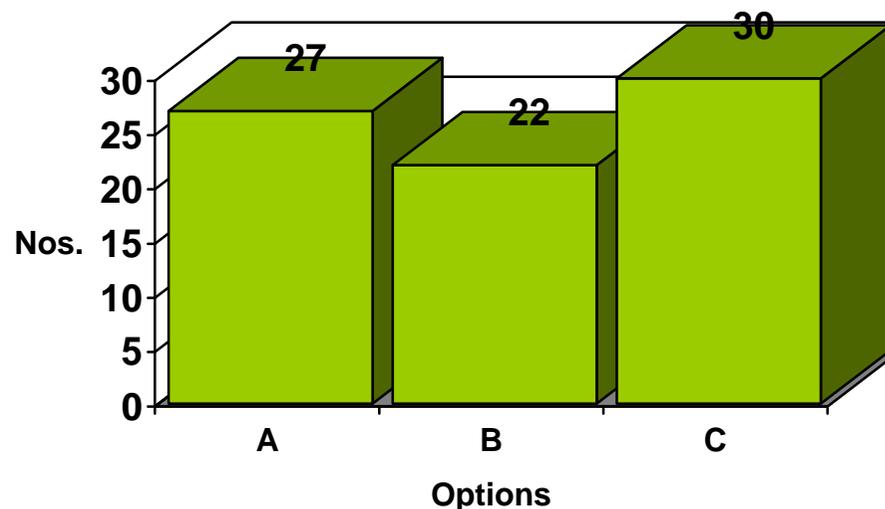
Option H6: Housing Demand

H6: With regards to ensuring that there are sufficient properties available to meet the needs of households as they evolve over their lifetime should we: (Please the choose the option/options you support)

- A. Require a % of all housing in the district to meet lifetime homes standards? If so what should that percentage be?.....**
- B. Be seeking to provide a % of new dwellings as 1 and 2 bedroom dwellings and if so what should that % be?**
- C. Be providing more sheltered or warden assisted housing to meet the particular needs of the elderly and if so where is that housing needed?**

Response Levels to Options

With regards to ensuring that there are sufficient properties available to meet the needs of households as they evolve over their lifetime should we?



H6: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>Option A</p> <p>Those supporting Option A suggested a wide range (5% to 100%) of percentages of housing to meet lifetime homes standard.</p> <p>As high a percentage as possible ensuring the homes are marketable.</p> <p>Could never be a matter for a DPD as the existing stock is what it is.</p> <p>Do a survey.</p>	<p>The Government's Code for Sustainable Homes (December 2006) requires that by 2013 the energy requirements of Code Level 4 will be required for all new homes. This includes the consideration of Lifetime Homes standards. Local planning authorities are at liberty to seek the implementation of that requirement sooner. However, the Strategic Land Viability Assessment (2008) (produced in conjunction with the Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessment 2008) worked on the assumption that affordable and market housing would be built to Sustainable Code Level 3 and notes that "given what is currently known about technology, the additional cost of the proposed changes (<i>i.e. the move to Code the Government's intention to introduce Code Level 4 up to 6 over the coming years</i>) are going to be more considerable and may push developers to focus rather more on premium and niche products where the additional costs can be wholly or at least partially, recovered in enhanced prices, though with the present regulatory framework it is difficult to see how that could apply to the affordable elements. Whatever happens, the impact on viability following the changes is a matter for concern."</p>	<p>Lifetime Homes standards will be promoted as part of nationally recognised design criteria but no specific percentage will be sought.</p>
<p>Option B</p> <p>Those supporting Option B suggested between 20% and 70% of housing should be 1 or 2 bedroom dwellings.</p> <p>35%. This needs to include social housing provision for the mentally disabled.</p> <p>70%. This gives developers and planners a challenge and opportunity for innovation. There must be scope for schemes where a number of</p>	<p>Paragraph 22 of Planning Policy Statement 3 (PPS3) requires local planning authorities to set out in their Local Development Documents the size and type of affordable housing required they are not however required to prescribe the size and type of market housing required although they must provide a mix of housing to meet the needs of different households such as families with children, older people and single person</p>	<p>Reflect the findings of the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment with regards to the mix of housing required within the Core Strategy. Consider % requirement for different types of housing over the housing market area overall as a policy requirement.</p>

H6: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>households share facilities, e.g. spare bedrooms and laundry areas. Dependent on need at time of development. Prefer no fixed percentage for B. We are supposed to be in a market economy where the supply of houses might respond to a "demand" for 1 and 2 bedroom houses or flats. But for whatever reason such homes do not seem to be favoured for developments in this District. Lifetime homes - a good idea to be encouraged. Planning intervention in the market for "market housing" can only be detrimental, the market really does know best and to second guess and force this issue on every site would be to miss opportunities on particular sites. Do a survey.</p>	<p>households. Policy H3: Mix of Housing, of the Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy (2008) recognises that the needs of all groups of society will be taken into account when planning the development of mixed communities. It states that Local Development Documents should include policies which require an appropriate range and mix of housing opportunities by identifying;</p> <ul style="list-style-type: none"> • the likely profile of household types requiring market housing, reflecting the mix of households identified through the strategic housing market assessment; • the size and type of affordable housing required; • the need to adapt the existing housing stock. <p>The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment addresses all of the above and with regards to 1 and 2 bedroom properties indicates that there is a requirement for approximately 42% of new market housing to have 1 or 2 bedrooms and 75% of affordable housing to be 1 or 2 bedroom.</p>	
<p>Option C</p> <p>Elderly should not be expected to live in blocks of flats (except on ground floors). In key Sites. Yeovil and settlements. If providing more sheltered and warden assisted housing we feel it will be better placed near amenities such as shops, medical centres etc. In large and small towns.</p>	<p>The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment (2008) housing needs survey looked at households where all members were of pensionable age (60 and over for females and 65 and over for males) it shows that 29.6% of all households are older person only households and that 0.1% of older person households are in current housing need and 7.8% of those older</p>	<p>Given the requirement to provide a mix of housing to meet identified needs, officers, when considering the mix and tenure of housing within strategic allocations will need to take this evidence into account and ensure that the needs of all parts of the community, including older person households, are catered for. The Strategic Housing Team work on the deployment of funds to provide this type of housing.</p>

H6: Summary of Issues	Reasoning and evidence base	Policy/Proposal
Throughout the area.	<p>person households felt they needed to or were likely to move in the next 2 years. Some 55.1% of all single person households are older person households. The evidence also shows that almost three quarters of older person households are owner-occupiers. However, 42% of social rented dwellings contain only older people – which may have implications for future supply of and demand for specialised social rented housing.</p> <p>It is agreed that when planning for older persons housing wherever possible it should be located within easy access to facilities such as shops, medical centres, public open space and public transport provision.</p>	
Within Key Sites.		
We feel sheltered housing is better located near town facilities, for various reasons including services and social interaction. For example the Wessex House in Somerton Town Centre seems preferable to Elliscombe which is stuck in the middle of nowhere accessible only via narrow back lanes near Wincanton.		
Potentially at all levels within the hierarchy (A, B and C).		
Within the main settlements where most facilities are and public transport is available.		
Towns and villages, particularly the centres.		
Close to communities where they come from.		
This will be needed in every development to enable elderly residents to stay within their 'home' community. Bungalows are still needed! Some people wilt and die without a small garden in which to potter!		
Adjacent community facilities – shops, parks etc		
Only if there is a demand.		
Planning intervention in the market for "market housing" can only be detrimental, the market really does know best and to second guess and force this issue on every site would be to miss opportunities on particular sites.		
The identification of where this type of accommodation is needed seems key to this type of proposal. There seems likely to be a case for saying that all parts of the district need provision of this kind within reasonable access from all the settlements in the district.		
Somerset has roughly 50% over 50. We need to provide for the future with care etc close by.		

H6: Summary of Issues	Reasoning and evidence base	Policy/Proposal
General comments:		
Lifetime homes is likely to become Government Policy.	See response to Option H6a (A).	See responses to Option H6a (A), (B) & (C).
Does not support the concept of Lifetime homes as these have the potential to tie small households into large homes that are more suitable for meeting family needs.	See response to Option H6a (A).	
The approach taken in the LDF should be informed by the Strategic Housing Market Assessment.	See response to Option H6a (B) & (C)	
Targets for housing mix and lifetime homes standards are not the answer.	See responses to Option H6a (A) & (B)	
It is considered that this is a matter that can properly be left to other regulatory regimes. In any event, it is not considered appropriate for the Core Strategy to set rigid requirements in terms of the % of lifetime homes that any particular development should accommodate.	See responses to Option H6a (A) & (B)	
Options A, B & C should all be available.	See responses to Option H6a (A), (B) & (C)	
A, B & C In locations which do not entail moving from ones own community.	See responses to Option H6a (A), (B) & (C)	
Depends on demand.	See responses to Option H6a (A), (B) & (C)	
We believe that the three options provided are too prescriptive however we do believe that there is a need to meet housing of the types identified but would welcome a general policy which is more reflective of what already exists in an area when making provision.	See responses to Option H6a (A), (B) & (C)	

Question QH3: Housing Demand

QH3: Do elderly people want to move into specialist housing and if so what type of housing do they want?

QH3: Summary of Issues	Reasoning and evidence base	Policy/Proposal
Single storey low maintenance housing.	<p>It is a requirement of PPS3: Housing that a mix of house types and sizes if provided. It is accepted that many older people would like to live in single storey low maintenance homes or specialist elderly persons dwellings. There is no evidence in the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment to state that there is a particular requirement for specialist elderly persons dwellings although it is recognised that 29.6% of household contain older persons only and that under occupation of dwellings is a significant issue for both social rented and market housing; this can be taken into consideration when negotiating the size and type of affordable housing to be provided.</p> <p>The provision of extra support homes is an ongoing issue for the Strategic Housing Team and the Supporting People Strategy and is being addressed over time. It is agreed that the introduction of Lifetime Homes Standards by 2013 (see Option H6a) will help to reduce the number of elderly people requiring specialist housing. Additionally if there is a demand for this type of housing on the open market it would not be unrealistic to expect developers to cater for that market.. It is also accepted that, as with the rest of the population, older people have many varied housing needs and demands which why it is important that provide a range of housing types and tenure within the district.. Compliance with</p>	<p>There is no evidence to suggest that a specific Core Strategy policy on this issue is required. However, the issues identified in the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment can be used to inform Housing Strategy and negotiations at planning application stage.</p> <p>Promotion of Lifetime Home Standards within design policies will help to reduce the number of elderly people requiring specialist housing than previously (see Option H6a).</p>
Bungalows or ground floor flats with occasional support.		
As more lifetime homes become available, the need for specialist housing becomes less. For those who need care perhaps extra care or warden assisted, more will be required with an ageing population.		
Sheltered and warden controlled.		
It is surely a truism that all old people while still in possession of their senses wish to postpone moving into an old people's home or nursing home for as long as possible. If that means moving from their home into sheltered housing, they would prefer that to moving prematurely into an old people's home or nursing home.		
Appropriate/accessible		

QH3: Summary of Issues	Reasoning and evidence base	Policy/Proposal
<p>The answer is definitely yes. Either small houses or bungalows near relatives or wardens, with relatives in annexe, or "McCarthy and Stone" type flats which are OK for elderly people only if they have lifts.</p>	<p>and tenure within the district,. Compliance with building regulations and the Disability Discrimination Act will ensure that new housing will meet the needs of disabled people.</p>	
<p>Should meet the requirements of disabled groups.</p>		
<p>Sheltered Housing - 80% 1 Bed and 20% 2 Bed flats and bungalows with on-site wardens.</p>		
<p>It would be better to provide more support to allow the elderly and disabled to continue to live in their own homes.</p>		
<p>Elderly people have all sorts of different wants and needs. They cannot possibly be considered as a single homogeneous group. Whatever happened to recognising people and diversity? Some will want specialist housing, some will need it even though they don't want it. There are all sorts of needs which cannot be answered in a single question.</p>		
<p>Warden assisted/private units.</p>		
<p>Yes. Any option from full social and medical care to full independence depending on ability.</p>		
<p>Elderly people prefer to live in their own homes as long as possible, then homes where they can be independent and also have a social life eg warden assisted.</p>		
<p>Small units near facilities.</p>		
<p>Yes. Flexible ie easily adaptable to changing levels of disability, with attention to increasing care needs and with options for piper alarms, warden control etc, a mixture of rented and owner occupied properties with social meeting places and spiritual provision as well.</p>		
<p>There cannot be a general principle. Options are needed - Warden assisted flats/bungalows and group dwellings.</p>		

QH3: Summary of Issues	Reasoning and evidence base	Policy/Proposal
No		
This is a question for Strategic Housing Market Assessments.		
Lifetime sheltered homes.		
Elderly people mostly want to maintain a large degree of independence. Any development should respect this.		
Make this available in first instance to candidates already domiciled in South Somerset or born here.		
A variety of housing is needed.		
Similar to Muchelney house.		
Some elderly people want this option and appear look for secure accommodation and proximity to close family as key requirements of this type of provision.		
Sheltered homes.		
Yes, close to the community with all services close by allowing them to keep involved with a level green area etc (village green).It should be possible to have a mixed site in a rural setting , single storey to enable the elderly to look after themselves for as long as possible.		

Question QH4: Empty Properties

QH4: Whilst appreciating that the Core Strategy cannot address the issue of bringing empty properties back into use, what do you think South Somerset District Council should do about the issue?

QH4: Summary of Issues	Reasoning and evidence	Policy/Proposal
Make a review of Council Tax every 6 months.	<p>As was explained in the question this is an issue that the Core Strategy cannot address, however it is a concern for the local authority and these comments have been passed to the Strategic Housing Manager for his consideration in the context of the District Council's Empty Property Strategy.</p> <p>The Council provides grant aid to bring empty properties back into occupational use, particularly in town centre locations, including flats over shops. Empty property grants are designed to assist in market town and town centre regeneration by bringing people back to live in properties which are currently empty. Any (potential) private sector landlord can apply. Grants of up to £10,000 are available where there is a clear demonstrable need for accommodation.</p> <p>If a property is empty it is exempt from council tax for 6 months thereafter the owner must pay 90% of the council tax bill.</p>	<p>This is not an issue for the Core Strategy to address but the comments received have been passed to the Strategic Housing Team.</p>
If a property is empty for more than six months the owner should be required to pay rates.		
Local Government cannot deal with this.		
Encouraging the use of empty properties.		
Consider compulsory purchase on long term empty or derelict properties.		
Request that legislation is introduced to bring them back into use.		
Carry on as at present. Strongly support Area Action Plans and Empty Property Grants. There may be more scope for this in Market Town Development B centres.		
SSDC along with the RSL should consider lobbying the government of the day to pass such laws if they don't currently exist to enable them to compulsory purchase any empty properties.		
Continue Empty Property Strategy.		
Contact owners and give a VAT reclaim on renovation to Landlords/owners who bring housing stock back into use. Charge full Council tax on all empty houses after 6 months.		
1. Establish if owner has control over occupation status. (eg. awaiting legal outcomes). If `No`, then exempt from (2) below. 2. Encourage occupation by council tax penalties.		
Locate the owners, sell the property to owners/developers to reduce the burden of new homes.		

QH4: Summary of Issues	Reasoning and evidence	Policy/Proposal
Give grants for renovation/restoration.		
Ensure that the planning and bureaucratic measures do not hinder those trying to bring empty properties back into use.		
Name and shame - ask people to identify empty properties in their neighbourhoods and write to the owners explaining the housing needs of the area and asking if the properties can be made available for rent as soon as possible.		
Consider grant assistance programmes.		
There are a number of reasons why properties remain vacant and different solutions are likely to be appropriate in different cases. There is always a certain amount of property vacant due to turnover in the housing market.		
Use all avenues currently available!		
Should address this issue.		
If there's a housing shortage its clearly not sensible to leave them empty.		
Make it more attractive/advantageous to bring these back into use before permitting new developments.		
Have someone inspect and see if they can be renovated in some way at a reasonable cost.		
Apply business rates.		
Nominate a planning officer with delegated powers to negotiate. Publicise non co-operation.		
Providing supervised housing for rent.		
I hope that through clever and creative thinking and development much of the housing need can be provided by the re-using of land in true 'brownfield' sites or re-furbishing of buildings or old industrial areas, without any need for extra 'backland' development.		

QH4: Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>A policy with regard to properties that are being deliberately left empty or being deliberately run down as businesses (eg many public houses in the area) as a contrivance to manipulate the planning procedures seems essential. This will need to incorporate some degree of common sense, input from the local council and people and some research and understanding of local and national trends.</p>		
<p>Issue 215 notices and use enforcement more often. Start compulsory purchase proceedings if necessary.</p>		
<p>Continue to liaise with owners/landowners.</p>		
<p>Collect empty property tax to invest locally. Encourage maintenance of such property (still pay taxes even if empty).</p>		

Other Issues - Housing

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>Houses must not be built close to trees. Too many trees have been destroyed by lack of foresight on the possible result of allowing developers to build adjacent to trees.</p>	<p>When development proposals come forward on land where there is a tree/trees protected by a Tree Preservation Order the design and location of any development must ensure the safety of that tree/trees. There is however no mechanism available to protect trees in general although efforts would be made to ensure the protection of any trees which were considered to be of particular amenity value and in imminent danger from a development proposal.</p>	<p>This is a matter that is addressed through the planning application process and is not a matter for the Core Strategy.</p>
<p>Housing should not be addressed in isolation. It should be considered alongside employment opportunities and existing communities. Internal investment before housing.</p>	<p>It is accepted that housing and economic development are related issues and both will be addressed in the Core Strategy.</p>	<p>The respondent's comment is accepted. The Core Strategy will not only address the issues of housing delivery but also the economic development required to support that development (see Economic Prosperity chapter).</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>The Parish Council is likely only to find it acceptable for people to live in caravans in the village on a temporary basis, e.g. while renovating a property. [What evidence is there that living in a caravan is 'highly sustainable'?]. The Parish Council, and presumably the District Council, would consider plans for low impact or self-build homes in the same way that any application is considered. Recommendation 3 - to provide in the Core Strategy 'for the needs of all the people who wish to live in caravans' would surely be an impossible demand to meet.</p>	<p>The Local Planning Authority is required by Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites, to allocate sites for Gypsies and Travellers where there is a need. The Secretary of State's proposed changes to the draft Regional Spatial Strategy sets the residential pitch requirement for South Somerset at 20 (an increase of 3 pitches from the draft policy) and 10 transit pitches (unchanged from the draft policy). It is also proposed that the figures to 2011 are binding and that a 3% compound growth rate be applied after 2011 to give a basis for Development Plan Document allocations. Policy GT1 now makes reference to the needs of Travelling Showpeople and the accompanying text is expanded to give interim figures for the period up to 2011 at the County/Sub-regional level and it is estimated that for Somerset this will be 1 plot.</p> <p>It is not clear where "Recommendation 3 - to provide in the Core Strategy 'for the needs of all the people who wish to live in caravans'" derives from as the Core Strategy Issues and Options document (March 2008) does not have recommendations, nor does it contain the phrase referred to. Nor does it contain a statement that living in a caravan is 'highly sustainable'.</p>	<p>Parity between job provision and extra housing will be sought.</p> <p>Issues relating to the provision of accommodation for Gypsies and Travellers are discussed in response to Option H5 and Question QH2.</p>
<p>Yes - individual enterprise. The consequences of a national investment obsession with houses and a sharp reduction in social housing mean that many people are unable to afford to buy or rent housing. Their response has been to move</p>	<p>The policy/proposal; responses to Options H1-H4 and Question QH1 set out above explain the national planning policy context for housing delivery and the Core Strategy Development Plan Document cannot change that national planning</p>	<p>Amend the thresholds for the delivery of affordable homes as set out in response to Option H1a and retain a rural exceptions policy (see response to Option H3)</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>elsewhere in UK, emigrate or if remaining locally to either be exceptionally patient or creative with regard to housing. The failure of policy means that over a long time a certain number of individuals have had to be enterprising in their response to this, having despaired of national or local policy having any practical effect in their own cases. Examples include multi-occupation of houses including the use of well appointed "huts and sheds" in back gardens; long term use of caravans and campers "temporarily parked up" (for years on end!) near properties owned by relatives or friends, unauthorized hidden sites for mobile homes, secret living in commercial property or units, or even old touring caravans or derelict commercial vehicles are being used as living space. There are examples of all these near Somerton. They may not be reported because of strong local sympathy for individuals struggling to survive, with recent house and land prices seen as way out of reach of hard working people who just don't happen to have capital, and social housing not available. There is therefore an issue as to the extent this creativity could and should be brought into the open. If the very similar "unofficial housing" has suddenly become possible for Gypsies and Travellers, why not for other people? Clearly the development of "shanty towns" is not desirable in the longer term but on a limited scale such a development might shame national and local authorities into policies which are more helpful to a wider range of residents. Certainly Gypsy "shanty towns" have not been well received and the authorities responsible are neither popular nor respected in the areas where they exist.</p>	<p>policy context.. The Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment provides the evidence required to justify a lower threshold for the delivery of affordable housing and the proposed retention of a rural exceptions policy will provide a framework for the delivery of affordable housing in the future both of which should help to increase the number of affordable homes being built in the district.</p> <p>ODPM Circular 01/2006 deals specifically with the planning for Gypsies and Travellers; one of the reasons for its introduction was to reduce the number of unauthorised encampments and the conflict and controversy they cause.</p>	

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>There is a desire to integrate affordable housing within developments by pepper potting however some regard should be had to management requirements by the RSLs.</p>	<p>As part of the design and negotiation process on any submitted planning proposal that includes the provision of affordable housing the management needs of the relevant RSL would be taken into account as well as the overall viability of the proposal. Each case will be dealt with on its merits.</p>	<p>The distribution of affordable homes within strategic sites will be considered on a site by site basis in consultation with the developer and affordable housing provider and clustering of affordable housing will be supported in the text.</p>
<p>We would also draw your attention to the need to pay due regard in the core strategy to the proportion of need arising for affordable site accommodation in the same way that conventional housing is dealt with. In addition the timing of delivery of the needed sites should be paid due regard.</p>	<p>See response to Option H5.</p>	<p>See response to Option H5.</p>
<p>There are serious implications on the need for more transit and Gypsy pitches in South Somerset. The need for sites are our main concern and of course how quickly they can be put into use. This raises: Financial implications; Sites locations outside present development limits; Encouraging private sites by local Romani gypsy families; Facing the resentment of local residents towards Gypsy sites; Making local councillors aware of their continued lack of support for Gypsy sites also the Race relations act coupled with human rights protocol; We are stakeholders for all Somerset local plans content on Romani Gypsy policy consultation with years of experience.</p>	<p>It is recognised that The Romani Council are in important stakeholder in the evolution of Gypsy and Traveller policies and officers will continue to consult with them. This will be particularly important when any Gypsy and Traveller site allocations development plan document is produced. In the meantime the Community Liaison Officer works very closely with and advises Gypsies and Travellers who become or would like to become involved in planning process.</p>	<p>Continue to consult with members of the Gypsy and Traveller communities. A policy will be contained in the Core Strategy and this will be consulted on widely including with Gypsies and Travellers.</p>
<p>Provision of services: water & sewage supply and disposal; gas supply; electricity - overhead lines or underground cables; telephone lines - overhead or underground.</p>	<p>It is recognised that infrastructure provision is vitally important to the delivery and viability of strategic allocations and an Infrastructure Delivery Plan will be produced as part of the Core Strategy process and this will inform the strategic allocations process.</p>	<p>Infrastructure Delivery Plan to inform strategic allocations in the Core Strategy.</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>A number of large houses could be converted into smaller accommodation - perhaps a grant scheme to aid this enabling affordable housing.</p>	<p>Current planning policy supports of the principle of converting a large property into a number of smaller properties within the Development Areas of settlements. In terms of viability the cost of conversion of properties for affordable housing does not compare well with the cost of new build. Such projects have been undertaken by the local authority in the past but tended to be uneconomic.</p>	<p>Noted.</p>
<p>Create mobile home sites for key workers and young families. Local people wishing to remain in their community should have priority allocations. Suggest SSDC investigate possibility of business holding in mobile homes - leasing, purchasing, selling. Careful and sensitive siting important. Planning rules should be amended to allow this. Construction of Hinckley C will bring more people to Sedgemoor and possibly SSDC. Mobile home sites may be the answer.</p>	<p>Please see the final response to Option H3a. Whilst this idea may seem to be a solution to some of the current housing affordability issues a number of initial problems come to mind:</p> <ul style="list-style-type: none"> • The Local authority does not have the funds not available to set up mobile home sites. • Occupiers would not have the same security of tenure as with conventional bricks and mortar housing. <p>Mobile home sites do not provide the same security of tenure as bricks and mortar housing</p>	<p>In particular circumstances the siting of such homes may be acceptable – see the final response to Option H3a. Proposals for the erection of such properties would be considered in the context of development management policies.</p>
<p>Need for Showpeople's Sites. It has been stated that national planning policy advice relating to Travelling Showpeople exists in the form of Circular 04/2007. As you will be aware, Councils must take the advice contained within the Circular into account, both in the preparation of planning policies and in decisions relating to individual planning applications and appeals. Showpeople these days need permanent bases where they can return throughout the operational season and spend the winter months, within reach of schools and other community facilities but large enough to carry out the vital maintenance work on equipment. It is respectfully requested that the Council considers the needs of Travelling</p>	<p>South Somerset District Council currently has 1 site for travelling showpeople at Ilton. Policy GT1 of the Secretary of State's proposed changes to the draft Regional Spatial Strategy makes reference to the needs of Travelling Showpeople the accompanying text gives interim figures for need in the period up to 2011 at the County/Sub-regional level and it is estimated that for Somerset this will be 1 plot. This matter will be addressed in accordance with Circular 04/2007 through the Gypsy and Traveller Accommodation Assessment, the Core Strategy and any relevant site allocations document produced in the future.</p>	<p>In accordance with Circular 04/2007 the Core Strategy will set out the criteria for the location of travelling showpeople sites which will be used to guide the allocation of sites in the relevant development plan document.</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
Showpeople in its emerging Local Development Framework - as there is a shortage of showmen's sites.		
The importance of community centres and places of worship as well as shops and play areas and recycling centres etc in the new developments.	It is recognised that the provision of community centres and places of worship is important to communities and this will be taken into account when considering the level and type of community facilities needed as part of any strategic allocation within the Core Strategy and will be addressed in the Infrastructure Delivery Plan.	The provision of community facilities within strategic allocations will be addressed in the infrastructure Delivery Plan and Planning Obligations policy.
Key worker housing for nurses and care workers and police officers inc. PCSOs	Whilst it is recognised that it is important to provide housing for all the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment shows that less than 1% of key workers (0.8%) in South Somerset are in housing need and 19% of those key worker households not already owning their own homes could afford intermediate housing. This evidence shows that the provision of key worker housing is not a significant issue for the South Somerset Housing Market Area and as long as a balanced housing market i.e. housing of all types and tenure is provided.	Given the evidence in the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment it is not necessary to have a separate Core Strategy Policy addressed key worker housing.
Housing for the older people (affordable housing, lifetime house design, environmentally friendly). The continuing need to build housing association owned bungalows, flats, group dwellings - warden assisted for those who need these because of age or frailty.	The issues of providing affordable housing and housing for older people have been addressed under Options H1- H3, H6 and Question H3 above.	See responses to Options H1-H3, H6 and Question H3.
The Core Strategy needs to address how housing land supply in South Somerset will be increased from its current level, which is equivalent to only 5.6 years at 985 p.a. (the RSS Panel's recommended allocation of 19,700) to provide 10-15 years' supply of developable sites and to	This issue was partly dealt with in the Strategy Chapter of the Issues and Options consultation document however, at that stage much of the evidence base material required to present meaningful options for urban extensions was not complete; this is no longer the case, the Strategic	Options regarding the urban extension for Yeovil will be addressed in the pre-submission draft Core Strategy and will be informed by the findings of the Strategic Housing Land Availability Assessment.

Summary of Issues	Reasoning and evidence	Policy/Proposal
indicate how the LDF will provide an additional 5,000 homes through urban extensions.	Housing Market Assessment has been completed and the Strategic Housing Land Availability Assessment is due to be completed in September 2009 and will inform the pre-submission draft Core Strategy.	
In section 5 on Affordable Housing we would comment that all housing should be sustainable.	Agreed. Sustainability is addressed in the Environmental Quality Chapter and through the Development Management Policies.	See the Environment Quality chapter and Development Management Policies.
<p>Paragraphs 5.12 and 5.13 identify the need to allocate additional sites for Gypsies and Travellers, according to draft RSS policy. It also identifies the intention to include specific site selection criteria. It would be beneficial in this section, however, to mention the role of Gypsy and Traveller Accommodation Assessment in providing an evidence base for this policy.</p> <p>Should include the option of producing a separate Gypsy and Traveller DPD.</p>	<p>It is accepted that the role of the Gypsy and Traveller Accommodation Assessment should be referred to when discussing Gypsy and Traveller issues in Local Development Documents. Somerset County Council along with the five other Somerset District's have appointed consultants to undertake a new GTAA for Somerset. Currently the anticipated project completion date is October 2010.</p> <p>A separate Gypsy and Traveller development plan document will be produced in the future once the Core Strategy is in place if it is needed.</p>	A criteria based policy for the location of Gypsy and Traveller Sites will be included in the Core Strategy (see Option H5). At present the need for sites will be informed by the figures in the RSS and later will be informed by the GTANA once it has been completed next October. A Gypsy and Traveller Site Allocation DPD will be produced if needed.
House prices need to match the earnings and local people who need them. If housing provision is market driven you will provide for people with higher incomes and do nothing to address the current problem.	It is accepted that the 'market' drives house prices however this is not a matter for the Core Strategy to deal with as it relates to the type of liberal capitalist society we live in. However, the Core Strategy can and will include policies to enable the provision of affordable housing to meet the needs identified in the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment.	See response to Option H1a.
There is no mention of the consideration of noise within the section on Environmental Quality or Health and Well-Being or Housing. The impact that noise has in these areas is important and the need for development will nearly always result in adverse noise impacts and these need	This issue is addressed in the Environmental Quality chapter.	This issue is addressed in the Environmental Quality chapter.

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>consideration at an early stage in the planning process. The document could do more to consider the implications of noise. Although the document does make reference to PPG24 in section 10.66, it would be useful to provide more general guidance and strategy interpretation for prospective developers. This is particularly pertinent for any development near Yeovilton and possibly Westlands airstrip, in determining appropriate development types and scales and possible measures to mitigate the impacts of noise.</p>		
<p>H5 Housing (Gypsies and Travellers) - small areas only and as traditionally away from main settlements not causing difficulties for those who live there.</p>	<p>This is addressed in the response to Option H5.</p>	<p>See the response to Option H5.</p>
<p>Character of 'Hamstone' Villages to be maintained, not to be encroached by growth of 'Market' etc towns.</p>	<p>This comment is noted. It is recognised that many of those who live in the 'Hamstone' Villages are concerned about the direction in which Yeovil will grow. This issue is dealt with in the Strategy Chapter and there will be an opportunity to comment on any proposed strategic allocations at the pre-submission draft stage.</p>	<p>Noted.</p>
<p>Affordable Housing has been by far the most significant impost upon the viability of development in the SSDC Area for a number of years. We are advised that the scope of S106 Planning Gain will be widened and either partly or completely replaced with Community Infrastructure Levy much of which will be diverted to replacing national and regional infrastructure provision (and other general expenditure) that has traditionally be met from general taxation, it must therefore be assumed that current viability models will have to be revisited. Planning gain has already risen to a point where viability of existing</p>	<p>As part of the Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment a Strategic Housing Land Viability Assessment has been undertaken. This has been signed off by the Housing Market Partnership and provides and agreed starting point from which the viability of affordable housing contributions can be addressed on a site-by- site basis. Software and training will be made available to each local authority to enable them to update this assessment on an annual basis. The Planning Act 2008 contains enabling powers to empower local councils to apply a Community</p>	<p>Uncertainties associated with CIL mean the consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document. Affordable housing provision itself will reflect genuine viability of sites and will take into account</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>commitments are looking increasingly marginal given recent housing market fluctuations and their impact upon residual land values, all of which we have been predicting in the course of S106 negotiations for some time. To the extent that residential development is still viable given existing planning gain burdens in the forthcoming housing market conditions, housing will become more affordable in absolute price terms. These price adjustments will improve the situation for an important section of the economically active community. In considering future policies there is a balance to be met between meeting overall market demand (ie making land available in a viable form) and over-loading developments with planning gain burdens that inhibit supply and compound problems of affordability, thus killing the goose that lays the golden eggs.</p>	<p>Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p>	<p>viability in agreeing final provision to be delivered by a site.</p>
<p>A greater focus should be placed on early delivery, and the identification and acceleration of strategic housing development opportunities. Yeovil does not require significant plan-making in the light of the clear (and undisputed) responsibility it has in the regional spatial strategy.</p>	<p>The Strategic Housing Land Availability Assessment (SHLAA) will provide a clear evidence base regarding housing delivery. It will not be acceptable to include strategic allocations in the Core Strategy that are not deliverable and if the SHLAA shows that there is not a 5 year supply of housing land in South Somerset, early delivery of strategic allocations will be vital. The infrastructure delivery plan will also for a key part of the evidence base.</p>	<p>The delivery of strategic development will be a key issue for the Core Strategy and will be informed by the SHLAA and the infrastructure delivery plan.</p>
<p>Definition of affordable housing segmented into part purchase and rented social housing.</p>	<p>The definition of affordable Housing as set out in Annex B: Definitions, of Planning Policy Statement 3: Housing, includes both social rented housing and intermediate affordable housing – this includes shared equity products such as HomeBuy. See response to Option H1a for the full definition.</p>	<p>Include the definition of affordable housing in the pre-submission draft Core Strategy document..</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>Focused and managed development should be clearly set out in the Core Strategy and subsequent LDF Documents. We recommend the South Somerset undertake a full sustainability and availability assessment that encompasses West Dorset District and identifies the role the district can play in achieving these goals.</p>	<p>The Yeovil Area of Search extends into West Dorset and the two local authorities are currently working together to consider how this can be accommodated.</p>	<p>Continue to communicate with West Dorset Council regarding the Yeovil Area of Search.</p>
<p>Para. 5.2 Last sentence. The CS needs to be clear on where the 15 year housing supply is coming from and should not put off difficult decisions to an allocations DPD, i.e. if particular strategic sites are fundamental to the delivery of the CS then these should be included in the CS. The CS will also need to be supported by a current Strategic Housing Land Availability Assessment which sets out in detail the supply for the first 10 years and as a minimum indicates the broad locations for growth where housing is expected to be allocated for the last 5 years of the 15 year period. This will need to be reflected in the CS accordingly.</p>	<p>It is intended that the Core Strategy Development Plan Document will be making decisions on strategic locations for growth. A Strategic Housing Land Availability Assessment is currently being undertaken.</p>	<p>Once complete (current timetable indicates completion in December 2009) the Strategic Housing Land Availability Assessment will be used to inform the Core Strategy.</p>
<p>Para. 5.14 - When is the Strategic Housing Market Assessment (SHMA) expected to be available? Will it be published and people be able to comment on it?</p>	<p>A Strategic Housing Market Assessment has been produced and was published for consultation over a 6 week period ending on 5th December 2008</p>	<p>The finalised Strategic Housing Market Assessment and Strategic Housing Land Viability Assessment have been finalised and signed off by the Housing Market Partnership in February 2009. The full reports and executive summary can be viewed at www.shmp.org.uk or via a link from www.southsomerset.gov.ukT.</p>
<p>Para. 5.15 Lifetime Homes has been made mandatory as part of the Code for Sustainable Homes which came into force in spring '08. With regards to Option H6 you should therefore set this in the context of the Code for Sustainable Homes and what you think should be delivered over and above the national standard (if at all). If you are considering pursuing an option of seeking a</p>	<p>This has been addressed in the response to Option H6.</p>	<p>See response to Option H6.</p>

Summary of Issues	Reasoning and evidence	Policy/Proposal
higher percentage of what would otherwise have to be provided you will also need to consider what evidence you have to justify such an approach - including in particular from the SHMA.		
We think there should be more money so rural areas can carry out a needs survey to see what our needs are for ourselves.	There is funding available from South Somerset District Council, Somerset County Council and other agencies to carry out rural needs assessments, the amount of money that is available is not an issue for the Core Strategy but for members when considering spending priorities.	This is not an issue for the Core Strategy but some funding is available for housing needs surveys.
Provide incentives to owners.	There is no provision in national planning policy and no local authority funds available to incentivise landowners to release their land for open market or affordable housing.	Given the adjacent comments this is not an issue a Core Strategy issue.
Empty flat above shops. If social problems in towns were sorted out then flats over shops could be let for living accommodation.	This issue is addressed in response to Question QH4	See response to Question QH4.
a) Provision of space for allotments. b) Eco-standards; but see later.	These issues are addressed in the Health and Well Being chapter.	See health and Well Being chapter.
<p>2.1 The provision of affordable and social housing for villagers will be one of the key issues in the above strategy for both younger and older generations. This will necessitate a national strategy for prioritising between other competing demands for land use e.g. wind-farms, growing food and/or crops for the generation of energy. The amount of land required will obviously depend on the planned percentage increase in population of the hamlet or village, the density for the development and on the amount of land allocated for communal use. The density should be such as to allow families to enjoy their gardens for play and relaxing in privacy.</p> <p>2.2 one way of securing land for such developments would be to purchase it from</p>	Whilst the respondent's comments are noted this is a national policy issues and not a matter for the Core Strategy.	This is a national policy issue that cannot be addressed in the Core Strategy.

Summary of Issues	Reasoning and evidence	Policy/Proposal
<p>adjacent land owners, probably farmers, at less than agricultural prices, but allow them to gain rent from each property built on the land acquired by the council or Housing Associations. This would provide them with an assured income each year to help them invest in setting up local farm shops to sell locally grown produce to local residents. This would benefit both the farming community and the villagers. Agricultural land prices have increased appreciably over the last few years so it would be important to balance the amount offered for the purchase of land and the chargeable rent to be passed on to the previous land owner, in order to provide an incentive for the land owner to sell. Where it is considered to be in the national strategic interest to do so a, compulsory purchase order for land could be invoked. The main objective of the strategy should be to regenerate rural life by supplying affordable homes for low paid earners either for purchase, rent or under a shared ownership scheme.</p>		
<p>Deferring sheltered accommodation to elderly people owning their homes that are now unsuitable for them.</p>	<p>In the case of social housing existing allocations procedures are in place for sheltered accommodation. Some registered social landlords offer incentives to those occupying larger properties to down size thus releasing the larger properties for those in need. There are also examples of private developers offering incentives to private owners to purchase this type of property.</p>	<p>There are already mechanisms in place for this to happen and it is not a Core Strategy issue.</p>