

DEVELOPMENT MANAGEMENT POLICIES - HOUSING

Option DMH1 – Housing Density

DMH1: Develop one broad density range across the District or set out a range of densities across the plan area.

DMH1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>10 respondents agreed with developing one broad density range across the District.</p> <p>12 respondents agreed with developing a range of densities across the plan area.</p> <p>There should be a range of densities across the plan area reflecting the different sizes and characters of settlements and levels of transport/facilities available.</p> <p>A broad range of densities across the district to reflect current national policy would allow site-specific constraints to be properly addressed.</p>	<p>Option S4 - Sustainable Development, Residential Densities covers this question.</p> <p>PPS3 and the RSS set density guidelines. The emerging RSS states at least 40pdh should be achieved across the South Somerset Housing Market Area, 40-50dph in Yeovil and 50dph or more in Yeovil's Urban Extension. The principle of a range of densities is therefore prescribed by regional guidance.</p> <p>The District Council has prepared Peripheral Landscape Studies and these identify acceptable densities for settlements, based on landscape impact.</p>	<p>Develop a Development Management Policy in line with PPS3 and the RSS propose higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40dph for Development Policy B Settlements and 30dph for Development Policy C Settlements, and a minimum density of 30dph in line with PPS3.</p> <p>Move density to Housing section of Core Strategy.</p>

Option DMH2 – Housing Density

DMH2a: Set out a range of densities for

- A. SSCT - Yeovil**
- B. RSS Development Policy B settlements (Market Towns)**
- C. RSS Development Policy C settlements (Small towns and Villages)**

DMH2a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>7 respondents suggested a range in only one of the settlement types.</p>	<p>Option S4 - Sustainable Development, Residential Densities covers this question.</p>	<p>Develop a Development Management Policy in line with PPS3 and the RSS propose higher</p>

DMH2a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>9 respondents agreed with a range in A, B and C settlements. A: 30-50dph, B: 30-50dph, C: 20-30dph A - 30dph A: 50dph, B: 50dph, C: 40dph</p> <p>For the reasons stated in my final comments, targets of densities are meaningless. I believe they have been introduced often to try to stop developers building smaller and smaller units, adding to the claustrophobic conditions of high-density developments. These should be resisted on their own terms, and not because they breach an arbitrary target of dwellings per hectare.</p> <p>Agree that a range of densities should be set for different areas (i.e. villages and Yeovil) but in addition to this due the sheer size of Yeovil should also have a different set of densities set for differing neighbourhoods - one neighbourhood in Yeovil is almost equivalent to the size of a village in the surrounds. Disagree with 30 as a minimum, needs to be less.</p>	<p>PPS3 and the RSS set density guidelines. The emerging RSS states at least 40pdh should be achieved across the South Somerset Housing Market Area, 40-50dph in Yeovil and 50dph or more in Yeovil's Urban Extension. The principle of a range of densities is therefore prescribed by regional guidance.</p> <p>The District Council has prepared Peripheral Landscape Studies and these identify acceptable densities for settlements, based on landscape impact.</p>	<p>housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40dph for Development Policy B Settlements and 30dph for Development Policy C Settlements, and a minimum density of 30dph in line with PPS3.</p> <p>Move density to Housing section of Core Strategy.</p>

DMH2b: What should the densities be:

A. SSCT - Yeovil = 50dph

B. Development Policy B settlements = 40dph

C. Development Policy C settlements = 30dph

DMH2(b): Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>13 respondents agreed with all of the densities suggested. A - Yeovil 30dph.</p>	<p>Option S4 - Sustainable Development, Residential Densities covers this question. PPS3 and the RSS set density guidelines. The</p>	<p>Develop a Development Management Policy with PPS3 and the RSS propose higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider</p>

DMH2(b): Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>Densities can be higher.</p> <p>A – 40dph, B – 30dph, C – 30dph</p> <p>Some of us feel the densities should not rise above 30 dph anywhere in the district.</p>	<p>emerging RSS states at least 40pdh should be achieved across the South Somerset Housing Market Area, 40-50dph in Yeovil and 50dph or more in Yeovil's Urban Extension. The principle of a range of densities is therefore prescribed by regional guidance.</p> <p>The District Council has prepared Peripheral Landscape Studies and these identify acceptable densities for settlements, based on landscape impact.</p>	<p>proposing 40dph for Development Policy B Settlements and 30dph for Development Policy C Settlements, and a minimum density of 30dph in line with PPS3.</p> <p>Move density to Housing section of Core Strategy.</p>

Option DMH3 – Housing Density

DMH3: *Develop densities based on the merits of each town, rural centre and village in relation to density.*

DMH3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>37 respondents agreed that densities should be developed based on the merits of each settlement.</p> <p>Density needs to reflect the size and other characteristics of the site as discussed in answer to Option S4.</p>	<p>Option S4 - Sustainable Development, Residential Densities covers this question.</p> <p>PPS3 and the RSS set density guidelines. The emerging RSS states at least 40pdh should be achieved across the South Somerset Housing Market Area, 40-50dph in Yeovil and 50dph or more in Yeovil's Urban Extension. The principle of a range of densities is therefore prescribed by regional guidance.</p> <p>The District Council has prepared Peripheral Landscape Studies and these identify acceptable densities for settlements, based on landscape impact.</p>	<p>Develop a Development Management Policy with PPS3 and the RSS propose higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40dph for Development Policy B Settlements and 30dph for Development Policy C Settlements, and a minimum density of 30dph in line with PPS3.</p> <p>Move density to Housing section of Core Strategy.</p>

Question DMQH1 – Housing Density

DMQH1 - Density is an important factor in determining the overall character of development in the District's settlements. Is it a Core Strategy issue that relates to the principle of development? If this is the case, should the density of development be considered in a Development Management policy or should it be in the Core Strategy?

DMQH1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>15 respondents believed that density should be addressed in the Core Strategy.</p> <p>11 respondents believed that density should be addressed under Development Management policies.</p> <p>2 respondents felt that density should be addressed in both sections.</p> <p>Density of development will be a general issue at the site specific consideration stage, which will presumably consider overall site capacities at some degree of detail, this would seem an appropriate stage to consider densities within the "broad range of densities".</p>	<p>Option S4 - Sustainable Development, Residential Densities covers this question. PPS3 and the RSS set density guidelines. The emerging RSS states at least 40pdh should be achieved across the South Somerset Housing Market Area, 40-50dph in Yeovil and 50dph or more in Yeovil's Urban Extension. The principle of a range of densities is therefore prescribed by regional guidance.</p> <p>The District Council has prepared Peripheral Landscape Studies and these identify acceptable densities for settlements, based on landscape impact.</p>	<p>Develop a Development Management Policy in line with PPS3 and the RSS propose higher housing densities in Yeovil (40-50dph) and Yeovil's urban extension(s) (50dph or more). Consider proposing 40dph for Development Policy B Settlements and 30dph for Development Policy C Settlements, and a minimum density of 30dph in line with PPS3.</p> <p>Move density to Housing section of Core Strategy.</p>
<p>The equally important factor is appearance not a slavish compliance with a density statement.</p>	<p>PPS1 and PPS3 identify how good design is fundamental to the creation of high quality environments.</p>	<p>Agree, comment noted. Core Strategy policies will seek to ensure good design creates a high quality environment.</p>

Question DMQH2 – Location of Development

DMQH2 - Under what circumstances should we allow the conversion of an existing building for a residential use?

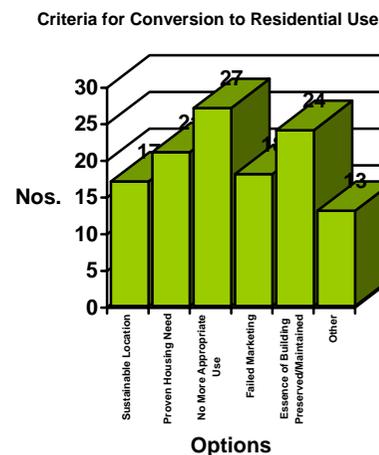
Note: This question duplicates Option DMH4 and so it is dealt with under that option, see below. All relevant comments have been transferred to Option DMH4.

Option DMH4 – Location of Development

DMH4: *Include a criteria based policy dealing with the conversion of buildings to residential use, criteria could include:*

- A. Sustainable location;**
- B. Where there is a proven local housing need that would not otherwise be met;**
- C. Where there is not a more appropriate economic use for the building;**
- D. Where the building has failed marketing, including freehold sale of the property;**
- E. Where the essence of the building is preserved and/or maintained;**
- F Alternative criteria please explain**

Response Levels to Options



DMH4: Summary of main issues	Evidence Base Consideration	Policy or Proposal
<p>17 (14%) respondents selected criterion A.</p> <p>21 (18%) respondents selected criterion B.</p> <p>27 (23%) respondents selected criterion C.</p> <p>18 (15%) respondents selected criterion D.</p> <p>24 (20%) respondents selected criterion E.</p> <p>13 (11%) respondents selected criterion F.</p> <p>Avoid excessively detailed criteria, as they cannot cover every eventuality and the balance of considerations will be different in each case.</p>	<p>Planning Policy Statement 7: Sustainable Development in Rural Areas states that whilst re-use for economic development purposes will usually be preferable, LDDs should set out criteria which permit the conversion of buildings in the countryside for “economic, residential and any other purposes, including mixed uses.” (para 17). Those criteria are expected to take account of:</p> <ul style="list-style-type: none"> – the potential impact on the countryside and landscapes and wildlife; – specific local economic and social needs and opportunities; – settlement patterns and accessibility to service centres, markets and housing; 	<p>Given the rural nature of South Somerset it is considered that it would be appropriate to have a Core Strategy policy on the conversion of buildings in the countryside. The policy should be guided by the advice in PPS 7 (or PPS 4 when published) and re-use for economic purposes should take precedence over residential use. Also see Development Management Policies – Economic Prosperity.</p>

DMH4: Summary of main issues	Evidence Base Consideration	Policy or Proposal
	<ul style="list-style-type: none"> – the suitability of different types of buildings, and of different scales, for re-use; – the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which otherwise contribute to local character” <p>Paragraph 17 of PPS 7 is proposed to be replaced by Draft PPS4: Planning for Prosperous Economies (2009), however the over arching objective of re-use for economic purposes is retained.</p>	
<p>Wherever the building lends itself to that form of conversion - allowing holiday lets and not permanent residential is illogical - as is allowing isolated business uses. Best option is often some form of 'live - work' arrangement.</p>	<p>Planning Policy Statement 7: Sustainable Development in Rural Areas supports the conversion of existing rural buildings to provide hotel and other serviced accommodation and recognises that re-use of non-residential buildings for this purpose may have added benefits, e.g. as a farm diversification scheme. Holiday lets are a commercial activity, and therefore they are viewed more favourably than residential uses, as they are a form of economic development, supporting the countryside.</p>	<p>Comment is noted.</p>
<p>Consider each on its own merits.</p>	<p>Each application will be determined on its merits, regardless of whether there is criteria to guide the decision making process or not.</p>	<p>No further action required.</p>

Question DMQH3 – Location of Development

DMQH3: Can we prevent the non-genuine conversion of these annexes? If not, how can we prevent the subdivision of the property into two separate units? Is this a fair and reasonable goal for the LDF?

DMQH3: Summary of main issues	Evidence Base Consideration	Policy or Proposal
A. Can we prevent the non-genuine conversion of these annexes?		
Presumably the issue is over whether the land is going to continue to be used for business purposes. If we lose the distinction between employment land and residential land, then the question will not arise. Do not allow annexes, which are capable of being separate dwellings, to be built.	The issue outlined in the South Somerset Sustainable Community Strategy was that planning approvals for large residential annexes were later subject to additional planning approval for conversion/subdivision to separate residential properties, thereby securing residential development in the open countryside by default.	This is an issue that can be controlled through the Development Management process by the use of planning conditions to restrict the subdivision or use of large annexes.
B. How can we prevent the subdivision of the property into two separate units?		
Why do you want to prevent subdivision? Won't it create more property/more dwellings? Therefore meeting affordability needs.	Current planning policy supports the principle of converting large properties into a number of smaller properties within the Development Area, however whether this meets affordability criteria is questionable – private dwellings would probably still be unaffordable and conversion of properties into affordable housing is not viable, when compared to the cost of new build.	Comment noted, no further action required.

Other Issues

Summary of main issues	Evidence Base Consideration	Policy or Proposal
Do not see how this corresponds with the 'Housing' section of Core Strategy.		Agree with the comment. There should be no duplication, as this causes confusion policies are presented under their individual themes.