APPENDIX 1 – Supporting Information for Revision of Draft Policy SS5

Determining the scale of employment land required across the District and by settlement, involves many calculations. This explains these calculations.

Establishing the number of Jobs

A key revision to draft Policy SS5 is the inclusion of an anticipated level of jobs growth per settlement. The steps below explain the methodology behind calculating the jobs numbers.

Step 1: Identify jobs distribution in South Somerset

Baker Associates in chapter 9 of their report "Housing Requirement for South Somerset and Yeovil", state that a straightforward response to existing jobs distribution would be to direct jobs to settlements in accordance with past economic trends. In Table 9.1 of their report, they illustrate using 2006 Annual Business Inquiry data from Nomis (the latest data) the jobs distribution in South Somerset and apply this approach to the identification of a jobs target for Yeovil.

Using the Nomis data (from the South Somerset Role and Function Study), this approach has been used and expanded to apply to the Market Towns, Rural Centres and Rural Settlements, see Table 1 below:

Table 1: Distribution of jobs in South Somerset (ABI, Nomis 2006)

Settlement	Percentage of jobs 2006 (%)	Distribution by Settlement Hierarchy Category (%)
Yeovil	47.4	Strategically Significant Town - 47.4
Chard	8.5	Market Towns - 25.6
Crewkerne	3.9	
Ilminster	3	
Wincanton	4.6	
Somerton	2	
Langport/Huish Episcopi	1.9	
Castle Cary/Ansford	1.7	
Ilchester	4.3	Rural Centres - 8.7
South Petherton	1.1	
Martock	1.3	
Bruton	1.1	
Milborne Port	0.6	
Stoke Sub Hamdon	0.3	
Rest of District (Rural Settlements)	18.3	Rural Settlements -18.3
TOTAL	**100**	**100**

Step 2: Identify the number of jobs to be delivered by settlement

Baker Associates have stated that based on economic projections, the District has the potential to deliver 12,500 jobs to 2028, 50% of which will be in Yeovil (6,250). Applying the percentage distribution above to 12,500 (jobs) not counting Yeovil (which has been predetermined by the Baker report), produces the following number of jobs by settlement, see Table 2 below:

Table 2: Number of new jobs to be delivered through the emerging Core Strategy based on past distribution of jobs (Nomis 2006)

Settlement	Number of new jobs to be delivered through the emerging Core Strategy (rounded to nearest 25 jobs)	Number of jobs by Settlement Hierarchy Category
Yeovil	6250	Strategically Significant Town - 6250
Chard	1075	Market Towns - 3275
Crewkerne	500	
Ilminster	375	
Wincanton	575	
Somerton	250	
Langport/Huish Episcopi	250	
Castle Cary/Ansford	250	
Ilchester	550	Rural Centres - 1125
South Petherton	150	
Martock	150	
Bruton	150	
Milborne Port	75	
Stoke Sub Hamdon	50	
Rest of District (Rural Settlements)	2325	Rural Settlements - 2325
TOTAL	**12975**	**12975**

The suggested number of new jobs by settlement roughly accords with the 2006 ABI Nomis data, rounding off to the nearest 25 (jobs) gives slight variations in percentages and generates 475 more jobs than Baker estimate can be delivered, but neither of these are considered significant as these are general range indicators, and are amended later in the process.

Step 3: Redistribute jobs amongst the settlement hierarchy

As explained in the main report, there is a mismatch between the jobs in the Market Towns and Rural Settlements, and that given the amount of land available and market conditions in the Market Towns, they are likely to deliver far more jobs now than they have in the past, therefore projecting forward the Nomis distribution is not likely to give a reasonable estimate of the jobs likely to come forward in these settlements.

The methodology for establishing the number of jobs that could come forward in the Market Towns is difficult and therefore the approach used is still very much based on projecting forward the basic Nomis information (i.e. future jobs provision being based on a percentage of past performance). The assumption has been made that with development coming forward in the Market Towns, it is likely that the number of jobs will fall more in line with the distribution of housing, creating greater self-containment, which is one of the overall aims of the Core Strategy.

The following calculation has been used to redistribute the jobs from the Rural Settlements to the Market Towns.

- Yeovil and the Rural Centres distribution of 50% and 8.7% are given, therefore there is 41.3% of the jobs to distribute amongst the Market Towns and Rural Settlements.

- The housing distribution in the Market Towns is 33.3% of the overall housing growth and 11.3% in the Rural Settlements. On this basis the assumption is that the jobs ratio will be 3 jobs in the Market Towns to every 1 job in the Rural Settlements.

- 41.3% of 5167 jobs should be split 75% to Market Towns and 25% to Rural Settlements (1291 jobs).

- To establish the jobs for the Market Towns, the Nomis figure of 3200 jobs is deducted from 75% of 5167 jobs (41.3% of overall jobs figure) (3874) leaving 674 jobs to be divided equally between the Market Towns, hence an additional 92 jobs each over and above Nomis based projections. Resulting in the figures outlined in Table 3 below:

Settlement	Number of new jobs to be delivered through the emerging Core Strategy (rounded to nearest 10 jobs)	Number of jobs by Settlement Hierarchy Category	Distribution by Settlement Hierarchy Category (%)
Yeovil	6250	Strategically Significant Town - 6250	50%
Chard	1160	Market Towns - 3870	31%
Crewkerne	580		
Ilminster	470		
Wincanton	670		
Somerton	350		
Langport/Huish Episcopi	330		
Castle Cary/Ansford	310		
Ilchester	1100	Rural Centres - 1100	8.8%
South Petherton			
Martock			
Bruton			
Milborne Port			
Stoke Sub Hamdon			
Rest of District (Rural Settlements)	1290	Rural Settlements - 1290	10.2%
TOTAL	**12510**	**12510**	**100**

Step 4: Identify number of jobs likely in B-Use Class activities

The draft Regional Spatial Strategy (RSS) states that 61% of jobs growth across the region to 2026 will be in B-Use Class activities, whilst the South Somerset Employment Land Review (August 2009) calculates that 62% of jobs growth will be in B-Use Class activities.

The Baker report's Scenario 1 for growth (our preferred scenario) when broken down into Use Class Order data, projects that 66% of new jobs will be in B-Use Class activities (*see Appendix 2. Baker Associates - Employment Change for South Somerset to 2026*). Given that the Baker projections are the most recent, this figure of 66% is accepted. Broken down by settlement this produces the following number of B-Use Class jobs by settlement, see Table 4 below:

Table 4: Number of new jobs to be delivered in B-Use Class activities

Settlement	Number of new jobs to be delivered in B-Use Class activities (rounded to nearest 10 jobs)	Number of jobs by Settlement Hierarchy Category
Yeovil	4130	Strategically Significant Town - 4130
Chard	770	Market Towns - 2120
Crewkerne	380	
Ilminster	310	
Wincanton	440	

Somerton	230	
Langport/Huish Episcopi	220	
Castle Cary/Ansford	210	
Ilchester	730	Rural Centres - 730
South Petherton		
Martock		
Bruton		
Milborne Port		
Stoke Sub Hamdon		
Rest of District (Rural Settlements)	1290	Rural Settlements - 1290
TOTAL	**8270**	**8270**

Step 4: Identify the amount of land required for B-Use Class activities
Stage 2 of the South Somerset Employment Land Review (p12-13) contains a methodology to convert numbers of jobs into floorspace, and then land requirements. This methodology has been used again (*see Appendix 4. Calculating B-Use Floorspace Requirements for calculations*), with the resultant land requirements:

Table 5: Land requirements by settlement for B-Use Class activities

Settlement	**Land required for B-Use Class activities**	**Land by Settlement Hierarchy Category**
Yeovil	27.20	Strategically Significant Town 27.20
Chard	5.05	Market Towns - 14.26
Crewkerne	2.52	
Ilminster	2.05	
Wincanton	2.92	
Somerton	1.52	
Langport/Huish Episcopi	1.44	
Castle Cary/Ansford	1.35	
Ilchester	2.35	Rural Centres - 4.89
South Petherton	0.61	
Martock	0.70	
Bruton	0.61	
Milborne Port	0.35	
Stoke Sub Hamdon	0.17	
Rest of District (Rural Settlements)	5.61	Rural Settlements - 10.12
TOTAL	**54.45**	**56.48**

Step 5: Use Local Knowledge and Town and Parish Council Workshops
Using existing supply data, local knowledge and outcomes of the Town and Parish Council workshops, the land required by settlement has been revised accordingly to give the figures contained in revised draft Policy SS5.