

## ECONOMIC PROSPERITY

### OPTION EP1 – LOCATION OF NEW ECONOMIC DEVELOPMENT

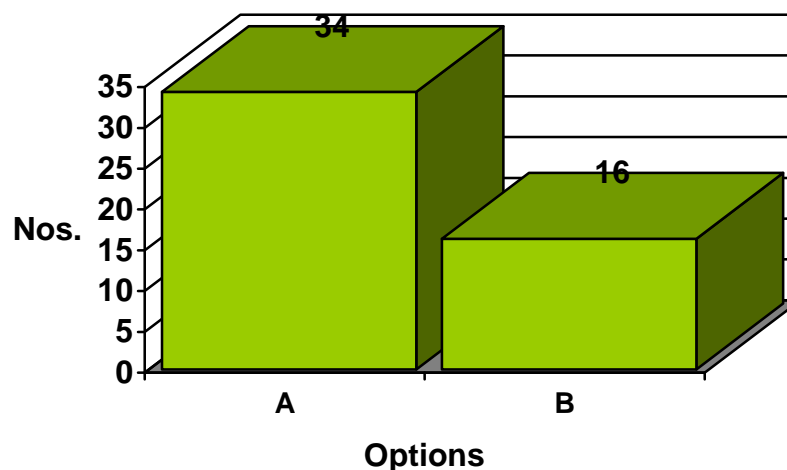
**EP1:** Based on the RSS housing figures, do you agree that we should be:

**A. Planning to provide for the 9,100 jobs in the Yeovil Travel To Work Area, which equates to somewhere in the region of 7,800 – 10,700 jobs in the District by 2026?**

**B. An alternative option. Please provide evidence supporting the figure you identify.**

#### Response Levels to Options

Based on the RSS housing figures, do you agree that we should be?



EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Job growth is set at the regional level - the final RSS figures will be a statutory requirement that will need to be delivered as a minimum - consequently planning for anything lower than final RSS numbers is not an option.</p> <p>Employment growth figures should accord with the GVA growth scenario of 3.2% per annum and, therefore, the Core Strategy should plan for 10,700 jobs 2006-2026. Planning for lower</p>	<p>Job growth is set at the Regional level and both the EiP Independent Panel (from the Examination in Public) and the Secretary of State found the job growth figures to be robust, and so the Core Strategy should plan the 'jobs' growth figures set out in the emerging RSS, which is based on the GVA growth scenario of 3.2%.</p> <p>Whilst the Panel found the job growth projections to be robust, they were clear that they can only be</p>	<p>The Core Strategy will need to plan for the job growth figures cited in the emerging RSS. The Core Strategy will require a policy for the provision of new employment land. The overall figure will be determined following the outcome of Stage 3 of the ELR.</p> <p>The Core Strategy may also require a strategic employment provision to deliver the overall settlement strategy and vision, this will also be</p>

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<p>growth levels could risk significant under provision.</p> <p>9,100 jobs are not sufficient for the Yeovil Travel To Work Area, and 10,700 jobs are not sufficient for the Housing Market Area (HMA, is basically the District boundary).</p> <p>The suggestion in sub paragraph A that 9,100 jobs in Yeovil equates to 7,800 to 10,700 jobs in the District by 2026, is wholly inaccurate. Given that within South Somerset District Council, Chard exists as a separate Travel To Work Area, it is hardly likely that the District Council requirement (estimated at the lower end of the range to be 7,800 dwellings) will be lower than the figure for Yeovil Travel To Work Area alone. The overall employment requirement within the District is likely to exceed 18,000 jobs with at least 15,000 being required in Yeovil itself. Chard ought to be looking to attract up to 3,000 new jobs and Crewkerne should also be looked at in similar terms.</p> <p>If 9,100 jobs are to be provided in Yeovil, then at least 12,000 jobs will need to be provided across the District as a whole. The District Council needs to examine further whether the 9,100 jobs for Yeovil actually equates to the total numbers of economically active that will be settled at this location. Given that there is likely to be 11,400 new houses (as recommended by the rss10 panel) or up to 13,900 houses (if our recommendations are accepted) then it would seem that provision of 9,100 jobs would probably be insufficient.</p>	<p>regarded as very broad indicators and require further interpretation to provide guidance on the amount of employment land that is required at District level. The Council has sought to clarify the amount of employment land required to cater for the job growth through the South Somerset Employment Land Review (ELR). Stage 1 and 2 were published in August 2009, and Stage 3 is emerging (see details below).</p> <p>It should be noted that the Travel To Work Areas have changed since the publication of the draft RSS, and now reflect the 2001 Census as opposed to the 1991 Census. The new TTWA is significantly different to that based on the 1991 Census, and the RSS states that the changing nature of the TTWAs should be kept in mind. 9,100 jobs are still assigned to the Yeovil TTWA, despite its significantly larger geographical area. The South Somerset Employment Land Review covers this issue by quantifying the amount of employment land required for the District and Yeovil SSCT (Strategically Significant City or Town) as opposed to the TTWA, which is flawed.</p> <p>South Somerset Employment Land Review (August 2009)  Stage 1 of the ELR, which is a stock-take of the amount of employment land available across the District as at 31<sup>st</sup> March 2008, establishes that there is circa 112 hectares of employment land available across the District.</p> <p>Stage 2 of the ELR, which uses 4 methodologies to establish the existing need for employment land across the District, calculates that there is a need for up to 104 hectares of employment land</p>	<p>determined following the outcome of Stage 3 of the ELR and further work on the Core Strategy vision for South Somerset.</p>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Too many jobs are proposed.</p>	<p>in South Somerset.</p> <p>Method 1: Uses the 43 hectares of employment land put forward by the draft RSS and generates via a rough calculation, a figure for the Yeovil SSCT and the Rest-of-the-District (27 &amp; 24 hectares respectively).</p> <p>Method 2: Uses the Standard Industrial Classification figures provided by Cambridge Econometrics for the Regional Assembly, and translates them into employment land requirements. Provides a range of figures, between 32 and 59 hectares for the District.</p> <p>Method 3: Uses the District Council completion rates and projects them forward over the 20yr RSS period, identifying a need for 21 hectares for Yeovil SSCT and 33.5 hectares for the Rest-of-the-District.</p> <p>Method 4: Uses the results of survey work “Business Perspectives on Property Workspace” which identifies a latent demand for between 30 and 40 hectares of employment land across the District from local businesses.</p> <p>The ELR takes the top end figure for each range which is 59 hectares, then adds 45 hectares (to compensate for the employment land that will be lost to other uses over the 20 year period) to come to an overall need of 104 hectares.</p> <p>At face value there is sufficient land available to meet the need, however, there are issues over the deliverability of sites and the size and location of sites which need to be explored further through Stage 3. Stage 3 will no doubt demonstrate that there is a need for additional employment land in the District and it will identify where existing shortfalls are, stage 3 should be completed by the end of 2009.</p>	

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<p>The targets in present financial conditions are totally unrealistic.</p>	<p>Job growth is set at the Regional level and both the EiP Panel and the Secretary of State found the job growth figures to be robust. This position was reaffirmed by Roger Tym &amp; Partners, who were commissioned by the South West Regional Assembly to provide additional guidance on employment land growth as recommended by the EiP Panel Report (RSS Employment Land Provision: Spatial Implications – July 2008). Consequently, the Core Strategy should plan the ‘jobs’ growth figures set out in the emerging RSS, which is based on the GVA growth scenario of 3.2%.</p> <p>The jobs’ growth figures set out in the emerging RSS, are based on the economic aspirations of the draft RSS and the Regional Economic Strategy (RES). Whilst the RES sets a growth range of 2.8% to 3.2%, the economic development guidance within the draft RSS is generally consistent with the upper level of the range, the reason being, that the higher level of growth can be regarded as aspirational, and provision at this level should ensure that economic development is not be inhibited.</p> <p>The District Council in its response to the draft RSS Proposed Changes (July 2008) criticised the 3.2% growth target as being imprudent in the short to medium term given current events and the long term past growth rates, which have been achieved in the South West. Additionally, stage 2 of the South Somerset ELR touches on this subject and states that whilst the GVA growth scenario of 3.2% may well be unrealistic in the present economic climate, we are unsure of the future, “We do know that this current global</p>	<p>The provision of employment land will need to be monitored closely to ensure that there is a sufficient supply of available land in the short, medium and long term across the District. Therefore reference should be made in the Core Strategy to the Government’s ‘plan, monitor &amp; manage’ approach to managing the supply of employment land.</p>

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	<p>economic crisis will alter the way in which global markets function in the future and looking positively, over the next 20yrs, wages may equalise between the UK other countries such as the BRICK economies, meaning that the UK could well benefit, and rather than loose employment, its ability to retain jobs may strengthen. Recent projections reflect past economic conventions, and in order to facilitate economic growth, the District Council will need to monitor its employment land closely to ensure that there is sufficient, available land to support new and existing businesses.”</p>	
<p>These employment projections should not be the ceiling of what is proposed thus limiting ambition. The Council should seek to maximise job opportunities.</p>	<p>The Council is seeking to maximise opportunities, this is exemplified in its Economic Development Strategy’s vision: “South Somerset District Council will maximise opportunities to support and enable Yeovil and each of its market towns and their surrounding hinterlands to be as self-sufficient as possible in providing for the economic, social and environmental needs of their communities”.</p> <p>The vision reflects the wish to embrace all the dimensions of our communities’ needs in relation to provision and access to jobs and training. Employment projections are one of tools being used to ensure that this vision is realised and ‘enough’ employment land is being made available across the District to support new and existing businesses.</p>	<p>None required.</p>
<p>43 hectares of employment land is not sufficient for Yeovil town, it is likely that the employment requirement will need to exceed 50 hectares. Therefore we would suggest that this figure is adopted as the minimum requirement for new employment land in Yeovil. Such new land will need to be identified as part of the search for new</p>	<p>Stages 1 and 2 of the South Somerset Employment Land Review (ELR) challenge the draft RSS figure of 43 hectares of employment land, which is suggested as sufficient for the 9,100 jobs in the Yeovil Travel To Work Area.</p> <p>Stage 2 of the ELR identifies a need for up to 41</p>	<p>The employment land requirement for Yeovil as identified through Stage 2 of the ELR is 41 hectares.</p> <p>Further work will be undertaken through engagement with the Town and Parish Councils to establish a ‘local perspective’ on the need for</p>

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<p>need to be identified as part of the search for new urban extensions to ensure proper integration with the remainder of the town.</p> <p>50 hectares of employment land should be adopted as the minimum requirement for new employment land in Yeovil. In Chard and Crewkerne, lesser amounts of land will need to be identified - probably only 10 -15 hectares.</p> <p>Given the expected changes in the sector of the economy on which Yeovil is highly reliant, the town faces some serious challenges in securing both a wider range and increased number of employment opportunities in order to provide for continuing higher levels of growth and to meet the ambitions set out in the Yeovil Vision. The South West Regional Development Agency has suggested that there should be increased focus on the fastest growing sectors of the local economy (which include professional services, retail and distribution), coupled with a drive towards a more knowledge driven economy. The panel report (into the emerging RSS) states that due to the significant upturn in the development of employment land over recent years, there are now concerns regarding the availability of space to accommodate the expansion of local companies (Spatial Implications Of Economic Potential In The South West - Roger Tym and Partners).</p> <p>The quantum of employment land at Yeovil should be driven by ultimate housing numbers, the need and scope for self-containment and the town's regional profile and potential.</p>	<p>hectares of employment land in Yeovil SSCT. Monitoring work undertaken for the emerging Stage 3 of the ELR indicates that on 31<sup>st</sup> March 2008 there was a net supply of approximately 32.5 hectares (gross supply of approx 37 hectares) of land in Yeovil, so on face value there is a shortfall of 8.5 hectares of employment land. This however does not take into account issues over the deliverability of sites and the size and location of sites which need to be explored further through Stage 3.</p> <p>Comments regarding economic changes are noted, and the ELR will seek to address these.</p> <p>The comment regarding how housing numbers should drive employment land provision is noted, however, the strategy behind the emerging RSS, is that the geographical distribution of jobs, leads to a figure for residential development, rather than vice-versa. Roger Tym's and Partners in their work for the Regional Assembly into employment land "RSS Employment Land Provision: Spatial Implications – July 2008" highlight this point "...the geographical distribution of housing is driven in large part by the geographical distribution of jobs" (Para 1.10). This approach allows for greater self-containment.</p> <p>The Settlement Role &amp; Function Study (Baker Associates, April 2009) looks at the vulnerability of employment locations to economic change. Manufacturing is the most important declining sector in terms of jobs, and 21% of the jobs in Yeovil are in the manufacturing sector, which is slightly lower than the District average of 22%. Given Yeovil's size, it should have the ability to off</p>	<p>employment land and this will inform Stage 3 of the ELR and any emerging strategic employment land provision.</p>

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	<p>set the manufacturing decline with other growth sectors, and consequently Baker Associates do not identify it as a vulnerable settlement. Growth will occur and land will be identified to accommodate that level of growth.</p>	
<p>Focusing residential and employment development in Yeovil will potentially generate additional movements between the town and its extensive rural hinterland via the Strategic Road Network (for example Ilminster and Wincanton via the A303). This could have the potential to generate additional traffic growth on the A303 and M5.</p>	<p>The Spatial Strategy set out in the RSS plans strategically for growth and change and considers strategic infrastructure such as the Strategic Road Network as part of that work.</p> <p>The Yeovil Infrastructure Impact Assessment conducted by Baker Associates in April 2009, assesses the likely infrastructure impacts of new residential development in Yeovil. The work identifies the issues and potential infrastructure requirements of accommodating the 11,400 new dwellings proposed in Yeovil by the draft RSS. In terms of transport, the study identifies that accommodating the level of growth suggested by the draft RSS will impact of the existing highway infrastructure and will require highway improvements, sustainable travel initiatives and improvements in public transport, walking and cycling provision.</p> <p>Additionally the emerging Yeovil Transport Strategy Review 2 which is part of the Local Transport Plan (LTP2) is assessing whether the existing strategy can accommodate the planned scale of development in Yeovil, and if not, will propose a suitable alternative or additional options.</p> <p>Finally, the emerging Infrastructure Delivery Plan, which must be produced as part of the LDF, will ensure that any development proposed in the Core Strategy will be supported by the timely and adequate provision of infrastructure, such as transport.</p>	<p>The impact of proposed development on road infrastructure will be taken into account when determining the location for growth and identifying strategic provision.</p>

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<p>More emphasis is required on providing employment opportunities in the market towns and other settlements to ensure that they are self-contained and do not die.</p> <p>There needs to be an allocation for Area East. Bruton/Castle Cary/Wincanton zone.</p> <p>It is important to ensure that there is further growth both within the Development Policy B and Development Policy C settlements to ensure the sustainable growth of towns and villages in recognition of the broadly rural characteristics of the District.</p> <p>In addition to the larger market towns beyond Yeovil (Wincanton, Chard, Crewkerne and Ilminster) there are a series of smaller towns and more major villages within rural areas that act as service centres to their surrounding community, some of which benefit from good public transport provision. It is important that a sufficient range and distribution of settlements are maintained to secure their social and economic role and to promote sustainable growth of appropriate settlements within these more rural areas.</p> <p>Templecombe should be a focus for sustainable growth to serve its rural hinterland, it exhibits a good array of essential facilities and services and is exceptionally well located being on the main Exeter to Waterloo Railway Line which provides direct links to nearby market towns including Gillingham and Sherborne and also to Yeovil Junction. The settlement is clearly in an extremely sustainable location for further modest growth. At the appropriate time, consideration should be given to modest allocations to allow sustainable</p>	<p>Stage 2 of the South Somerset Employment Land Review identifies that there is a need for up to 64 hectares of employment land outside Yeovil SSCT, in other words for the rest of the District. Stage 3 of the ELR will seek to identify where that employment land will need to go and this work is currently ongoing. Only strategic allocations will feature in the Core Strategy and so it is likely that the majority of new employment development will be delivered through identification of need in Stage 3 of the ELR and Development Management policies.</p> <p>National Guidance (PPS7) and Regional Guidance (draft RSS) is supportive of economic development in the market towns, villages and rural areas, as it not only provides local jobs but supports the vitality and viability of rural communities and offers the potential to reduce the need to travel by car. Both are clear that the scale of the proposed development is vital. The settlement hierarchy is an issue for the 'strategy' section of the emerging Core Strategy, this looks at the role and function of settlements and the appropriate level of growth for Category B and C settlements, please cross refer to the strategy section of this document where the issue is dealt with.</p>	<p>The Employment Land review will seek to identify the amount of employment land required in Category B and C settlements (the market towns and 'other' settlements referred to in the consultation response).</p> <p>Strategic employment land provision will be addressed in the Core Strategy, but because there are unlikely to be many of these, the Core Strategy will need to cross refer to the ELR and identify the amount of employment land required in the Category B and C settlements that do not have a strategic allocation.</p> <p>The Core Strategy will require a criteria-based policy to manage and deliver employment land in the appropriate locations in B and C settlements, this will need to reflect but not duplicate guidance in draft PPS4, PPS7 and the RSS. It will also require a criteria-based policy to manage and deliver employment land in the open countryside. Policies should not be too prescriptive as this would inhibit development, but the scale of the development will be key, as its needs to be appropriate to its location.</p>



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<p>housing and employment recognising that this will help secure a balanced sustainable community - there is land adjoining the site recommended to be allocated for housing by the Local Plan Inspector at the southern end of the village where it would be appropriate to provide employment in lieu of existing under utilised farm buildings - this would have both economic and visual benefit and presents the potential for an appropriately sized mixed use proposal to be forthcoming close to the centre of the settlement.</p>		
<p>The important issue is to ensure that there are a range of opportunities for each category of employment, ie each of the Planning Use Classes. The need is to facilitate flexibility in the Local Economy and not to engage in social or economic engineering - the Market must decide.</p>	<p>The comment is correct and in accordance with National and Regional guidance (draft PPS4, draft RSS) which seeks a range and choice of available employment land and premises to facilitate a broad range of employment uses.</p>	<p>Strategic employment land provision should not be prescriptive in terms of specific B-Use classes, unless there are reasons to justify the approach.</p> <p>The criteria-based policies mentioned above need to deliver a range of sites in a variety of locations, therefore they should not be too prescriptive.</p> <p>The combination of strategic provision and sites that will be delivered through the Development Management process will ensure that there are sufficient opportunities to develop employment sites for a range of end users.</p>
<p>We should stop thinking about Travel To Work Areas (TTWA), and start thinking of how commuting to work by car can be drastically reduced. Jobs must be reached by public transport, cycling or walking.</p>	<p>The strategy behind the emerging RSS is to achieve greater self-containment by better aligning jobs, homes and services at Strategically Significant Cities and Town such as Yeovil, creating the circumstances, which lead to a reduction in the need to travel. TTWAs have been used, as they enable economic forecasts for jobs to be distributed geographically to the SSCTs.</p> <p>PPS13 is clear that sustainable travel measures should be promoted in new development and that jobs should be accessible by public transport,</p>	<p>Strategic employment land provision should be in accessible locations and the use of sustainable modes of travel (public transport, cycling and walking) should be promoted as a requirement of the development.</p> <p>As with all development, the promotion of walking and cycling should be promoted in the location and design of the development. A generic Development Management Policy, which considers the design of new development, should be sufficient and a policy exclusively for new employment development is not required.</p>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
	walking and cycling. Emphasis should be given to accessibility in site selection and the physical form of new development should be given careful consideration because of the way in which it can impact upon the way people and vehicles move through it.	Travel plans should also be sought for developments that will generate significant amounts of traffic.  A Planning Obligations Policy should include developer contributions towards sustainable modes of travel.
Shaftesbury is included in the South Somerset Travel To Work Area and so policies will impact on North Dorset.	This comment is noted and the emerging South Somerset Employment Land Review will address this issue by identifying and quantifying the amount of employment land required for South Somerset District as opposed to the South Somerset Travel To Work Area. Consultation with neighbouring authorities is underway and will continue throughout preparation of the Core Strategy.	None required.
Existing employment land should be re-allocated for an alternative use if it is in the wrong location or does not meet future needs.	The comment is correct and the emerging South Somerset Employment Land Review has assessed the 'fitness for purpose' of the existing employment land portfolio in order to identify the 'best' employment sites to be retained and protected and to identify sites that could be released for other uses. Any existing, undelivered employment allocations are being tested through the Strategic Housing Land Availability Assessment (SHLAA) process to establish whether they have potential for any residential use. The allocated sites which have issues surrounding their deliverability, in line with draft PPS4, will need to be reviewed further in Stage 3 of the ELR, for if they are not deliverable they should not be retained as allocations.	The SHLAA is a statutory requirement to ensure that the District Council has enough land to accommodate future housing growth (5 years supply of deliverable and 10 years supply of developable sites for housing). The inclusion of the ELR employment sites in the SHLAA means that they will be highlighted and considered as potential sites to meet our housing needs. Inclusion of a site does not mean it will receive planning permission or be put forward as a proposed housing allocation in the Local Development Framework. Review Saved Local Plan allocations and do not carry forward any as strategic allocations if they are undeliverable.
There needs to be a recognition of the trend of working from home as a viable alternative to the distinction between Residential Land and Employment Land.	There are two issues here, self-employment and working from home.  Self-employment has been factored into the	Homeworking from existing residential properties can take place without the need for planning permission - the Council can support such homeworking through their business support

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>Cambridge Econometrics jobs growth figures, which informed the emerging RSS.</p> <p>In terms of working from home, we still need to plan for the estimated growth in jobs to 2026, and the resulting employment land that will be required, for although working from home is flexible, it is assumed that people still require office space (even if people are sharing desks and so require less space), as some point during the week.</p> <p>Draft PPS4 (May 2009) states that Local Planning Authorities should be facilitating new working practices such as live/work or the use of residential properties for homeworking, but it also states that in rural areas the need to protect the countryside should also be taken into account.</p> <p>The concern is that Workplace Homes or Live-Work units are one attempt at ‘blurring’ the lines between residential and employment land. Whilst they are supported nationally (draft PPS4) they have been plagued with difficulties in the past, both in South Somerset and elsewhere, as it is difficult to ensure that they function as intended.</p>	<p>service. Homeworking that requires planning permission can be dealt with through a generic Development Management Policy for new development, it does not require a specific policy.</p> <p>The Council should be supportive of new live/work units that require planning permission, but in line with PPS7 and draft PPS4, these need to be in appropriate locations. New live/work units in the countryside should be restricted to cases where the accommodation is essential to enable the enterprise to operate. It should be the needs of the enterprise and not the personal preferences or circumstances of the persons involved. There is no need for a Development Management Policy to cover this form of development, as there is sufficient guidance in ANNEX A: Agricultural, Forestry and Other Occupational Dwellings, of PPS7. The key will be that live/work forms of development will not be allowed in locations where residential development would not normally be allowed, simply because there is an employment element to the development.</p> <p>The re-use of buildings in the countryside for economic development purposes is preferable and supported by national guidance (PPS7 and draft PPS4). Where it is not viable to re-use for just economic development purposes, some live/work option might be the best approach. Saved Local Plan Policies on the re-use and conversion of buildings are not robust enough and a Development Management Policy is required which lists the criteria for such development. Principle elements could include:</p> <ul style="list-style-type: none"> <li>• How much of the building should be</li> </ul>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
		residential/economic <ul style="list-style-type: none"> <li>• Inclusion of a Business Plan to assess the viability of the proposed business</li> <li>• Design of the conversion – should live/work be clearly separated</li> <li>• Temporary permission until proved viable.</li> </ul>
Too many houses are proposed for the District.	Whilst the emerging RSS provides a figure for residential development, which is in large driven by the geographical distribution of jobs, the number of houses to be developed in the District is not a relevant issue for this section of the Issues and Options report, and is dealt with in the Strategy section.	None required. Not a relevant issue for Economic Prosperity section of Issues and Options report. Please see Strategy section of Issues and Options report.
Yeovil town centre has seen considerable growth in the last few years and the boundary of the Town Centre as depicted in the Local Plan needs to be revised. The principal shopping centre, health and educational activity has grown significantly and the boundary for the town centre should be extended to include the college and hospital and key development sites that are and will be a key part of town centre activity (i.e. sites identified in the UDF as part of the town centre).	The Town Centre boundary is not related to the provision of employment land. This comment has been addressed in the ‘missing retail issues’ section later in the Economic Prosperity chapter.	None required. Not a relevant issue in terms of Employment Land please see Retail issues, which are covered later in this section.
If there is still a lack of broadband then this needs addressing.	There is no longer an issue surrounding lack of Broadband access in the District because the District Council over the past four years has worked to encourage take-up of broadband by businesses in the area. Market Town and rural exchanges were enabled thanks to a successful registration campaign. Every local exchange is now set up for Broadband internet access, so that Somerset businesses can compete on the national and international stage.	None required.

## OPTION EP2 – PROVIDING A CHOICE OF EMPLOYMENT LAND AND PREMISES

**Following the findings of the South Somerset Employment Land Review, how should the Local Authority be providing a range of business units (Use Class B1, B2 & B8)? In particular should we be providing for smaller businesses by:**

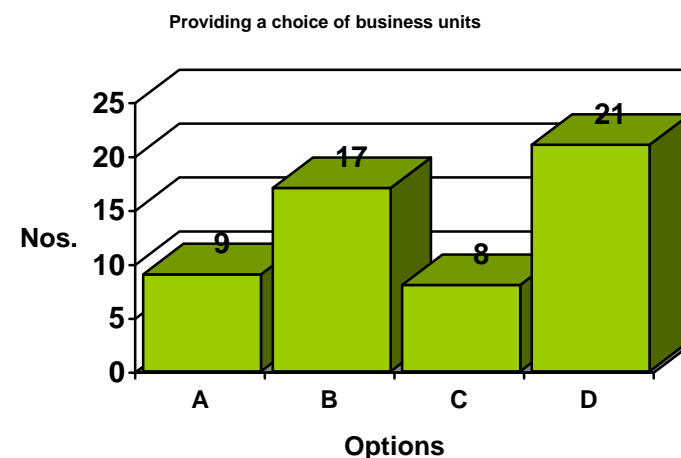
**A. Making it a requirement that on larger sites, a proportion of the development is for smaller business units;**

**B. Making it a requirement that on all sites, a proportion of the development is for smaller business units;**

**C. Concentrating smaller units on an enterprise model, such as the Yeovil Innovation Centre and Chard Enviro Centre (would this be a proportion of units or all?);**

**D. Providing small advanced industrial units just for small businesses.**

### Response Levels to Options



<b>EP2: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
<p>The Core Strategy has a key role to play in laying the foundations for future, suitable employment sites for key future growth sectors and as a base for employment allocations in any subsequent site allocations DPD. It should set the scene for site requirements.</p> <p>The Core Strategy should not set out prescriptive requirements for the employment sites within the</p>	<p>Draft PPS4 identifies how planning should be responsive to the market to facilitate employment growth, and explains how if it is not responsive, it can represent a barrier to employment and productivity growth. The draft statement says "...maintain flexibility in their policies on the supply and use of land..." "...to accommodate sectors not anticipated in the plan and allow a</p>	<p>Reflecting PPG4, Draft PPS4 and the RSS use Stage 3 of the emerging Employment Land Review (informed by engagement with Town and Parish Councils) to identify sufficient amount of employment land required in the District.</p> <p>Identify Strategic Employment Land provision in the Core Strategy and cross-refer to the ELR to</p>

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<p>District. The Local Planning Authority needs to effectively engage with business leaders in the District to determine the appropriate level and diversity of employment sites.</p> <p>The question here should really be to determine whether the Market is failing to meet the demand for small units or indeed any sector of the market. The primary role of the LDF is to ensure the supply of land for the predicted level of economic activity and employment development, with sufficient choice and flexibility to respond to demand. It should certainly not be to predict sub-sector demand and to provide specifically for this (in the absence of any un-met demand). Where the public sector involves themselves in markets that work satisfactorily, the inevitable result is a waste of scarce public resources. A secondary consequence is to send the market signals that it should not involve itself in certain sectors of employment provision, which will further distort the cost structures of these markets and increase overall costs to the detriment of the Local Economy. We firmly advocate that there should be no such policy UNLESS there is clear evidence of market failure.</p> <p>Under Option EP2, business units need to be provided to suit the sizes of businesses needing them. The opportunities for SSDC to pick and choose are likely to be limited. Much of the economic success of the district stems from small manufacturing and engineering businesses. Why not build on that while accepting the need for flexibility? Rising transport costs are likely to curb the trend of transferring production to Asia.</p>	<p>quick response to changes in economic circumstances...”.</p> <p>The emerging RSS states that it will be necessary to provide a larger number of smaller sites to meet organic growth and rural investment. In addition to the emerging RSS, Stage 3 of the South Somerset Employment Land Review will seek to identify the key growth sectors for the District by location. This is with the aim of ensuring that there is sufficient amount of land available in the right location.</p> <p>Ultimately, the comments are correct, the market will be a deciding factor and therefore allocating enough employment land for all business uses, rather than being prescriptive, should alleviate the affordable accommodation shortages cited in the Sustainable Community Strategy.</p> <p>Monitoring the situation will be very important, and together with colleagues in Economic Development, we will need to establish whether sufficient accommodation (including accommodation for small businesses) is coming forward, or whether intervention, such as further enterprise centres are required.</p>	<p>identify the amount of employment land required in the Category B and C settlements that do not have a strategic allocation.</p> <p>The Core Strategy will require a criteria-based policy to manage and deliver employment land in the appropriate locations in B and C settlements, this will need to reflect but not duplicate guidance in draft PPS4, PPS7 and the RSS. It will also require a criteria-based policy to manage and deliver employment land in the open countryside. Policies should not be too prescriptive as this would inhibit development, but the scale of the development will be key, as its needs to be appropriate to its location.</p> <p>The provision of employment land will need to be monitored closely to ensure that there is a sufficient supply of available land in the short, medium and long term across the District. Therefore reference should be made in the Core Strategy to the Government’s ‘plan, monitor &amp; manage’ approach to managing the supply of employment land.</p> <p>In line with the RSS and guidance on Employment Land Reviews, it will be important that the portfolio of employment land is kept under frequent review.</p>

EP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>All sites should have a proportion of residential premises, where employment and residential use of land can be combined.</p> <p>The options set out a range of absolutes, however each site will present its own particular problems for example: are there already employment opportunities in the area? Or is there a substantial in-commute to the area? In such circumstances it would be ridiculous, if not unnecessary to add to the employment stock. Alternatively there may well be locations where the delivery of a large amount of housing would be in excess of the areas capacity to absorb the economically active in the existing employment provisions. In such circumstances employment land should be brought forward in parallel with, or jobs integrated into development proposals. The ability to do this would depend on particular locations, accessibility and the markets willingness to locate employment within such developments. Whilst we support the principle of the idea of co-location of employment and residential opportunities we believe it is somewhat more complex than the four options set out under EP2 and much will depend on individual circumstances relating to the sites and host communities.</p>	<p>Draft PPS 4 is supportive of mixed-use schemes where they bring forward sites, but this is in the context of flexibility, and ensuring that policy is not prohibitive on development. The draft RSS recognises the contribution of mixed-use development to employment supply.</p> <p>The comments made in the second paragraph are sensible, not all sites will be suitable for mixed use, and in some instances it would not be appropriate or logical to allocate both employment and residential land on the same site. The options presented were included because it was believed that one of the options would help to deliver sites/premises for small businesses, which has proved difficult in the past according to qualitative evidence put forward for the Sustainable Community Strategy. However, having given the issue further consideration, whilst mixed use would still be acceptable, it would only be in certain circumstances, such as a strategic site, or in smaller settlements where the desire is to increase the level of self-containment of that settlement, and not in all cases.</p>	<p>When Identifying strategic employment provision, the need for mixed-use allocations will need to be considered. Engagement with the Town and Parish Council's will assist in this process.</p> <p>To enable the delivery of employment land in some locations (where employment alone would be unviable, or undeliverable), a criteria-based policy for mixed-use sites will be required in the Core Strategy.</p>
<p>The Somerton Business Park provides a good example of D and with its range of different units, and may be something of a model for other towns. We think it is more robust for local employment than dependence on one or two large employers. It is also Town Plan policy to enlarge it providing jobs for local people many of whom live in the District.</p>	<p>Enabling the diversification of the local economy through supporting local business start-ups and supporting businesses in sectors of the economy with potential for growth and the delivery of better wage levels is an immediate priority for the Economic Development Group.</p> <p>The South Somerset Corporate Plan (2009-2012) identifies the role of the Local Development Framework in achieving a strong and diverse</p>	<p>Reflecting PPG4, Draft PPS4 and the RSS use Stage 3 of the emerging Employment Land Review (informed by engagement with Town and Parish Councils) to identify sufficient amount of employment land required in the District.</p> <p>Identify Strategic Employment Land provision in the Core Strategy and cross-refer to the ELR to identify the amount of employment land required in the Category B and C settlements that do not</p>

EP2: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>Framework in achieving a strong and diverse economy.</p> <p>As commented earlier, the market will decide ultimately what employment land/premises are developed.</p>	<p>have a strategic allocation.</p> <p>The Core Strategy will require a criteria-based policy to manage and deliver employment land in the appropriate locations in B and C settlements, this will need to reflect but not duplicate guidance in draft PPS4, PPS7 and the RSS. It will also require a criteria-based policy to manage and deliver employment land in the open countryside. Policies should not be too prescriptive as this would inhibit development, but the scale of the development will be key, as its needs to be appropriate to its location.</p> <p>The provision of employment land will need to be monitored closely to ensure that there is a sufficient supply of available land in the short, medium and long term across the District. Therefore reference should be made in the Core Strategy to the Government's 'plan, monitor &amp; manage' approach to managing the supply of employment land.</p>
<p>Encourage small manufacturing units as well as service industries in the smaller towns, particularly near the A303.</p>	<p>The planning system can facilitate such growth via the provision of suitable and available land. In accordance with the South Somerset Settlement Role and Function Study (April 2009), Stage 3 of the South Somerset Employment Land Review will seek to identify the amount of employment land required in the smaller towns and rural centres to allow for their organic growth.</p>	<p>Identify Strategic Employment Land provision in the Core Strategy and cross-refer to the ELR to identify the amount of employment land required in the Category B and C settlements where specific provision is not identified.</p>
<p>When considering the type and size of business units on sites, the transport implications should be a key consideration as different employment uses generate different trip patterns, which can have a significant effect on the highway network.</p>	<p>Agree with the comment, the deliverability of a site will be key to its allocation. If, for example, the impact on the highway was unacceptable, the site would not be allocated for employment use.</p>	<p>Strategic employment land provision should be in accessible locations and the use of sustainable modes of travel (public transport, cycling and walking) should be promoted as a requirement of the development.</p> <p>A generic Development Management Policy,</p>



EP2: Summary of Issues	Evidence base consideration	Policy or Proposal
		<p>which considers the design of new development and matters such as highway implications, amenity etc, should be sufficient to cover new economic development and a policy exclusively for new employment development is not required.</p> <p>Travel plans should also be sought for developments that will generate significant amounts of traffic.</p>
Is it meaningful to refer to the findings of the Employment Land Review when these are not available?	Stages 1 and 2 of the Employment Land Review are now complete and Stage 3 is being undertaken and informed by consultation with the Town and Parish Councils.	None required.

## **Question QEP1 - Retention of Employment Land and Premises**

***QEP1: Under what circumstances should we protect employment land and premises? Can some be allocated for other uses?***

QEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p><b>1) Allocated Employment Land</b></p> <p>The key issue is 'delivery' and if employment allocations are not coming forward then alternative development options should be considered.</p> <p>It is crucial to consider the deliverability of sites - both for employment and housing when allocations are being made. Providing for employment space and housing within the larger development sites should ensure delivery of both and this should be borne in mind when allocating land for the additional housing numbers identified</p>	<p>The comments are correct and the emerging South Somerset Employment Land Review has assessed the 'fitness for purpose' of the existing employment land portfolio in order to identify the 'best' employment sites to be retained and protected and to identify sites that could be released for other uses. Any existing, undelivered employment allocations are being tested through the Strategic Housing Land Availability Assessment (SHLAA) process to establish whether they have potential for any residential use. The allocated sites which have issues</p>	<p>Employment land allocations should reflect the 'fitness for purpose' exercise undertaken in the South Somerset Employment Land Review. The de-allocation of sites, or allocation to an alternative use may be required. As part of the Core Strategy the Council should review Saved Local Plan allocations and not carry forward any as strategic allocations if they are undeliverable.</p> <p>When identifying strategic employment provision, the need for mixed-use provision will need to be considered. Engagement with the Town and</p>

<b>QEP1: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
<p>by the Draft RSS Panel Report.</p> <p>Designated and existing employment land and premises should be protected. Any re-allocation of use should involve extensive consultation and only be sanctioned if the overall amounts of land remain unchanged.</p>	<p>surrounding their deliverability, in line with draft PPS4, will need to be reviewed further in Stage 3 of the ELR, for if they are not deliverable they should not be retained as allocations.</p> <p>Draft PPS 4 is supportive of mixed-use schemes where they bring forward sites, but this is in the context of flexibility, and ensuring that policy is not prohibitive on development. The draft RSS recognises the contribution of mixed-use development to employment supply.</p> <p>The cumulative loss of employment land is an issue, which has been highlighted through Stages 1 and 2 of the Employment Land Review. Policy ES3 in the RSS protects employment sites by enabling the release of only those, which no longer meet the needs of business or are poorly located for economic development purposes, but not established premises. Saved Local Plan Policy ME6 and ME7 seek the protection of employment land and premises.</p>	<p>Parish Council's will assist in this process.</p> <p>To enable the delivery of employment land in some locations (where employment alone would be unviable, or undeliverable), a criteria-based policy for mixed-use sites will be required in the Core Strategy.</p> <p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p>
<p>Employment land provision should be assessed in accordance with the policies in the emerging Regional Spatial Strategy and also taking into the account the need for the District Council to carry out an Employment Land Review (Guidance note 2004).</p> <p>The Employment Land Review should ensure that the site allocations reflect the changing requirements of businesses and local economies, whilst maintaining a ready supply of sites and premises to meet local requirements for businesses expansion and inward investment to meet the particular needs of small businesses.</p>	<p>The comments are correct, the future of allocated employment sites should be determined in accordance with Policy ES3 of the emerging RSS:</p> <p>“The supply of land should be critically reviewed in line with Policy ES2 on a three year rolling basis so as to ensure that allocations continue to meet the needs of business and the current and longer term needs for economic development. A portfolio of the best employment sites should be identified and preserved for such uses. Sites which no longer meet the needs of business or are poorly located for economic development purposes should be considered</p>	<p>Employment land provision should reflect the ‘fitness for purpose’ exercise undertaken in the South Somerset Employment Land Review. The de-allocation of sites, or allocation to an alternative use may be required. As part of the Core Strategy the Council should review Saved Local Plan allocations and not carry forward any as strategic allocations if they are undeliverable.</p> <p>Reflecting PPG4, Draft PPS4 and the RSS use Stage 3 of the emerging Employment Land Review (informed by engagement with Town and Parish Councils) to identify sufficient amount of employment land required in the District.</p>

QEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>for redevelopment for alternative uses in the following sequence:</p> <ul style="list-style-type: none"> <li>• For non-B use class employment generating uses,</li> <li>• For mixed-use re-development, including residential uses, taking account of the potential for higher employment densities, and</li> <li>• For residential only”.</li> </ul> <p>The emerging South Somerset Employment Land Review has assessed the ‘fitness for purpose’ of the existing employment land portfolio (allocated and established land and premises) in order to identify the ‘best’ employment sites to be retained and protected and to identify sites that could be released for other uses. Any existing, undelivered employment allocations are being tested through the Strategic Housing Land Availability Assessment (SHLAA) process to establish whether they have potential for any residential use.</p> <p>Saved Local Plan Policy ME6 and ME7 seek the protection of employment land and premises.</p>	<p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p>
<p>Land supply for employment and housing should be reviewed through an integrated approach to Employment Land Reviews and Strategic Housing Land Availability Assessments.</p>	<p>The South Somerset Employment Land Review has undertaken a ‘fitness for purpose’ exercise, and any existing, employment allocations that have deliverability issues, and have been allocated for longer than 10 years are being tested through the SHLAA process to establish whether they have potential for any residential use.</p>	<p>Employment land provision should reflect the ‘fitness for purpose’ exercise undertaken in the South Somerset Employment Land Review and the future of any existing, undeliverable employment allocations should be determined in accordance with Policy ES3 of the emerging RSS.</p>
<p>The sequence of alternative uses, as set out in the emerging RSS (1. non-B use class generating employment uses, 2. mixed-use development including residential, 3. residential only) is appropriate.</p>	<p>Agree with comment.</p>	<p>Agree that the future alternative use of undeliverable employment land allocations should be addressed through Policy ES3 of the emerging RSS.</p>

<b>QEP1: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
<p>South Somerset is facing a Housing Crisis, not an Employment Crisis. In fact, with unemployment at only 1.3% (Baker) the Yeovil TTWA has over full employment and is drawing employees in to the town in an unsustainable manner due to the lack of housing compared to employment provision and supply. This unsustainable development pattern of the past should be left in the past to allow more sustainable patterns to develop that enable employment and housing levels to equalise and thus stop unsustainable travel into Yeovil from the HMA. The loss of employment land to housing development will help secure a sustainable long-term future and undo the harmful unsustainable spatial strategy of recent years.</p>	<p>The South Somerset Settlement Role and Function Study identifies that 47% of jobs across the District are in Yeovil and that there is a 1.4 employment density (Number of jobs measured against economically active residents), indicating that the town does attract workers from surrounding settlements.</p> <p>The strategy behind the emerging RSS seeks to achieve a better alignment of jobs, homes and services at Strategically Significant Towns and Cities (SSCT) such as Yeovil to create the circumstances to reduce the need to travel.</p> <p>19,700 homes have been identified as being required in the South Somerset Housing Market Area (HMA) and 10,700 jobs. The level of employment growth directed towards the town reflects its sub-regional role, and the desire to see that role maintained and enhanced further.</p> <p>There is a need to identify employment land to meet the RSS targets for the District, and allowing further significant losses of employment land, results in the need to identify additional land.</p>	<p>The employment land requirement for Yeovil as identified through Stage 2 of the ELR is 41 hectares. The existing supply (approx 37 hectares gross supply, 32.5 hectares net supply) will need to be reviewed against the demand to ensure its deliverability and to identify if there are any shortfalls, both in terms of the individual site characteristics and their locations, to determine their suitability. Further work will be undertaken through engagement with the Town and Parish Councils to establish a 'local perspective' on the need for employment land and this will inform Stage 3 of the ELR and any emerging strategic employment land provision.</p> <p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p>
<b>2) Existing Employment Sites/Premises</b>		
<p>Employment land and premises should not be allowed to change use.</p> <p>Employment land and premises should be protected when unemployment is high or rising due to shortage of employment land and premises.</p> <p>If there is a proven demand and the employment land supports the area it should be protected.</p>	<p>The loss of employment land to alternative uses is still prevalent Stages 1 and 2 of the Employment Land Review have highlighted that in some locations across the District, the piecemeal loss of employment land/premises is significant, especially where employment land allocations are not coming forward. Since 1991 we have lost on average 2.5 hectares of employment land per annum, a total of 42.5 hectares to end of March 2008. The continued loss of existing employment land/premises will eventually affect the economy if</p>	<p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p> <p>The criteria identified should be explored further with colleagues in Economic Development, to ensure a robust policy that protects existing employment land and premises, to ensure a supply of land that caters for the differing needs of</p>

<b>QEP1: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
<p>Employment land and premises should only be allocated for other uses, if it has been proved that alternative employment is not viable.</p> <p>Where the employment land does not cause a nuisance, it should be retained.</p> <p>If land currently in employment use has insurmountable environmental and/or access problems, it should be used for other purposes.</p> <p>Employment land and premises should be protected in accordance with national guidance and emerging PPS4.</p>	<p>land/premises will eventually affect the economy if allowed to go unchecked.</p> <p>Policy ES3 in the RSS protects employment sites by enabling the release of only those, which no longer meet the needs of business or are poorly located for economic development purposes, but not established premises. Saved Local Plan Policy ME6 and ME7 seek the protection of employment land and premises.</p>	<p>supply of land that caters for the differing needs of business, but does not hinder development. Evidence will be crucial.</p>
<p>The focus should be on the retention and provision of suitable jobs within an area rather than the land per se.</p>	<p>ELR Guidance Note and draft PPS4 explains how the supply of land is critical to the retention of jobs, unless there is sufficient supply of land, business cannot develop.</p>	<p>None required.</p>
<p>If allowed to change use, alternative uses could be:</p> <ol style="list-style-type: none"> <li>1. A community use such as leisure or low cost homes with covenants would be suitable.</li> <li>2. Community and education and training uses could</li> <li>3. Housing</li> <li>4. Mixed-use or residential use</li> <li>5. Other uses - hotel, hostel, technical college, training centre, house the homeless etc.</li> </ol>	<p>Policy ES3 of the draft RSS, which seeks to protect employment sites by enabling the release of only those, which no longer meet the needs of business or are poorly located for economic development purposes, refers to a sequence for the re-use of employment sites, but not established premises. Saved Local Plan Policy ME6 and ME7 seek the protection of employment land and premises.</p>	<p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p> <p>The criteria identified should be explored further with colleagues in Economic Development, to ensure a robust policy that protects existing employment land and premises, to ensure a supply of land that caters for the differing needs of business, but does not hinder development. Evidence will be crucial.</p>

## Question QEP2 - Retention of Employment Land and Premises

**QEP2: Given the guidance in the RSS, what criteria should be used to determine that a site is poorly located for economic development, or is no longer needed?**

QEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<b>1) Allocated Employment Land</b>		
<p>Each large site should be re-examined and re-evaluated in terms of the most appropriate use / mix of uses. In most cases a mixed development may well prove to be the best way forward utilising the layout and design to accommodate B2 as well as B1 uses in conjunction with housing development, etc.</p> <p>Needs to be investigated what business South Somerset would like to attract, companies can then be canvassed and based on likely requirements a percentage of existing allocated land handed over to housing.</p> <p>Vehicular access.</p> <p>Sites that are located away from main roads with limited access via narrow rural roads should be released.</p> <p>Proximity to housing.</p> <p>Local workforce - distance from potential work force.</p> <p>Harm to landscape.</p>	<p>The emerging South Somerset Employment Land Review has assessed the 'fitness for purpose' of the existing employment land portfolio (allocated and established land and premises) in order to identify the 'best' employment sites to be retained and protected and to identify sites that could be released for other uses.</p> <p>Policy ES3 of the draft RSS allows for the review of allocated sites and the release of those which no longer meet the needs of business.</p>	<p>Agree that the future alternative use of undeliverable employment land allocations should be addressed through Policy ES3 of the emerging RSS.</p>

QEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<b>2) Existing Employment Sites/Premises</b>		
<p>Each site should be considered on its merits, as the circumstances of each site will vary (e.g. the size, relationship to neighbouring housing, accessibility or economic viability). Neighbouring land use (bad neighbours).</p> <p>Unacceptable burden on nearest residential communities.</p> <p>Market tested for a specified length of time.</p> <p>If it has not been possible to secure a commercial tenant or purchaser - say one year after the property is publicly offered to the market</p> <p>Full assessment of the viability of each individual site to consider prospect of continued investment in the site.</p> <p>General dilapidation.</p> <p>Poor accessibility for large vehicles.</p> <p>When no longer needed for community purpose. Needs of the community should dictate.</p>	<p>Policy ES3 of the draft RSS, which seeks to protect employment sites by enabling the release of only those, which no longer meet the needs of business or are poorly located for economic development purposes, refers to a sequence for the re-use of employment sites, but not established premises. Saved Local Plan Policy ME6 and ME7 seek the protection of employment land and premises.</p>	<p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p> <p>The criteria identified should be explored further with colleagues in Economic Development, to ensure a robust policy that protects existing employment land and premises, to ensure a supply of land that caters for the differing needs of business, but does not hinder development. Evidence will be crucial.</p>
<p>Evidence that a site is poorly located or no longer required for business use does not require detailed criteria in the Core Strategy</p>	<p>Agree, in terms of allocated sites as Policy ES3 in draft RSS covers this criteria, however for established sites there is a policy vacuum and Saved Policy ME6 and ME7 needs to be reviewed along the lines of ES3.</p>	<p>To ensure that suitable employment land and premises are sufficiently protected include a Development Management policy in the Core Strategy. The policy should adopt a similar approach to that outlined in RSS Policy ES3.</p> <p>The criteria identified should be explored further with colleagues in Economic Development, to ensure a robust policy that protects existing employment land and premises, to ensure a</p>

QEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
		supply of land that caters for the differing needs of business, but does not hinder development. Evidence will be crucial.
The need to secure the step change in housing delivery is the priority not provision of employment land.	<p>The strategy behind the emerging RSS seeks to achieve a better alignment of jobs, homes and services at Strategically Significant Towns and Cities (SSCT) such as Yeovil to create the circumstances to reduce the need to travel.</p> <p>19,700 homes have been identified as being required in the South Somerset Housing Market Area (HMA) and 10,700 jobs. The level of employment growth directed towards the town reflects its sub-regional role, and the desire to see that role maintained and enhanced further.</p>	None required.

## **Other Issues - Economic Prosperity: Business & Employment**

Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Economic diversification – “Spatial Implications - Place Matters” recognises that the economic structure of the A303 corridor functional zone is heavily reliant on advanced engineering and food processing. It seeks to reduce the reliance on the Aerospace sector through the restructuring and diversification of the local economy, stating that this will require a cohesive strategy covering business support, skills and new enterprise. Priority sectors over the plan period are likely to include advanced engineering, food and drink, bio-technology and environmental technology. This does not mean that the advanced engineering sector (including aerospace) will not continue to play a significant role/ be a key sector in the economy of South Somerset. It does mean</p>	<p>Enabling the diversification of the local economy through supporting local business start-ups and supporting businesses in sectors of the economy with potential for growth and the delivery of better wage levels is an immediate priority for the Economic Development Group, and is outlined in the South Somerset Corporate Plan.</p> <p>As commented earlier, the market will decide ultimately what employment land/premises are developed, but the Core Strategy needs to ensure that there is sufficient employment land to ensure enough opportunities are available to businesses locally.</p>	<p>Identify Strategic Employment Land provision in the Core Strategy and cross-refer to the ELR to identify the amount of employment land required in the Category B and C settlements where a specific provision has not been identified.</p> <p>The Core Strategy will require a criteria-based policy to manage and deliver employment land in the appropriate locations in B and C settlements, this will need to reflect but not duplicate guidance in draft PPS4, PPS7 and the RSS. It will also require a criteria-based policy to manage and deliver employment land in the open countryside. Policies should not be too prescriptive as this would inhibit development, but the scale of the development will be key, as its needs to be</p>



Summary of Issues	Evidence base consideration	Policy or Proposal
<p>that restructuring and diversification will help develop skills in the areas of robotics, electronic engineering, computing and design manufacturing systems that will help to retain highly skilled people in the area. This would result in a design/ research and development led approach, rather than manufacturing/ production led approach.</p>		<p>appropriate to its location.</p> <p>The provision of employment land will need to be monitored closely to ensure that there is a sufficient supply of available land in the short, medium and long term across the District. Therefore reference should be made in the Core Strategy to the Government's 'plan, monitor &amp; manage' approach to managing the supply of employment land.</p>
<p>Links between job growth, labour supply and housing need to be considered more carefully in relation to overall targets and the distribution of homes and jobs, including local service jobs that are not related to Class B uses.</p> <p>Core Strategy needs to address the imbalance between jobs and housing at Yeovil, which leads to unsustainable in commuting from Sherborne and the surrounding rural areas.</p>	<p>The links between population and employment are considered in the Somerset Settlement Role and Function Study, which indicates employment densities and potential for self-containment of settlements.</p> <p>Stage 2 of the Employment Land Review has identified that Yeovil requires up to 41 hectares of employment land to meet the needs of businesses up to 2026. The strategy behind the emerging RSS seeks to achieve a better alignment of jobs, homes and services at Strategically Significant Towns and Cities (SSCT) such as Yeovil to create the circumstances to reduce the need to travel. Allocating sufficient employment land in Yeovil will not stop the in-commuting from Sherborne, but it will raise the level of self-containment for Yeovil and cross working with West Dorset may assist to develop more sustainable modes of travel for commuters.</p>	<p>Strategic employment land provision and criteria based policies listed above, should ensure that the distribution of residential and economic development encourages greater self-containment and the use of more sustainable modes of travel.</p> <p>The overall distribution of employment land will be considered in Stage 3 of the Employment Land Review. Further work will be undertaken through engagement with the Town and Parish Councils to establish a 'local perspective' on the need for employment land and this will inform Stage 3 of the ELR and any emerging strategic employment land provision.</p>
<p>There is no mention of how the District Council intends to promote South Somerset in order to make companies want to move/expand into the area.</p>	<p>The South West Regional Development Agency Regional Economic Strategy contains the regional approach to promotion of the South West and business support.</p> <p>The Somerset Economic Strategy expands the</p>	<p>None required.</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>local approach to the regional document, and there are sub-economies identified with priorities for those sub-economies (A303 Corridor, including Yeovil &amp; Market Towns and Rural Centres, being of relevance to South Somerset).</p> <p>Additionally, the South Somerset Corporate seeks to enable the diversification of the local economy through supporting local business start-ups and supporting businesses in sectors of the economy with potential for growth and the delivery of better wage levels.</p>	
<p>There is a need to recognise the very low level of unemployment and therefore the lack of need to retain employment land.</p>	<p>Latest unemployment in the District stands at 3.5% compared to a national figure of 6.2% and a South West figure of 4.6% (April 2008-March 2009). Whilst there are low levels of unemployment, the Employment Land Review has identified a need for more land across the District (up to 104 hectares) and failing to provide this will stifle economic growth, which would lead to greater unemployment..</p>	<p>None required.</p>
<p>The number of villages without a Post Office or similar place where people can gather, exchange news, and purchase local requirements is an issue. With the recent announcements that some local Post Offices are again threatened with closure, the District Council should now start planning to re-introduce a point within each village where services can be provided locally.</p>	<p>The issue of community facilities is not related to the provision of employment land. This comment has been addressed in the 'missing retail issues' section later in the Economic Prosperity chapter.</p>	<p>None required. Not a relevant issue in terms of Employment Land please see Retail issues, which are covered later in this section.</p>
<p>Issue of economic prosperity reliant on decent road infrastructure in/around Yeovil.</p>	<p>The Transport and Accessibility section of the Issues and Options document will address infrastructure issues in and around Yeovil.</p>	<p>None required.</p>
<p>Greater acknowledgement of Yeovil's role, responsibilities and potential is a critical issue for the plan.</p>	<p>Yeovil is identified in the emerging RSS as a Strategically Significant Town, a Development Policy A settlement. There are no other Development Policy A settlements in the District</p>	<p>Further work will be undertaken through engagement with the Town and Parish Councils to establish a 'local perspective' on the need for employment land and this will inform Stage 3 of</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>and it will therefore be the primary focus for development. Provision will be made to maintain and enhance Yeovil's sub-regional role and function and the level of development and infrastructure will reflect this role.</p> <p>The Employment Land Review has challenged the draft RSS figure of 43 hectares of employment land for Yeovil Travel To Work Area (TTWA) and identified that as present for Yeovil SSCT alone, there is a requirement for 41 hectares of employment land. The existing supply (approx 37 hectares) will need to be reviewed against the demand, in Stage 3, to ensure its deliverability and to identify if there are any shortfalls, both in terms of the individual site characteristics and their locations, to determine their suitability.</p>	<p>the ELR and any emerging strategic employment land provision.</p>
<p>Yeovil has generally failed to attract corporate headquarters and other prestigious employment development to the town and the reason for this may be the failure in the past to allocate a sufficiently attractive employment site(s) to encourage such uses to locate in Yeovil.</p>	<p>The emerging South Somerset Employment Land Review is seeking to identify sufficient employment land to cater for a range of jobs and a diversified economy, Stage 3 of the ELR will seek to identify the qualitative as well as quantitative need for employment land in Yeovil.</p>	<p>Further work will be undertaken through engagement with the Town and Parish Councils to establish a 'local perspective' on the need for employment land and this will inform Stage 3 of the ELR and any emerging strategic employment land provision.</p>
<p>Assets are in the country. Tourism in Yeovil is difficult to sell in comparison to the Levels, Ham Hill, Blackdowns besides villages.</p>	<p>Yeovil has many assets with the Octagon Theatre, Quedam Shopping Centre, Yeo Leisure Park and Country Park to name but a few of the excellent facilities on offer. The town's relationship with open countryside is unique and this juxtaposition is being further developed as part of delivering the Yeovil Vision.</p> <p>This is not an issue for the Core Strategy.</p>	<p>None required.</p>
<p>Bruton must appear in the planning and thinking of SSDC far more prominently. Bruton needs active and progressive investment of time,</p>	<p>The Settlement Role and Function study identifies Bruton as an RSS Development Policy C settlement, which means that the Core Strategy</p>	<p>The Core Strategy will require a criteria-based policy to manage and deliver employment land in the appropriate locations in C settlements, this will</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
<p>resources and capital to develop its local economy. This requires a structured approach to growth and development in terms housing, the economy and the infrastructure. The alternative is the continued steady decline of the town, a trend that has been all too evident now for thirty plus years. This Core Strategy provides the opportunity to turn this trend around.</p>	<p>will promote a stronger local community and greater self-containment in Bruton. This will be achieved by making provision for economic activity, which is appropriate to the scale of the settlement, extending the range of services to better meet the needs of the settlement, and its surrounding area, and by meeting identified local housing needs.</p>	<p>need to reflect but not duplicate guidance in draft PPS4, PPS7 and the RSS.</p>
<p>North Dorset District Council (NDDC) is particularly interested in Henstridge Airfield given its proximity to Stalbridge and its environs. Any development at Henstridge Airfield affects North Dorset District in relation to both employment opportunity and traffic impact. Any changes at the airfield impact on traffic generation through the District, therefore any key infrastructure or other financial contributions must take into account cross boundary impacts, and any change in employment policies affecting the site will have an impact on the requirement for employment allocations in the Stalbridge area of North Dorset.</p>	<p>Henstridge Airfield Masterplan has been produced collaboratively with NDDC and officers from NDDC have been continuously involved in the process.  Saved Policy ME/HENS/1 is a restrictive policy, recognising the remote locate location of the airfield, and any further proposals for development will be considered in the context of that policy.</p> <p>Henstridge Airfield is not an employment land allocation, and given its unsustainable location, it is unlikely that its status would change in the future.</p> <p>Criterion A of the Henstridge Airfield Masterplan requires that a sequential approach, based on availability of allocated employment sites and sustainability, is undertaken to locate development at the airfield.</p> <p>NDDC will continue to be fully consulted in the future on all applications concerning the airfield.</p>	<p>The Henstridge Airfield Masterplan is a material consideration for any further applications for development. No further action is required regarding Core Strategy, as this matter will be dealt with through the Development Management process.</p>
<p>Some consultation questions are unsuitable (eg S1, S2 and EP1) because the answers are already known, and requirements are set at the regional level. Questions could instead relate to where and how to deliver these development/growth requirements.</p>	<p>The comments made are correct.</p>	<p>None required.</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Currently you only refer to PPG4, you should expand this to also include draft PPS4 that was issued for consultation in December '07.</p>		
<p>Encourage employers with low business rates to set up in the District.</p> <p>All businesses should be helped by the Council after vetting to enable them to be a long-term employer.</p> <p>We need a huge injection of investment from Central Government and Europe.</p> <p>Encouragement should be given to Yeovil College to be elevated to full University status.</p>	<p>These are not planning matters, or cannot be dealt with through the Core Strategy.</p>	<p>None required.</p>
<p>Given the importance of the aerospace sector in South Somerset - how are you linking into any regional/national aerospace strategy? Are you working with the RDA on supporting the aerospace sector, which is one of the region's priority sectors? You highlight the issue that there is a need to build on a culture of innovation - it is less clear though what options you are putting forward to deliver this. The Core Strategy will need to ensure that the necessary spatial building blocks are in place that allows a culture of innovation to flourish.</p>	<p>The Yeovil Innovation Centre, which is a joint-venture, funded and supported by the South West RDA, Somerset County Council and the District Council, comprises purpose-designed office suites and modern, contemporary networking areas to innovative businesses looking to grow and thrive, illustrates how the Council is working with others to build on the culture of innovation.</p> <p>Agree with the comment that the Core Strategy needs to ensure that the necessary spatial blocks are in place. The Core Strategy needs to identify the land to ensure that a ready supplies of sites are available, to support economic growth.</p> <p>The aerospace industry and its spin offs do not require specific employment land needs/support, this would be too prescriptive and Stage 3 of the Employment Land Review will consider the needs of business in identifying the amount of land required across the District.</p>	<p>The Core Strategy will require a policy for the provision of new employment land. The overall figure will be determined following the outcome of Stage 3 of the ELR.</p> <p>The Core Strategy may also require a strategic employment allocation to deliver the overall settlement strategy and vision, this will also be determined following the outcome of Stage 3 of the ELR and further work on the Core Strategy vision for South Somerset.</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
<p>How are the 60,000 businesses cited in the Issues and Options distributed across the District? For a spatial approach it would be important to look at this in a more geographically differentiated way.</p>	<p>Comment is noted and further work is being conducted through the Employment Land Review.</p>	<p>Stage 3 of the Employment Land Review is looking at the supply and demand for land at a settlement level.</p>
<p>Agree with the suggested approach for Innovation Centres. You should, however, also consider complementing these facilities for incubating/nurturing new businesses with adequate grow-on space for companies to move on to after their initial period within the supported facility.</p>	<p>Supporting local business start-ups and supporting businesses in sectors of the economy with potential for growth and the delivery of better wage levels is an immediate priority for the Economic Development Group, and is outlined in the South Somerset Corporate Plan.</p> <p>The Yeovil Innovation Centre is up and running, the issue of grow-on space will be explored in the context of this existing establishment.</p>	<p>None required.</p>
<p>The Core Strategy should concentrate on stimulating 'new' employment in two areas with the aim of generating sustainable high wage employment.</p> <ol style="list-style-type: none"> <li>1. Added Value/Specialist Food Processing: Over the next 20 years, global demands for food, coupled with climate change, will result in much more international emphasis being placed on agriculture &amp; food processing.</li> <li>2. Selected High Technology Sectors: Over the past 30 years, the economic development efforts in Scotland have largely been directed at such sectors, and the result is that there are now many independent and subsidiary operations employing thousands in the fields of electronics, life sciences and offshore technology - helping to offset the decline of historic high employers such as heavy engineering and textiles.</li> </ol>	<p>Supporting local business start-ups and supporting businesses in sectors of the economy with potential for growth and the delivery of better wage levels is an immediate priority for the Economic Development Group, and is outlined in the South Somerset Corporate Plan.</p> <p>The South West Regional Development Agency Regional Economic Strategy contains the regional approach to promotion of the South West and business support. The Somerset Economic Strategy expands the local approach to the regional document, and there are sub-economies identified with priorities for those sub-economies (A303 Corridor, including Yeovil &amp; Market Towns and Rural Centres, being of relevance to South Somerset).</p>	<p>Through the provision of appropriate sites, premises and policy, the Core Strategy will assist to stimulate 'new employment'.</p>

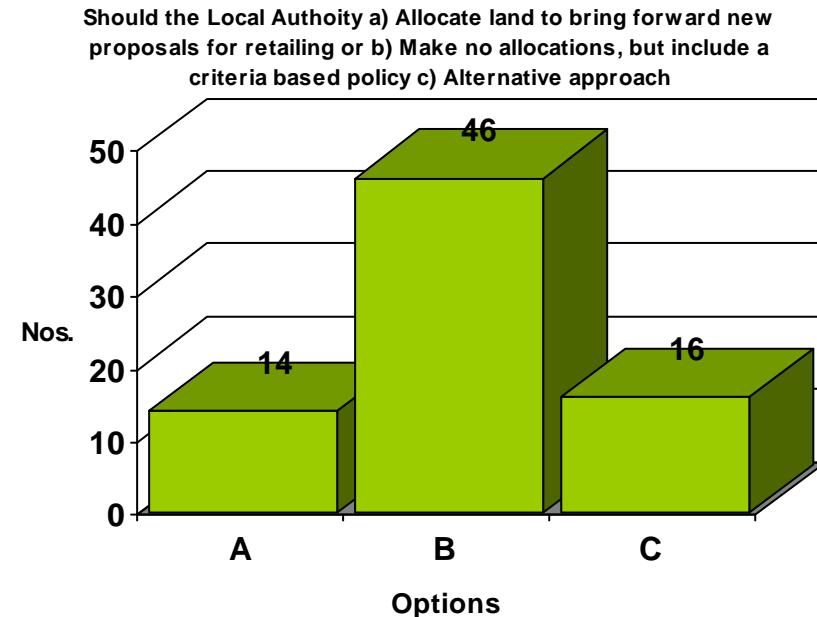
## Town Centre Uses

### Option EP3 – Provision of Land for Retailing and Town Centre Uses

**EP3: In accordance with the South Somerset Retail Study:**

- A. Allocate land to bring forward new proposals for retailing to respond to the needs these areas will face in coming years, or**
- B. Make no allocations, but include a criteria based policy that positively encourages retailing in appropriate locations, or**
- C. An alternative option.**

**Response Levels to Options**



EP3: Summary of Issues	Evidence base consideration	Policy or Proposal
Option A with existing town centres forming part of allocations.	PPS6: 'Planning for Town Centres requires local authorities to set out a spatial vision and strategy for the network and hierarchy of centres within their areas, taking a positive and proactive approach to planning for the future of all types of centre. PPS6 identifies that such an approach would include both allocating sites, subject to need, and setting out criteria based policies for assessing and locating new development. The	<ol style="list-style-type: none"> <li>Potential for retail growth will be identified in the Retail Capacity Update Study. Broad policy encouraging growth in the centres of Yeovil, Chard and Policy B and C settlements will be needed.</li> <li>Set out criteria-based policies in the Core Strategy for assessing and locating new retail and other town centre development, having regard to the South Somerset Settlement Role</li> </ol>
Option B supported. No allocations but a criteria based policy approach which must be flexible in response to developments in retail practice and customer needs. Option B as this permits maximum flexibility within the criteria for opportunities to add to the retail attractions of Yeovil Town Centre.		

EP3: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Allocation of some specific sites plus criteria-based policy.</p> <p>Only allocate strategic sites that are key to the delivery of the Core Strategy. If other site allocations are necessary, these should be dealt with under a Site Allocations DPD.</p>	<p>spirit of the existing national policy is repeated in the PPS4 Consultation Draft: 'Planning for Prosperous Communities' which is to replace PPS6 The South Somerset Retail Study 2006 concludes that there is a need at Yeovil to identify sites for retail development and puts forward four locations. An update to this Study has been commissioned. Revised PPS12: 'Creating strong and prosperous communities through local spatial planning' enables local authorities to allocate 'strategic sites' for development within Core Strategies. The hierarchy of centres is informed by the South Somerset Settlement Role and Function Study 2009.</p>	<p>and Function Study 2009 which identifies those settlements that are considered to have an existing good level of shopping and community services or that act as focal points for surrounding settlements. Thereby, combined with the role and function those settlements have in respect of levels of employment and self-containment and travel opportunities, they are considered to have the potential to accommodate growth in a sustainable manner.</p>
<p>Option B with priority on brownfield sites first.</p>	<p>PPS6 requires the benefits of developing on previously-developed sites to be taken into account when assessing development proposals. This is repeated in PPS4 Consultation Draft: 'Planning for Prosperous Communities'.</p>	<p>Include in a criteria-based policy in the Core Strategy for assessing and locating new development priority on previously developed sites.</p>
<p>Option B supported but centres outside of District should be included when assessing what are "appropriate locations" e.g. impact of Street and Glastonbury on Somerton.</p>	<p>The emerging RSS requires local authorities and other agencies to work together to ensure that the region's towns and city centres are not adversely affected by inappropriate development elsewhere. The South Somerset Retail Study 2006 (NB currently being updated) does consider the role of certain town centres outside of South Somerset on shopping patterns within the District, however it is agreed that the impact of Street and Glastonbury on Somerton does not appear to have been given due regard.</p>	<ol style="list-style-type: none"> <li>1. Reassess the likely area of influence on the District's shopping patterns from the update to the South Somerset Retail Study 2006, being background evidence to the LDF.</li> <li>2. The influence of centres outside of South Somerset on shopping patterns in the District in the Core Strategy text will be reflected in the update.</li> </ol>
<p>Site allocation policies are unlikely to be the main factor affecting investment by retailers. Maintaining population levels in the Rural Service Centres will be important and will require some continuing housing development.</p>	<p>It is acknowledged that attracting investment from retailers is not simply about allocating land. Away from the SSCTs, the emerging RSS points to local authorities needing to have a sound understanding of how settlements in their areas function to base their allocation of development.</p>	<p>Identify in the Core Strategy locations for housing development, informed by the South Somerset Settlement Role and Function Study 2009.</p>



EP3: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>Consideration of the location of housing development will therefore be informed by the South Somerset Settlement Role and Function Study 2009.</p>	
<p>Clear statement required of the scale of need for comparison and convenience retail development in main retail centres i.e. quantum, in line with robust, up to date evidence base, then sites identified to meet the need in accordance with sequential approach.</p>	<p>The South Somerset Retail Study was published in January 2006. An update of this Study has been commissioned to provide 2009-based evidence. Any ensuing identification of sites will be undertaken in accordance with PPS6 which requires a sequential approach to be taken.</p>	<p>Potential for retail growth will be identified in the Retail Capacity Update Study. Broad policy encouraging growth in the centres of Yeovil, Chard and Policy B and C settlements will be needed.</p>
<p>Do not promote out of town developments for shopping. They require a car rather than public transport. Keep retail in towns/villages accessible.</p>	<p>PPS6: 'Planning for Town Centres' takes a town centre first approach, directing new retail, leisure and office development into centres, where possible. The Government has confirmed in 'Looking after our town centres' that this approach is to be maintained in the proposed PPS that will replace both PPS6 and PPG4: 'Industrial, Commercial Development and Small Firms'. In identifying locations for allocations, PPS6 requires local authorities to:</p> <ul style="list-style-type: none"> <li>a) Assess the need for development;</li> <li>b) Identify the appropriate scale of development;</li> <li>c) Apply the sequential approach to site selection whereby locations are considered in the order: <ul style="list-style-type: none"> <li>(i) town centre</li> <li>(ii) edge of centre</li> <li>(iii) out of centre locations ;</li> </ul> </li> <li>d) Assess the impact of development on existing centres;</li> <li>e) Ensure that locations are accessible and well served by a choice of means of transport, especially public transport, walking and cycling.</li> </ul> <p>These also form the key considerations to be</p>	<p>Apply the considerations required by PPS6 in respect of retail provision in assessing location(s) for potential strategic provision and/or determining planning applications. No separate policy required.</p>

EP3: Summary of Issues	Evidence base consideration	Policy or Proposal
	taken into account in assessing planning applications for such development.	
The sentence "reducing the use of the car is not the solution" - might be interpreted as undermining regional strategy and local transport strategies. (Paragraph 6.41)	Accepted.	Omit reference to reducing the use of the car as not being the solution to enhancing the vitality and viability of town centres.
Encourage offshoots of supermarkets in villages (i.e. 'One Stop'). Cut out need for supermarkets visits.	The emerging RSS in Development Policy C supports proposals that will provide greater self-containment and stronger local communities including economic activity and extending the range of services.	Include policies that promote greater self-containment and stronger local communities by safeguarding existing uses and enabling development that: <ul style="list-style-type: none"> <li>• Support economic activity appropriate to the scale of the settlement</li> <li>• Provide a range of services to best meet the needs of the settlement and its surrounding area</li> <li>• Meet identified local housing needs.</li> </ul>
Somerton is a "Development Policy B: Market Town".	The South Somerset Settlement Role and Function Study 2009 classifies Somerton as a Development Policy B: Market Town.	Consider Somerton as a Development Policy B: Market Town in context of housing requirement, existing provision and local aspiration as well as the South Somerset Settlement Role and Function Study 2009.

### **Question QEP3 – Role and Function**

***QEP3: Given the stance of the draft RSS that Yeovil needs to broaden its range of retail and leisure opportunities and change its image, what is Yeovil lacking? How can retailing and leisure opportunities be improved in Yeovil?***

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
The scale of additional retailing and leisure opportunities within Yeovil will need to be carefully considered to ensure that the correct balance for self containment is reached and a destination is not created within its own right,	The emerging RSS includes Yeovil in the category of Strategically Significant Cities and Towns (SSCTs) where provision is to be made to maintain and enhance its sub-regionally significant role and function for services and	Reflect the spatial strategy and guidance for the scale and location of development contained in the emerging RSS.

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
thereby leading to an unnecessary increase in trips on the A303.	facilities, including retail and leisure. Whilst, in focussing development at Yeovil the aim will be to shape the town into a place that people will choose to live as well as work, shop and 'play', it will inevitably be a destination for the surrounding market towns and villages, reflecting its sub-regional role.	
Lower business rates.	The District Council does not set the business rate (non-domestic rate) but only collects it on behalf of Central Government.	None required.
It has a lot going for it, but its deficiencies over many years mean that some business it might have attracted from surrounding towns and the District long ago gave up, went elsewhere and might be very difficult to get back - even when a new toilet opens.	As identified in the emerging RSS, the Yeovil Vision seeks to broaden the range of retail provision in Yeovil. This aspiration is articulated through the Yeovil Town Centre Strategy and also the Yeovil Urban Development Framework 2005. The South Somerset Retail Study 2006 (NB currently being updated) identifies a need for additional comparison goods retail development in Yeovil over the LDF plan period. It considers that additional retail development in Yeovil town centre is likely to bring about qualitative improvements in the retail offer, particularly if development can provide a mix of shops, including large-scale and multi-level units within a high-quality shopping environment. Accordingly the Study identifies four sites within town centre appropriate for retail or retail-led mixed use development.	Reflecting Yeovil's role in the emerging RSS as a SSCT and informed by the Yeovil Town Centre Strategy, the Yeovil Urban Development Framework 2005 and the South Somerset Retail Study 2006 and proposed 2009 update: 1. Potential for retail growth will be identified in the Retail Capacity Update Study. Broad policy encouraging growth in the centres of Yeovil, Chard and Policy B and C settlements will be needed. 2. Include policies that will contribute towards ensuring a vital and viable Yeovil town centre by providing a mixture of uses and activities through the delivery of quality new developments that are both locally distinctive and sustainable and contribute to the development of distinct yet complementary quarters within the town centre.
Yeovil has an appropriate range of shops.		
Further retail development needed of smaller, quality, niche, independent stores, affordable for sole traders, to complement growth of Quedam and High Street national/regional multiples.		
Shopping mall with multi-storey car park that would attract shoppers in bad weather.		
Another department store needed.		
Bottom end of town needs major uplift.	The Yeovil Town Centre Strategy, the Yeovil Urban Development Framework 2005 and the South Somerset Retail Study 2006 each acknowledge the need to improve the quality of the environment of the eastern end of the town centre.	
Allocate land for quality shops in out of town retail centre (eg Cartgate).	In identifying locations for allocations, PPS6: 'Planning for Town Centres' requires local	None required.

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>authorities to apply the sequential approach to site selection whereby locations are considered in the order:</p> <ul style="list-style-type: none"> <li>(i) town centre</li> <li>(ii) edge of centre</li> <li>(iii) out of centre locations.</li> </ul> <p>The South Somerset Retail Study 2006 identifies 4 potential allocation sites for retail development within the existing town centre.</p>	
Sainsbury supermarket.	<p>The planning system does not enable land to be allocated to specific companies. The South Somerset Retail Study 2006 considers that no sites should be allocated specifically for convenience goods, suggesting that with 4 of the 5 largest supermarket operators present in Yeovil the commercial interest in such a store is likely to be low. This Study is to be updated in light of the proposed additional housing provision identified for Yeovil in the emerging RSS.</p>	<p>Potential for retail growth will be identified in the Retail Capacity Update Study. Broad policy encouraging growth in the centres of Yeovil, Chard and Policy B and C settlements will be needed.</p>
An additional 25K people in the town by 2026 would help to elevate its status in the retail world.	<p>Agreed. The emerging RSS requires 11,400 new homes to be built at Yeovil.</p>	<p>None required.</p>
<p>Improve access, traffic flow, parking, possible park and ride. Traffic problems in Yeovil do not make shopping in the town pleasant.</p> <p>Yeovil has most facilities you would expect in a town of 40,000 people. However, it's an unappealing destination due to its architectural quality, limited range of specialist shops, poor access to car parks and image.</p> <p>Improved image, buses delivering shoppers into the centre and public toilets in the centre.</p>	<p>The objectives of the Yeovil Vision, as articulated in the Yeovil Town Centre Strategy and the Yeovil Urban Development Framework 2005, seek to address such issues. In respect of transport issues, these are primarily the responsibility of Somerset County Council. Its transport objectives, overall approach, investment priorities and strategies for tackling key national, regional and local issues are set out in the Local Transport Plan (LTP) 2 which the Core Strategy will need to accord with. The strategy towards Yeovil is currently under review.</p>	<p>Reflecting Yeovil's role in the emerging RSS as a SSCT include policies and proposals that support the objectives of the Yeovil Vision and the LTP2 by:</p> <ol style="list-style-type: none"> <li>1. Including policies that will contribute towards ensuring a vital and viable Yeovil town centre by providing a mixture of uses and activities through the delivery of quality new developments that are both locally distinctive and sustainable and contribute to the development of distinct yet complementary quarters within the town centre.</li> <li>2. Ensuring policies and proposals for Yeovil are in compliance with the LTP.</li> <li>3.</li> </ol>

<b>QEP3: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
Physical constraints of Yeovil town centre will make improving it difficult. Options should be explored in Chard and Wincanton instead.	The emerging RSS identifies Yeovil as the most appropriate location at which to focus growth within the South Somerset HMA. The strategic emphasis is, therefore, on increasing the town's potential to attract investment to the town centre and the wider economy, increasing its ability to serve the surrounding area. Chard and Wincanton act as local service centres.	None required.
SSDC should make more resources available to support its cultural and historical roots thereby supporting tourism. Provide a cultural and entertainment focal area.	Such issues and proposals are identified in the Yeovil Town Centre Strategy and the Yeovil Urban Development Framework 2005, which articulate the objectives of the Yeovil Vision. The Yeovil Urban Development Framework 2005 proposes the development of 'quarters' within the central part of the town, including an 'Urban Village' in the area between Stars Lane, Park Street / South Street and Dodham Brook. The primary uses of the area would be urban residential with opportunities for mixed uses and commercial leisure on the frontages. This area relates well to the existing Yeo Leisure area. The South Somerset Retail Study 2006, currently being updated, identifies two potential allocations of land at Stars Lane that could be redeveloped in line with the UDF proposals.	Consider including policy that supports the creation of 'quarters', as identified in the Yeovil Urban Development Framework 2005 and supports tourism and cultural activities.
Encourage more sport-based activities with appropriate signage. Leisure opportunities are available but are either not well signed or easily accessed. Provide more leisure facilities aimed at the young. Greater range needed to suit all ages and tastes. Move forward with Sports Zone plan.	Such issues and proposals are identified in the Yeovil Town Centre Strategy and the Yeovil Urban Development Framework 2005, which articulate the objectives of the Yeovil Vision. PPG17: 'Planning for Open Space, Sport and Recreation' requires local authorities to undertake robust, district-wide, assessments of the existing and future needs of their communities for such facilities. The Council is currently undertaking such an assessment and this will provide the evidence base for policies and proposals in the	Be informed by the evidence in the forthcoming PPG17 assessment to formulate policies and proposals on sport and leisure.

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
	LDF. At their meeting of the 3 <sup>rd</sup> September 2009 Members of the Council's District Executive indicated their support for progressing the Sports Zone project and resolved to note the allocation of funding by the Yeovil Vision Board towards the appointment of consultants to reappraise the site options.	
Sports Zone should be located outside of Yeovil with dedicated public transport links as SSDC preferred site not readily accessible other than by car that will lead to loss of residential amenity for local residents. Site at Chilthorne Dormer offered.	PPG17: 'Planning for Open Space, Sport and Recreation' sets out national guidance on providing new sports and recreational facilities, accessibility being a key consideration. The PPG also requires that opportunities should be taken to enhance existing open space, sport and recreation facilities, with better accessibility of those facilities to be encouraged. In respect of rural areas the PPG considers that only small-scale facilities in or adjacent to villages, to meet the needs of the local community will be acceptable.	Be informed by the evidence in the forthcoming PPG17 assessment to formulate policies and proposals on sport and leisure.
Provision of new facilities associated with the urban extension, including leisure and retail facilities close to the town centre will benefit all residents of the town.	The emerging RSS advises that previous growth, particularly in housing, has not always been accompanied by the timely provision of the infrastructure needed to ensure successful places and communities. This, it states, includes both infrastructure provided within developments and contributions to infrastructure outside developments that ensures the successful functioning of the wider town. Development Policy D of the RSS aims to ensure that development provides the necessary infrastructure.	Include a policy on planning obligations that will enable the provision of necessary infrastructure both within developments and contributions to necessary infrastructure outside developments in order to achieve the successful functioning of the wider town.
Re-open Post Offices or local community service points.	The recent closure of certain of its branches was a commercial decision taken by Post Offices Ltd, which the local authority had no control over. PPS7: 'Sustainable Development in Rural Areas' outlines the means by which local planning	Re-opening closed facilities is not within the power of Local Planning Authorities.

<b>QEP3: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
	authorities should enable rural communities to have reasonable access to a range of services and facilities, including facilitating and planning for accessible new services and facilities, identifying suitable buildings and development sites for such plus supporting mixed and multi-purpose uses that maintain community vitality.	
By-pass needed for Yeovil.	Transport issues within the District are primarily the responsibility of Somerset County Council. Its transport objectives, overall approach, investment priorities and strategies for tackling key national, regional and local issues are set out in the Local Transport Plan (LTP) 2 which the Core Strategy will need to accord with. The strategy towards Yeovil is currently under review.	Ensure the Core Strategy policies and proposals are in compliance with the LTP. However, a bypass is not considered to be required for Yeovil as most people want to access the town for jobs, facilities, community services, etc.
Have the residents themselves been asked if the town's image needs changing?	The need to improve the image of Yeovil is one of the objectives of Yeovil Vision. Consultation was undertaken by means of stakeholder workshops and public exhibitions during the production of the Yeovil Urban Development Framework 2005 which articulates the objectives of the Yeovil Vision.	None required.

### **Question QEP4 – Role and Function**

***QEP4: Thinking about the Development Policy B and Development Policy C settlements that you are most familiar with, what is distinctive about the settlement? What services and facilities, if any, is it lacking? How could this be improved through planning policy?***

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
If the hierarchy of settlements is not yet defined, members of the public won't know what settlements fall within Development Policy B and	It is accepted that this question could have been worded more appropriately, bearing in mind the settlement hierarchy had not yet been defined.	None required.

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
C categories, and therefore won't be able to answer this question.	The question has, however, attracted a number of responses providing some valuable feedback in respect of individual settlements.	
South Petherton has a historic heart. Lacks a dentist and optician.	Noted. The South Somerset Settlement Role and Function Study 2009 recommends South Petherton is classified as a 'Development Policy C: Small Town and Village'. In order to promote greater self-containment and stronger local communities at such settlements, the emerging RSS allows provision that supports economic activity of an appropriate scale, extends the range of services and meets identified local housing needs.	Engage with Town and Parish Councils and local people to help determine South Petherton's settlement status and scale of future growth.
Allocate land for business and retail use (Milborne Port)	Revised PPS12: 'Creating strong and prosperous communities through local spatial planning' only enables 'strategic sites' to be allocated for development within the Core Strategy, 'strategic sites' being those that are key to delivering the spatial strategy for the District. The South Somerset Settlement Role and Function Study 2009 recommends Milborne Port is classified as a 'Development Policy C: Small Town and Village'. In order to promote greater self-containment and stronger local communities at such settlements, the emerging RSS allows provision that supports economic activity of an appropriate scale, extends the range of services and meets identified local housing needs.	Engage with Town and Parish Councils and local people to help determine Milborne Port's settlement status and scale of future growth. The forthcoming South Somerset Employment Land Review and South Somerset's Retail Capacity Study update will identify the need for additional employment and/or retail provision.
Provide more parking. (Charlton Musgrove?)	The District-wide Parking Strategy outlines that within market towns, excluding Yeovil, and rural centres it is essential to meet demand with adequate parking provision, in order to support their vitality and viability. At Yeovil, the parking strategy seeks a rationalisation of car parks to enable the redevelopment of town centre sites.	None required.



<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
Most B & C settlements close to Lopen are Transport Hubs, have a surgery, and have basic shops. Leisure facilities are generally limited.	Noted.	Include policy that supports the retention/provision/enhancement, as appropriate, of local services and facilities.
Somerton has several distinctive features including an historic, compact form with walking and cycling into and around the town common. Trade has suffered from proximity of larger towns but larger range of shops readily accessible at Yeovil and Street by public transport. Town Council has restricted moves to turn town centre shops into residential. Use of these by speciality antique shops is welcomed but will they endure in less buoyant economy. Some further residential development would support use of town centre. Free parking an important element of this.	The South Somerset Settlement Role and Function Study 2009 recommends Somerton is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	Engage with Town and Parish Councils and local people to help determine Somerton's settlement status and scale of future growth.
By-pass needed for Crewkerne.	Transport issues within the District are primarily the responsibility of Somerset County Council. Its transport objectives, overall approach, investment priorities and strategies for tackling key national, regional and local issues are set out in the Local Transport Plan (LTP) 2 which the Core Strategy will need to accord with.	Ensure the Core Strategy policies and proposals are in compliance with the LTP.
Crewkerne requires more housing and employment development and associated infrastructure to create a more sustainable town.	The South Somerset Settlement Role and Function Study 2009 recommends Crewkerne is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	Engage with Town and Parish Councils and local people to help determine Crewkerne's settlement status and scale of future growth.
Ilminster requires more housing and employment development and associated infrastructure to support the developing town centre and create a more sustainable town. It has a well-established heart and an identifiable local identity and	The South Somerset Settlement Role and Function Study 2009 recommends Ilminster is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria,	Engage with Town and Parish Councils and local people to help determine Ilminster's settlement status and scale of future growth.

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
character.	provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	
Chard requires more housing and employment development and associated infrastructure to create a more sustainable town.	The South Somerset Settlement Role and Function Study 2009 recommends Chard is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	In order to guide the future of Chard a master plan is being developed which sets out growth options. Engagement with local people and Town and Parish Councils will determine which of the options will be pursued.
Wincanton requires more housing and employment development and associated infrastructure to create a more sustainable town.	The South Somerset Settlement Role and Function Study 2009 recommends Wincanton is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	Engage with Town and Parish Councils and local people to help determine Wincanton's settlement status and scale of future growth.
Holton. The village is small and compact, with a conservation area that protects its older buildings. It is enfolded in wonderful countryside, and enjoys wide views. It just needs to be protected so that it remains unspoiled.	There are no plans to review or change Holton Conservation Area.	None required.
Castle Cary - providing more employment land.	The South Somerset Settlement Role and Function Study 2009 recommends Ansford/Castle Cary is classified as a 'Development Policy B Settlement: Market Town'. The emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing, employment, shopping and other services that increase their self-containment and enhance their roles as service centres.	Engage with Town and Parish Councils and local people to help determine Castle Cary's settlement status and scale of future growth. The forthcoming South Somerset Employment Land Review will identify the need for additional employment provision.

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
Martock will need a secondary school, community centre, additional retail, swimming pool.	The South Somerset Settlement Role and Function Study 2009 recommends Martock is classified as a 'Development Policy C: Small Town and Village'. In order to promote greater self-containment and stronger local communities at such settlements, the emerging RSS allows provision that supports economic activity of an appropriate scale, extends the range of services and meets identified local housing needs.	It is unclear from the consultation comment if the requirement is for the existing population or incoming population associated with any new homes. The former will require mainstream funding whilst the latter will depend upon the determination of Martock's status and scale of growth identified.
Public transport (Shepton Beauchamp)	Transport issues within the District are primarily the responsibility of Somerset County Council. Its transport objectives, overall approach, investment priorities and strategies for tackling key national, regional and local issues are set out in the Local Transport Plan (LTP) 2 which the Core Strategy will need to accord with.	Ensure the Core Strategy policies and proposals are in compliance with the LTP.
Bruton needs parking space; surgery needs expansion. Nursing home shortage also. Sites to be earmarked for artisanate developments.	The South Somerset Settlement Role and Function Study 2009 recommends Bruton is classified as a 'Development Policy C: Small Town and Village'. In order to promote greater self-containment and stronger local communities at such settlements, the emerging RSS allows provision that supports economic activity of an appropriate scale, extends the range of services and meets identified local housing needs. The District – wide Parking Strategy identifies the need for some additional parking capacity at Bruton and actions are being pursued to this end.	It is unclear from the consultation comment if the requirement is for the existing population or incoming population associated with any new homes. The former will require mainstream funding whilst the latter will depend upon the determination of Bruton's status and scale of growth identified.
Current Rural Service Centres, e.g. Somerton, require, to some degree, more housing and employment development and associated infrastructure to help maintain and enhance local services and create more sustainable settlements. If population is allowed to fall by 10%, say, as has been the experience of the recent past, the profits of local services will fall to	The South Somerset Settlement Role and Function Study 2009 recommends that certain of the current Rural Centres be classified 'Development Policy B Settlement: Market Town' and others as 'Development Policy C: Small Town and Village'. For 'B' settlements the emerging RSS requires that, subject to such towns meeting certain criteria, provision will be made for housing,	Engage with Town and Parish Councils and local people to help determine settlement status and scale of future growth.

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
a point where they are no longer viable and they will be lost.	employment, shopping and other services that increase their self-containment and enhance their roles as service centres. In order to promote greater self-containment and stronger local communities at 'C' settlements, the emerging RSS allows provision that supports economic activity of an appropriate scale, extends the range of services and meets identified local housing needs.	
All market towns lack critical mass for major retail outlets. This can be remedied by allocating 60+ years of age incomers and sufficient working age incomers to service the increase in demand.	The emerging RSS identifies that the central areas of the Strategically Significant Cities and Towns (SSCTs), which include Yeovil, will be the main focus for new investment in retail and other major facilities. At the same time, however, the emerging RSS requires provision to be made for 8300 dwellings across South Somerset's market towns. The South Somerset Settlement Role and Function Study 2009 will inform the distribution of this growth across the District but the amount to be provided for at particular 'Development Policy B Settlement: Market Towns' could be sufficient to attract more major retail outlets. The retail strategy for SSDC will be informed by the South Somerset Retail Study 2006 which is currently being updated in light of the growth requirements for the District identified by the emerging RSS, amongst other factors such as the economic downturn. This will indicate the capacity for the District's towns to accommodate retail growth. PPS1: 'Delivering Sustainable Development' requires development plans to promote development that creates socially inclusive communities, including suitable mixes of housing.	Growth comprising of 8300 dwellings will be distributed across the District outside of Yeovil through the determination of Development Policy B and C settlements.
The growth of alternative fuels for transport will make a nonsense of government policy in respect of constraining development in rural areas	Reducing the reliance on traditionally fuelled vehicles, and hence reducing carbon dioxide emissions, is only one of the objectives behind	Reflect the spatial strategy and guidance for the scale and location of development contained in the emerging RSS. This provides limited scope

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
<p>whereby any new housing has to be located within walking distance of a shop or bus stop. Some growth should therefore be allowed at small villages in order to keep them alive. At the very least disused farm buildings in these villages should be recognised as ‘brownfield’ sites and small housing clusters should be encouraged. The need for including hydrogen re-fuelling stations and recharging points in villages should be recognised.</p>	<p>the government’s policy of planning for sustainable development. In addition the policy seeks to promote social inclusion, the effective protection and enhancement of the environment, prudent use of all natural resources and maintaining high and stable levels of economic growth and employment. This is reflected in the settlement strategy of the emerging RSS which, in order to accommodate and manage growth in the most sustainable way, directs most new development to a number of key regionally and sub-regionally significant centres, then more locally to market towns that act as service centres and finally to small towns and villages where this will increase self-containment and promote stronger communities.</p> <p>Hydrogen re-fuelling stations and recharging points are not really a ‘planning’ issue, and unlikely to be viable in villages. The Government has recently announced (16/04/09) funding to create charging points in a few cities, but not realistic at the moment in South Somerset.</p>	<p>for dispersal of growth amongst smaller villages on the basis of general sustainability arguments.</p>
<p>Proximity to countryside and use of local stone makes settlements distinctive, e.g. Hamstone villages to south-west of Yeovil, which should not be included in urban sprawl.</p>	<p>Noted.</p>	<p>Have regard to the distinctiveness of local villages in planning for growth and in Development Management policies.</p>
<p>Individual shops and businesses needed not chain stores. Retain local shops.</p>	<p>The local authority has limited control in respect of the nature of shops and businesses opening up, unless a change of use is required e.g. to a tattoo parlour, and no control over whether a business is local or a national/regional multiple.</p>	<p>None required</p>
<p>Additional services and facilities could be provided as part of a planning gain package on allocated sites. All developments should contribute to the development of local facilities and the parish</p>	<p>Legislation permits planning obligations (‘S106 contributions’) to be negotiated with developers to secure financial contributions for services and facilities, subject to certain guidelines and tests. From 2010, however, Council’s are expected to</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</p>

<b>QEP4: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
should be consulted on what is required.	be empowered to set a Community Infrastructure Levy (CIL), the means by which it is spent to be informed by an Infrastructure Delivery Plan (IDP), which itself will be subject to consultation with parish councils and others. It is expected that the CIL arrangements will sit alongside the S106 provisions which are likely to be scaled back to site specific requirements and affordable housing. It is suggested that Parish Plans are one of the means of informing the IDP.	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.
Ensure all businesses are robustly advertised for a minimum of 2 years and strongly dissuade against change of use.	The Consultation Paper on new PPS4: 'Planning for Prosperous Economies' suggests that an evidence-based approach should be taken in assessing proposals for the loss of economic activity in rural locations. Advertising business premises for a set period would inform the evidence base.	Include a criteria based policy setting out clearly the steps to be taken by an applicant to demonstrate their attempts to secure an alternative business or local community re-use when applying for a change of use of existing business premises.
Re-open Post Offices or local community Service points. Use of post offices by council for payments; advice; information ie computer station; banking; etc in addition to existing services.	The recent closure of certain of its branches was a commercial decision taken by Post Offices Ltd, which the local authority had no control over. PPS7: 'Sustainable Development in Rural Areas' outlines the means by which local planning authorities should enable rural communities to have reasonable access to a range of services and facilities, including facilitating and planning for accessible new services and facilities, identifying suitable buildings and development sites for such plus supporting mixed and multi-purpose uses that maintain community vitality.	Re-opening closed facilities is not within the power of Local Planning Authorities.
Issues with poor parking, road access, traffic flows, etc. Transport infrastructure needs to be improved, including public transport.	Transport issues within the District are primarily the responsibility of Somerset County Council. Its transport objectives, overall approach, investment priorities and strategies for tackling key national, regional and local issues are set out in the Local Transport Plan (LTP) 2 which the Core Strategy will need to accord with. The District-wide	Ensure the Core Strategy policies and proposals are in compliance with the LTP.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>Parking Strategy outlines that within market towns, excluding Yeovil, and rural centres it is essential to meet demand with adequate parking provision, in order to support their vitality and viability. At Yeovil, the parking strategy seeks a rationalisation of car parks to enable the redevelopment of town centre sites.</p>	
<p>Many Parish Councils feel alienated from the planning decision making process with their views often seemingly disregarded. The devolution of the majority of planning application decisions to a non-elected officer is wrong. Time has now become an unnecessary major element in the planning decision making process with the inevitable consequences.</p> <p>District Councillors have minimal input to the planning decisions unless they are lobbied by their constituents. They are always very mindful of any costs incurred by a planning application refusal. Increased local involvement should be positively encouraged.</p>	<p>The local authority's approach to community engagement in the planning process, including in the determination of planning applications, is set out in the Statement of Community Involvement. The draft document underwent independent examination by a Planning Inspector during 2006/2007 and a period of public consultation. The document was finalised in the light of the Inspector's comments and then adopted by the District Council in July 2007. The Scheme of Delegation for the determination of planning applications was approved by the District Council in March 2009.</p>	<p>The Scheme of Delegation is not relevant in determining relevant policies and proposals in a Core Strategy.</p>
<p>The production of Village Design Statements/Parish Plans should become the norm to be incorporated into the official Local development Framework.</p>	<p>In para 6.2, revised PPS12 acknowledges that the process of planning at urban community or parish level can bring wide benefits in terms of deepening community involvement and increasing a sense of belonging and of ownership of policy. It advises that where communities wish to use the statutory planning process as part of their approach they should work with the local planning authority from the outset. They should not expect to prepare plans independently from the LPA and then have them adopted as Supplementary Planning Documents to form part of the LDF. Revised PPS12 considers that parish and urban communities should not however regard the statutory planning approach as the only option</p>	<p>Have regard to the content of the District's Parish Plans in formulating policies and proposals for the Core Strategy and other LDF documents.</p>

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
	open to them: other forms of community planning may be more appropriate. Local planning authorities should, though, play close attention to the contents of non-statutory parish and community plans as part of their community involvement.	

## Option EP4 – Retention of Services and Facilities

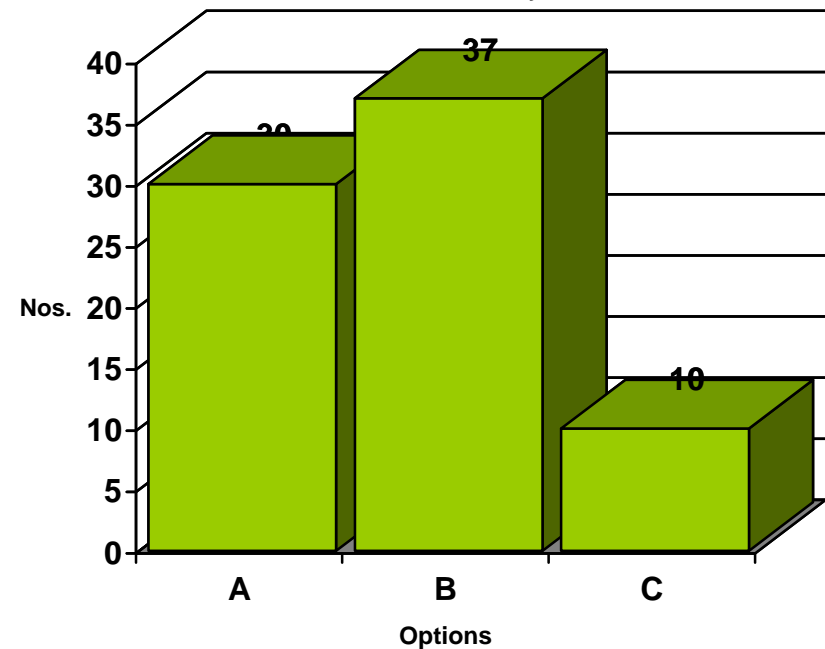
**EP4: Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that 'every reasonable attempt to secure suitable business or local community re-use'.**

**Every reasonable attempt' could include:**

- A. Marketing the premises for a period of time with an approved agent**
- B. Consulting the community and local authority on a local community re-use**
- C. Alternative criteria.**

### Response Levels to Options

Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that 'every reasonable attempt to secure suitable business or local community re-use'





EP4: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Action A – ‘Marketing the premises for a period of time with an approved agent’ must be robust and realistic. Undertake nationally. Market the premises with the help of Council and Regeneration Department (Freehold) and on Town Councils’ web sites.</p> <p>Include future need from population increase. Include consideration of local circumstances in terms of local allocations and land availability. Must take account of alternative use value in applying Action B – ‘Consulting the community and local authority on a local community re-use’.</p> <p>Community re-use of private or ex-commercial property can only be considered where appropriate funding opportunities exist, this could be explored by interested communities during the period of marketing by an appropriate agent. More clarity is required about the 'local services' to which this policy applies, the period of time for which premises should be marketed and the need to consider the financial viability of business or local community uses.</p> <p>Require both Actions A and B. Together they will provide transparency and offer a better chance of success.</p> <p>Essentially A but there needs to be an element of B - need to consult with the community to ensure the opportunities for alternative business/community use are exhausted before losing to different use (i.e. residential) and thus minimise likelihood of private market inflating prices to make the property unattainable for other business/community use which would limit or restrict interest. This consultation should occur prior to a formal application. If key community facility (i.e. public house) wishes to close the</p>	<p>PPS7: ‘Sustainable Development in Rural Areas’ requires planning authorities to support the retention of local facilities and set out in Local Development Documents the criteria they will apply in considering planning applications that will result in the loss of important village services, citing as an example conversion to residential. In the same vein, PPS4 Consultation Draft: ‘Planning for Prosperous Economies’ identifies the need to protect and strengthen village and local centre shops, services and other important small-scale economic uses including post offices, rural petrol stations, village and church halls and rural public houses. To do this draft PPS4 requires local planning authorities (LPAs) to ensure that the importance of shops and services to the local community is taken into account in assessing proposals that would result in their loss or change of use and where appropriate protect existing facilities which provide for people’s day to day needs. LPAs are to respond positively to proposals for the conversion and extension of shops that are designed to improve their viability. In order to ensure the retention of services and facilities it is agreed that there needs to be a more sophisticated process than simply requiring the premises to be marketed for a period of time and consulting the community and local authority on a local community re-use. These would be important elements of such a process but would need to be undertaken in a meaningful way. Parish Plans are likely to have a part to play in informing need for services and facilities. In order to develop a policy that would provide the best opportunity for retaining services and facilities it is considered that further investigation</p>	<p>Have regard to best practice in formulating a policy against which proposals involving the loss of services and facilities are to be assessed. The policy would make clear the expected length of time and nature of marketing plus consultation required to secure appropriate building re-use in line with previous business or community uses (or justify the building conversion to other uses).</p>

EP4: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>business for residential build there should be some preliminary consultation with community to assess feasibility of additional business/community use before it comes in as a formal application for change of use. This must become a much more sophisticated process. In areas like the redevelopment of country town public houses the large "PubCo" Companies have consistently manipulated this situation and contrived within the existing planning policies to close pubs and sell them for development without any regard for the communities in which they are situated. This kind of decision should once again be brought down to a more local level with the applicant having to work harder and far more genuinely than seems to be the case at present to prove the need for change of use.</p>	<p>is undertaken in terms of best practice.</p> <p>As above</p>	
<p>Include whether the premises can be converted to housing.</p>	<p>PPS7: 'Sustainable Development in Rural Areas' states: "Planning authorities should support the retention of these local facilities and should set out in Local Development Documents the criteria they will apply in considering planning applications that will result in the loss of important village services (e.g. as a result of conversion to residential use)." Therefore including as one of the criteria of such a policy whether the premises can be converted to housing would be contrary to the spirit of national policy.</p>	<p>None required.</p>
<p>What is meant by 'every reasonable attempt' and who in the LPA will be trained to assess it?</p>	<p>Option EP4 identifies two possible actions, 'A' and 'B', that might be taken to demonstrate 'every reasonable attempt' and suggests that there could be alternatives under 'C'. The Issues and Options document provided the opportunity for consultees to confirm or otherwise the acceptability of 'A' and 'B' and to put forward</p>	<p>None required.</p>

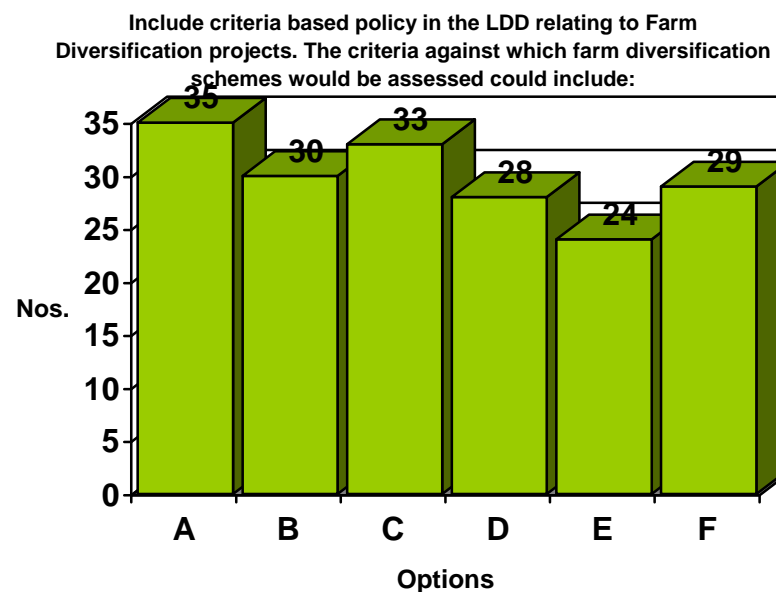
EP4: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>other suggestions under 'C'. The expertise required to assess whether "every reasonable attempt" has been taken will be determined by the nature of the criteria included in the policy. It is possible that the necessary skills already exist within the Authority, if not there will be a need to decide how these skills should be obtained from external sources.</p>	
<p>Planning decisions should be delegated to elected councillors, not an un-elected planning officer.</p>	<p>The local authority's approach to community engagement in the planning process, including in the determination of planning applications, is set out in the Statement of Community Involvement. The draft document underwent independent examination by a Planning Inspector during 2006/2007 and a period of public consultation. The document was finalised in the light of the Inspector's comments and adopted by the District Council in July 2007. The Scheme of Delegation for the determination of planning applications was approved by the District Council in March 2009.</p>	<p>The Scheme of Delegation is not relevant in determining relevant policies and proposals in a Core Strategy.</p>
<p>Include reducing business rates for new/small independent retail/businesses with sliding increases over 5 years.</p>	<p>The District Council does not set the business rate (non-domestic rate) but only collects it on behalf of Central Government.</p>	<p>None required.</p>
<p>How does this fit with Post Offices closures? Re-open Post Offices or local community Service points.</p>	<p>The recent closure of certain of its branches was a commercial decision taken by Post Offices Ltd, which the local authority had no control over. PPS7: 'Sustainable Development in Rural Areas' outlines the means by which local planning authorities should enable rural communities to have reasonable access to a range of services and facilities, including facilitating and planning for accessible new services and facilities, identifying suitable buildings and development sites for such plus supporting mixed and multi-purpose uses that maintain community vitality.</p>	<p>Include policy that supports the retention/provision/enhancement, as appropriate, of local services and facilities.</p> <p>Re-opening closed facilities is not within the powers of a Local Planning Authority.</p>

## Option EP5 – Farm Diversification

**EP5: Include a criteria based policy in the LDD relating to farm diversification projects. The criteria against which farm diversification schemes would be assessed could include:**

- A. Role of the scheme in the continuing viability of the farm;**
- B. Compatibility with the existing farm operation;**
- C. Sustainability of the scheme;**
- D. The proposed reuse/replacement of existing buildings;**
- E. Development of new buildings;**
- F. Scale of the development.**

### Response Levels to Options



EP5: Summary of Issues	Evidence base consideration	Policy or Proposal
All criteria agreed but the weight attached will depend upon individual circumstances of each proposal.	PPS7 and draft PPS4 outline general criteria for farm diversification schemes. The criteria suggested needs to be explored further with colleagues in Development Management in the context of a supportive Farm Diversification Policy.	To ensure that proposals for Farm Diversification schemes do not or undermine the agricultural nature of the countryside, a policy should set out the circumstances under which such activities will be permitted. The policy will generally support farm diversification schemes.
Include impact on local infrastructure e.g. proposals resulting in a significant increase in trips by private car should not be permitted.		
Include whether the proposal provides extra local employment, including low skilled.		
Include whether the scheme supports local farming needs, e.g. a proposal for equipment hire.		
Diversification into other industrial options could be considered to make rural farming environment viable.		
Include impact of proposal on community as a whole.		
Reference to historic farmsteads should be included as part of an assessment criteria given the sensitivity to change that these historic assets have.		
In recognising that the agricultural economy is changing and the need for farm diversification, the Strategy must also recognise the opportunities presented by land holdings close to existing settlements that, if released, would meet the vision for sustainability within the District.		
Diversification should mean adding value to commodity products and their marketing rather than permitting non-agricultural businesses in redundant agricultural buildings. Cannot be accepted that businesses in rural areas are unlikely to be connected with land-based industries. With a worldwide food shortage every opportunity should be taken to maintain land for food production wherever possible.		
Business needs others in the same business park.		

<b>EP5: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
Bureaucracy should be minimal. Do not discourage new and innovative ideas that allow business to grow and survive.		
In all cases the existing farm should remain entire – all diversification that achieves this should be considered.		
Expand criterion C – ‘Sustainability of the scheme’ to include ‘profitability’.		‘Profitability’ would be better assessed under A. Role of the Scheme in the continuing viability of the farm.
Criteria E – ‘Development of new buildings’ and F – ‘Scale of the development’ are dependent on individual sites.		Agree that developments should be considered on a site-by-site basis.
Allow residential dwellings/business units on farm sites so that groups of people can live and work together, even if outside of existing settlement boundary.	PPS7 Sustainable Development in Rural Areas Appendix A states that new permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing they meet the set listed requirements.	It is considered that National Planning Guidance adequately covers this issue and that there is no need for a local policy.
May be some argument on the definition of a ‘rural area’.	‘Urban and rural area definitions: a user guide’ provides practical guidance for Local Authorities on the definition of urban and rural areas.	None Required.
All farms to be treated equally regardless of presentation by specialist consultants.		Comment noted.
Encourage allotments.	See response to Option HW1.	See response to Option HW1.

### **Question QEP5 - Farm Diversification**

***QEP5: Given this statement in the RSS, do we need to define the types of enterprises that would be acceptable for a) farm diversification schemes, and b) rural areas in general?***

<b>QEP5: Summary of Issues</b>	<b>Evidence base consideration</b>	<b>Policy or Proposal</b>
Yes, types of enterprise that would be acceptable for farm diversification schemes and rural areas in general need to be defined. More detailed	PPS7 ‘Sustainable Development in Rural Areas’ states that diversification into non-agricultural activities is vital to the continuing viability of many	To ensure that proposals for Farm Diversification schemes do not or undermine the agricultural nature of the countryside, a policy should set out

QEP5: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>definition needed</p> <p>No, consider proposals for enterprises for farm diversification schemes and in rural areas in general on individual merit. Encourage enterprise in connection with farm diversification and in rural areas but these should be subject to normal planning control. Businesses need to be allowed to evolve and develop as they think best for their prosperity and survival. Could be several uses over time. Future concepts cannot be anticipated. Ingenuity and enterprise should be encouraged.</p> <p>Need to be careful as to what sizes and types of enterprise are developed in rural areas, however diversification should not be ruled out.</p> <p>Listen to local representatives.</p> <p>More diversification ideas needed.</p> <p>It must remain possible to reactivate previous agricultural procedures as need for home produced food becomes necessary.</p> <p>Exclude retail.</p>	<p>farm enterprises, local planning authorities should set out in their LDDs the criteria to be applied to planning applications for farm diversification projects. Draft PPS 4 reiterates these principles. Evidence supplied by the Councils Development Control Officers and Agricultural Development Officer show that the Local Authority has received a large number of farm diversification applications in the past and that many of these are for the conversion of dairy farms to an equestrian related use. Officers believe that further guidance is needed to clarify this situation.</p> <p>Given the policy vacuum, criteria is required in relation to the use of buildings and new build. Diversification by its nature means that the farming enterprise must continue to operate, the principle is not about changing the use of the farming activity.</p>	<p>the circumstances under which such activities will be permitted. The policy will generally support farm diversification schemes.</p> <p>Given the specific concerns over equine related proposals, a policy should be included in the Core Strategy outlining clearly how these activities will be dealt with.</p> <p>Further work should now be undertaken in conjunction with Development Control Officers and Agricultural Development Officer to determine the full scope of the proposed policies.</p>

## **Question QEP6 – Farmers Markets**

***QEP6: Rather than introducing a new policy, should we retain the existing approach to assessing farmers markets against retail policies?***

QEP6: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Rather than introducing a new policy, the existing approach, whereby proposals for farmers markets are assessed against retail policies and their impact on the vitality and viability of a nearby town centre, should be retained. Assess whether the approach is working well and if it is and is</p>	<p>PPS6: Planning for Town Centres, paragraph 2.27 recognises the importance that farmers market can make towards the diversity in shopping, vitality of the town centres and rural economy. This paragraph advises local authorities to seek to retain and enhance existing</p>	<p>A review of National &amp; Regional Planning Guidance demonstrates that there is sufficient guidance to steer and make decisions on applications for farmers markets. This view is supported by Development Control Officers. There is no need for a local policy position in the</p>

<p>delivering a positive contribution towards the strategy then retain. Support farmers markets everywhere. Support farmers markets as much as possible, including wider publicity. Retail policies are changing and will in future. Allowing free trade and competition can provide a better service. Existing approach should not be retained if this restricts them. New policies are needed to support and enhance agriculture. Policies can be too rigid. How does issue in section 6.59 with relation to production and sale of local food, relate to selling allotments for housing?</p>	<p>markets and ensuring they remain attractive and competitive by investing in their improvements.</p>	<p>Core Strategy on this issue.</p>
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## **Question QEP7 – New and Existing Tourism Facilities**

***QEP7: Should tourism be addressed as a separate issue or considered as part of a wider topic such as economic growth?***

<b>QEP7: Summary of Issues</b>	<b>Evidence Base Considerations</b>	<b>Policy or Proposal</b>
<p>The Core Strategy should recognise that the importance of tourism to the local economy is such that it demands its own policy section. This should be extended to address the wider range of issues and broader topics set out above and should provide a clear basis for subsequent DPDs and a means by which this important economic sector might be enhanced to the maximum benefit of the local area and economy.</p>	<p>The Good Practice Guide on Planning for Tourism states that where the future development of tourism is a key issue for the local authority, it will be appropriate for the core strategy to cover tourism issues together with any objectives relevant to tourism. In other local authorities it may be that the plan's broad approach to economic growth and regeneration sets the framework for the future development of tourism.</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>

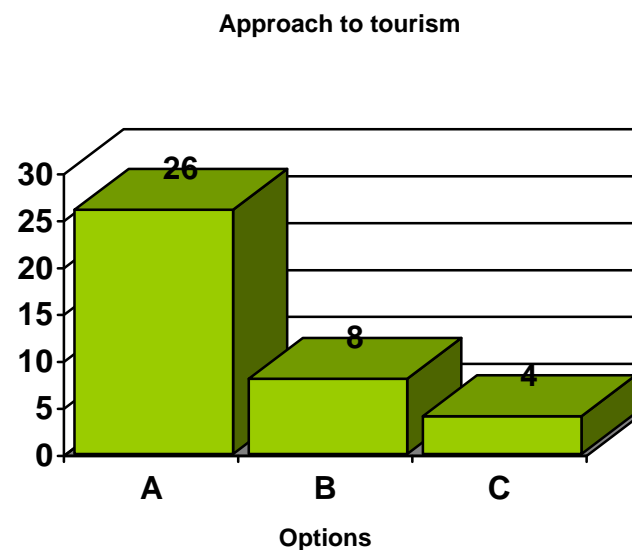


## Option EP6 - New and Existing Tourism Facilities

**EP6:** *If tourism is to be dealt with separately and in light of the objectives of the draft RSS and South Somerset Tourism Strategy, to secure sustainable tourism that would support a sustainable rural community, we could:*

- A. Retain the existing Local Plan approach to tourism (Policy ME10), but include criteria to ensure that the development is sustainable and contributes to a sustainable rural economy, or*
- B. Direct all major tourism proposals to higher order settlements (Development Policy A and B), allowing some tourism development in Development policy C settlements and outside development boundaries where they satisfy sustainability criteria (contributes to a sustainable rural economy), or*
- C. An alternative option.*

Response Level to Options



EP6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>The future provision of major tourism proposals will need to be carefully assessed in transport terms to ensure that opportunities exist to access them by sustainable means of transport. The Highways Agency will be especially concerned with any impacts on the A303 and M5 from any proposals that come forward.</p>	<p>The Good Practice Guide on Planning for Tourism recognises that accessibility to transport in rural locations is not always possible but that they should seek to maximise access to sustainable modes of transport.</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>
<p>Sustainable tourism requires access to tourist facilities by means other than the car. Walking, cycling and public transport have to be incorporated into any strategy.</p>	<p>Policy TO1 of the South West RSS seeks to ensure that as far as possible, new tourism developments are accessible by public transport.</p>	
<p>If you increase tourism you increase traffic. Is that sustainable?</p>		<p>Comment noted. It is considered that a balance can be made between economic prosperity associated with tourism and any impact on the environment.</p>
<p>Also ensure tourism development does not remove the reason why tourists are visiting eg no swathes of caravans.</p>	<p>The Good Practice Guide on Planning for Tourism states tourism accommodation takes many different forms, including hotels, guest houses and bed and breakfast premises, self-catering, touring and static caravans and camping, and caters for a variety of tastes and budgets. But all are capable of bringing economic benefits to the areas in which they are located. These benefits will need to be assessed alongside other issues such as suitability of the location in terms of its sustainability.</p> <p>PPS7 Sustainable Development in Rural Areas requires planning authorities when considering development proposals for static holiday and touring caravan parks and holiday chalet developments to carefully weigh the objective of providing adequate facilities and sites with the need to protect landscapes and environmentally sensitive sites.</p>	<p>Comment noted. It is considered that a balance can be made between economic prosperity associated with tourism and any impact on the environment.</p> <p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>
<p>An alternative option should be adopted which acknowledges that;</p> <ul style="list-style-type: none"> <li>• Whilst development should normally be</li> </ul>	<p>The Good Practice Guide on Planning for Tourism states that where the future development of tourism is a key issue for the local authority, it will be appropriate</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general</p>

EP6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>directed to the main centres, the nature of certain tourist facilities means that this is not always the most appropriate solution. Policies should therefore support the improvement and expansion of existing tourism facilities and accommodation and the development of new tourism facilities and accommodation throughout the district, subject to environmental constraints and development control factors.</p> <ul style="list-style-type: none"> <li>As is recognised in the Core Strategy, the high quality natural environment in South Somerset is an important attraction to visitors. This means that there is a demand for tourism facilities outside of the main settlements, and in the interests of the local economy, this should be encouraged and supported so long as such development does not serve to undermine the quality of the natural environment upon which it so richly relies.</li> <li>The Core Strategy should provide some guidance as to the achievement of such a balance between suitable development and necessary protection. Any recognition of the role of development outside of existing settlements (especially when associated with existing facilities) should not, however, be to a level that is detrimental to the vitality of the main towns.</li> <li>The Core Strategy should again provide a means by which such balance can be achieved.</li> </ul>	<p>for the core strategy to cover tourism issues together with any objectives relevant to tourism. In other local authorities it may be that the plan's broad approach to economic growth and regeneration sets the framework for the future development of tourism.</p> <p>Policy TO1 of the South West RSS seeks to embed sustainability practices in all new tourism development. Realising the potential of the regions environmental, cultural and heritage assets. Ensuring new tourism developments are accessible by public transport and supported by green transport plan and management programmes.</p>	<p>development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>
<p>Regarding para 6.65, it must be asked if day visiting in the South West can be called "sustainable tourism". The district is probably lucky in lacking "iconic attractions".</p>	<p>The Good Practice Guide on Planning for Tourism states that tourism, in all its forms, is of crucial importance to the economic, social and environmental well-being of the whole country.</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>
<p>It should be realised that the attraction is the place itself and therefore ensure it is not spoilt by development and building in the countryside.</p>	<p>Policy TO1 of the South West RSS seeks to embed sustainability practices in all new tourism development.</p>	

<b>EP6: Summary of Issues</b>	<b>Evidence Base Consideration</b>	<b>Policy or Proposal</b>
Sustainable tourism depends on level of interest a settlement offers, not on its size, and on available parking space.	Realising the potential of the regions environmental, cultural and heritage assets. Ensuring new tourism developments are accessible by public transport and supported by green transport plan and management programmes.  South Somerset Tourism Strategy (2004-2007) sets out the districts tourism objectives. The Somerset Tourism Strategy (2008-2011) will replace the South Somerset Strategy on its completion.	
Allow wooden temporary buildings on farmland for tourism - bed and breakfasts etc. Building to be of full insulated standards and be dismantled		Disagree. It is not accepted that temporary buildings should fall outside the control of the planning system.
We have such history, individual, identity in this area. More attention needs to be developed to each settlement to allow sustainable development etc.		Agree. A spatial portrait will be prepared for the districts key settlements outlining local attractions.

## **Other Issues - Tourism**

<b>Summary of Other Issues</b>	<b>Evidence Base Considerations</b>	<b>Policy or Proposal</b>
Need to be more pro-active and encourage establishment of a tourist facility, e.g. Centre Parc site. This will provide local employment opportunities.	South Somerset Tourism Strategy (2004-2007) sets out the districts tourism objectives. The Somerset Tourism Strategy (2008-2011) will replace the South Somerset Strategy on its completion.  South West RSS Policy TO3 states that Major New Tourism Facilities should be located within or close to SSCTs and where they will enhance the overall quality offer of the region.	Comment noted. At present there is little evidence to support the introduction of a major new tourism attraction within South Somerset. The South Somerset Tourism Strategy instead seeks to maintain and enhance existing tourism facilities.  No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.
Yes, there are missing issues as tourism should be considered through out the West Country as a whole and in partnership with other Districts not only in Somerset but other counties from Cornwall to Gloucestershire.	The Regional Tourism Strategy (Towards 2015 – A Tourism Strategy for the Region) sets out the South West regional strategy for tourism.	Comment noted. The Regional Tourism Strategy (Towards 2015 – A Tourism Strategy for the Region) seeks to bridge this gap between the different local authority areas.
TOURISM TRAVEL PLANS 6.64, 7.16, 8.5 (table) - tourism travel plans have a similar role to play as business travel plans, in terms of securing sustainable access to tourism destinations whilst minimising adverse impacts on the highway.		No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.

Summary of Other Issues	Evidence Base Considerations	Policy or Proposal
Somerset County Council is already working on tourism travel plans for new developments in the County, and this will increase as an area of opportunity in the future. The potential for tourism travel plans could therefore be mentioned more explicitly.		
With regard to item 6.69 we wish to highlight that theatres can be a major tourist attraction, and policies to promote tourist facilities and the growth of a tourist industry can support the inclusion of theatre use. A festival or summer season may be a crucial draw and bring major economic advantage to a town but this will only be possible if suitable venues are available. A policy to promote theatre use as part of a relatively small development may make a strong contribution to the character of a town and enhance the experience of visiting the town as a tourist.		No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.
Within the section on Tourism, recognition of the value and contribution that the historic environment plays towards this area needs to be made clear. Benefits from the links between these tourist attractions and the economic well-being of the District should be acknowledged.	The National policy context for the historic environment is sets out in PPG15. Paragraph 1.5 states 'The historic environment is of particular importance for tourism and leisure, and Government policy encourages the growth and development of tourism in response to the market so long as this is compatible with proper long-term conservation.' The Good Practice Guide on Planning for Tourism recognises the role that tourism can play in protecting and conserving the historic environment.	No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.
Whilst tourism is referred to within the Economic Prosperity section of the Issues and Options consultation document, the benefits of tourism on the economy in South Somerset is understated.	The Good Practice Guide on Planning for Tourism states that tourism, in all its forms, is of crucial importance to the economic, social and environmental well being of the whole country.	No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.

Summary of Other Issues	Evidence Base Considerations	Policy or Proposal
<p>Enhancing the district's tourism industry by promoting tourist-related development throughout its area should be specifically identified as a major opportunity, and the Core Strategy should acknowledge the importance of tourism to the district's economic prosperity and employment levels, as well as the broader benefits it can bring in terms of the economic and social well being of local communities.</p>	<p>Tourism is actively promoted in Regional Spatial Strategy policies TO1: Sustainable Tourism, TO2: Safeguarding and investing in Tourism Destinations and TO3: Major New Tourism Facilities.</p>	
<p>The positive attributes of tourism are set out in the CLG's Good Practice Guide on Planning for Tourism (2006), which highlights the role of tourism in acting as a focus for regeneration; providing a catalyst for growth in an area; providing opportunities for retraining for the resident workforce; and helping to maintain and expand underused sports and recreation facilities.</p> <p>Considers that other relevant issues should include:  The need to provide a greater range of quality accommodation.  The need to encourage the enhancement and improvement of existing tourist accommodation and facilities.  The need to better serve the needs of visitors and to encourage increased levels of tourism expenditure within the local economy</p>	<p>South Somerset Tourism Strategy (2004-2007) sets out the districts tourism objectives. The Somerset Tourism Strategy (2008-2011) will replace the South Somerset Strategy on its completion.</p> <p>The Good Practice Guide on Planning for Tourism recognises the economic benefits that tourism can bring to the area. Guidance supports a range of new and improved tourism accommodation.</p> <p>South West RSS policy TO1 requires development to 'Improving the quality and diversity of existing facilities and accommodation throughout the region, particularly where this would increase out of season visits especially in the winter and spring periods.'</p> <p>Policy TO2 &amp; TO3 the role that tourism plays in contribution to investment and the regional economy.</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the 'Good Practice Guide on Planning for Tourism'.</p>
<p>Consider that for consistency with RSS policy, and as part of the policy on quality tourism accommodation and a quality tourism offer, the Core Strategy should support and encourage the</p>	<p>Supporting text in the South West RSS states that 'The tourism industry should focus on maintaining and enhancing the diversity, quality and provision of new and existing</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a 'general development policy' within the Core Strategy, the RSS Tourism Policies and the</p>

Summary of Other Issues	Evidence Base Considerations	Policy or Proposal
<p>retention, enhancement, and appropriate expansion of existing hotels and holiday facilities. This in-principle support would be subject to any necessary environmental and development control criteria, particularly where the proposals improve the range and quality of accommodation and facilities on site and result in permanent and significant improvements to the layout and appearance of the site and its setting in the surrounding landscape.</p>	<p>accommodation stock.’ Policy TO1 adds that Local Authorities should have regard to sustainable tourism by ‘improving the quality and diversity of existing facilities and accommodation throughout the region’</p>	<p>‘Good Practice Guide on Planning for Tourism’.</p> <p>Core and Development Management Policies in the Core Strategy should be read as a whole. All planning applications will be subject to general development management criteria or environmental considerations.</p>
<p>The Core Strategy should recognise and provide a balance between the promotion of the tourism industry and facilities and environment protection and improvement.</p>	<p>The Good Practice Guide on Planning for Tourism states that ‘tourism, in all its forms, is of crucial importance to the economic, social and environmental well-being of the whole country.’</p> <p>South West RSS Policy TO2 supports this statement by ‘realising the potential of the region’s environmental, cultural and heritage assets as a basis for the development of sustainable tourism, where consistent with their conservation.’</p>	<p>Comment noted. It is considered that a balance can be made between economic prosperity associated with tourism and any impact upon the environment.</p>
<p>As visitor expectations continue to change, there will be an on-going need for improvements to existing tourism accommodation. In order for existing hotels and other types of accommodation and facilities to remain attractive and competitive, it may be necessary to undertake a phased approach to consolidation or improvement, upgrading or extending over several years, ensuring that the existing visitor operation is not disrupted and that each proposal caters appropriately for current and forecast needs and demands. The Core Strategy should support the continued enhancement of facilities as a basis by which needs of visitors can be met in the long term.</p>	<p>South Somerset Tourism Strategy (2004-2007) sets out the districts tourism objectives. The Somerset Tourism Strategy (2008-2011) will replace the South Somerset Strategy on its completion.</p>	<p>No policy required. Applications for Tourism Development will be determined through the use of a ‘general development policy’ within the Core Strategy, the RSS Tourism Policies and the ‘Good Practice Guide on Planning for Tourism’.</p> <p>It is considered that a phased approach to tourism development would be best managed through a district / regional tourism strategy.</p>