

South Somerset Proposed Submission Local Plan 2006-2028



CONSULTATION STATEMENT APPENDICES - PART ONE

Comprising:

- Appendix 1 - Issues & Options Consultation Newsletter
- Appendix 2 - Issues & Options Satisfaction Questionnaire
- Appendix 3 - Issues & Options Consultation Responses



January 2013

List of Appendices

PART 1

- Appendix 1:** Issues and Options Consultation Newsletter
- Appendix 2:** Issues & Options Consultation Satisfaction Questionnaire
- Appendix 3:** Issues & Options Schedule of Consultation Responses

PART 2

- Appendix 4:** Issues & Options Report (including Appendices) to District Executive 3rd December 2009 (including Minutes of the Meeting)
- Appendix 5:** Draft Core Strategy, Early Engagement Workshops - Workshop Notes and List of Attendees
- Appendix 6:** Draft Core Strategy, Report on Public Engagement October to December 2010
- Appendix 7:** Draft Core Strategy, Examples of the Display Boards (Yeovil, Ansford & Castle Cary and Milborne Port)
- Appendix 8:** Draft Core Strategy, Matrix of Consultation Responses (Parts 1 & 2)

PART 3

- Appendix 8:** Draft Core Strategy, Matrix of Consultation Responses (Parts 3-5)

PART 4

- Appendix 9** Proposed Submission Local Plan Household Leaflet and Examples of Exhibition Boards
- Appendix 10** Proposed Submission Local Plan, Report to Full Council 17 January 2013 (including Matrix of Consultation Responses)

To save paper, we haven't printed a full list of the Appendices, as this would be in excess of 1,000 pages. It is available on the Council's website and a hard copy is available at the Council Offices in Brympton Way, Yeovil.

If you would like to discuss this issue please telephone the **planning policy team** on **01935**

Appendix 1

Issues & Options

Consultation Newsletter



2007-2008
Neighbourhood and
Community Champions:
The Role of Elected Members

2006-2007
Improving Rural Services
Empowering Communities

2005-2006
Getting Closer to Communities

South Somerset District Council Local Development Framework Core Strategy

Issues & Options Consultation - March 2008

New planning policies are being developed for South Somerset. These policies will determine the way South Somerset develops up to the year 2026.

The Local Development Framework is a folder of documents, including the Core Strategy, which will replace the existing Local Plan.

The first stage of public consultation is the Core Strategy 'Issues and Options.' It is important that you have your say now – it is more difficult to introduce new issues or topics or suggest changes the longer you leave it, although there are opportunities for comment later in the process (see diagram on page 2).

The Core Strategy lies at the heart of the Local Development Framework and will set out the long term planning framework for the district up to the year 2026.

It has to work within guidance from national and regional development requirements, and will be informed by other studies and council strategies, as well as your responses. It is about meeting the needs of people up to the year 2026 by providing enough homes, jobs and services, in an environmentally friendly and sustainable way.

Once adopted, the Core Strategy will be the key, overarching policy document for development within South Somerset, directing how much development is needed and where it should go. It will contain development management policies setting out the criteria against which planning applications will be considered; so all planning applications will refer to it.

In this leaflet you can find out:

What the Core Strategy is...
The Core Strategy themes...
Where you can find the Core Strategy...
How to get involved...



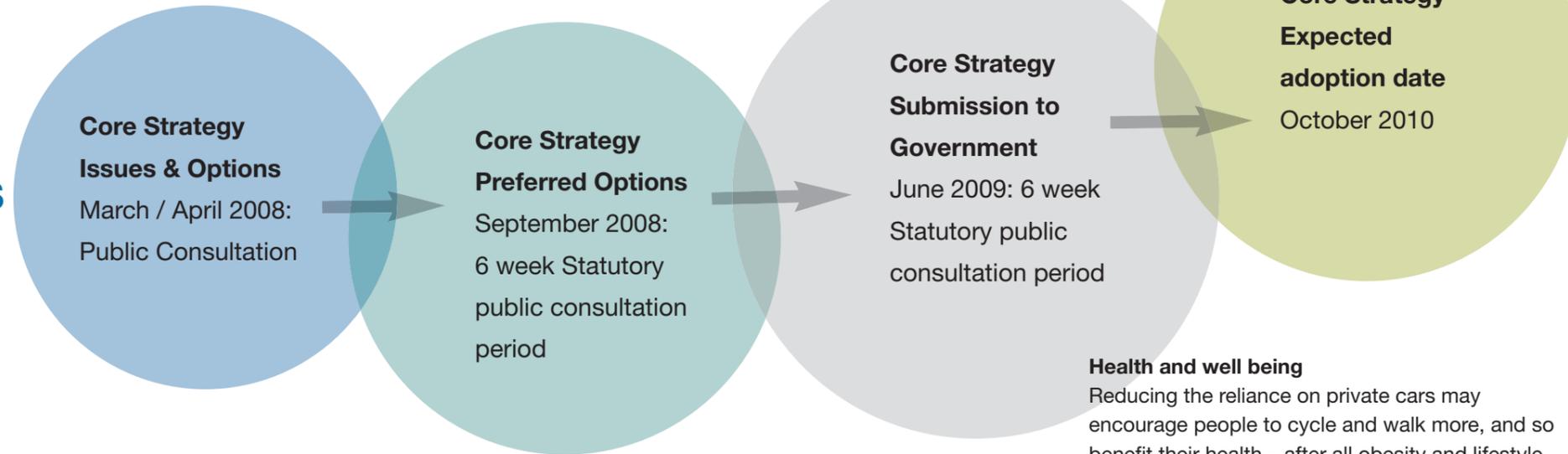
*Award winning new
housing design, Great
Bow Yard, Langport*



*Vibrant shopping centre,
Yeovil town centre*

Core Strategy public consultation stages

THE STAGES



The new planning system places a lot of emphasis on 'local distinctiveness' and the Core Strategy contains a vision, objectives and possible options on how South Somerset should develop in the future, informed by the Sustainable Community Strategy produced by the South Somerset Together partnership.

We would like to hear what you think of the Core Strategy, which is based around the following themes:

Strategy

This chapter sets out what the needs of the community are likely to be in terms of additional development, and how and where their needs can best be met. For example, how many homes and jobs need to be provided? And to which settlements within South Somerset should new housing and employment development go? What should the density of new housing developments be? How much development should be built on brownfield land?

Housing

It is recognised nationally there is a shortage of housing, and in particular affordable housing. Between 2006-2026 South Somerset may be expected to provide 19,700 new dwellings in the district. Questions and issues we want you to consider include how many of these should be 'affordable' (provided to eligible households whose needs are not met by the market)? Should there be more affordable housing in Yeovil and in the other market towns and in rural areas? Where should Gypsy and Traveller sites be provided?

Economic Prosperity

South Somerset has a buoyant economy. However, whilst the service sector is expanding, it is heavily reliant on manufacturing and large engineering companies, which are declining. Skilled young people are leaving the district because of a lack of job opportunities; there is a lack of inward investment; and a shortage of suitable employment land and premises. What type of employers should we be encouraging into the district – smaller employers or larger ones? How can we look after the employment land we already have? Do we need more retail space in towns and villages? How can we support farmers? What sort of tourism facilities do we want in the area?

Transport and accessibility

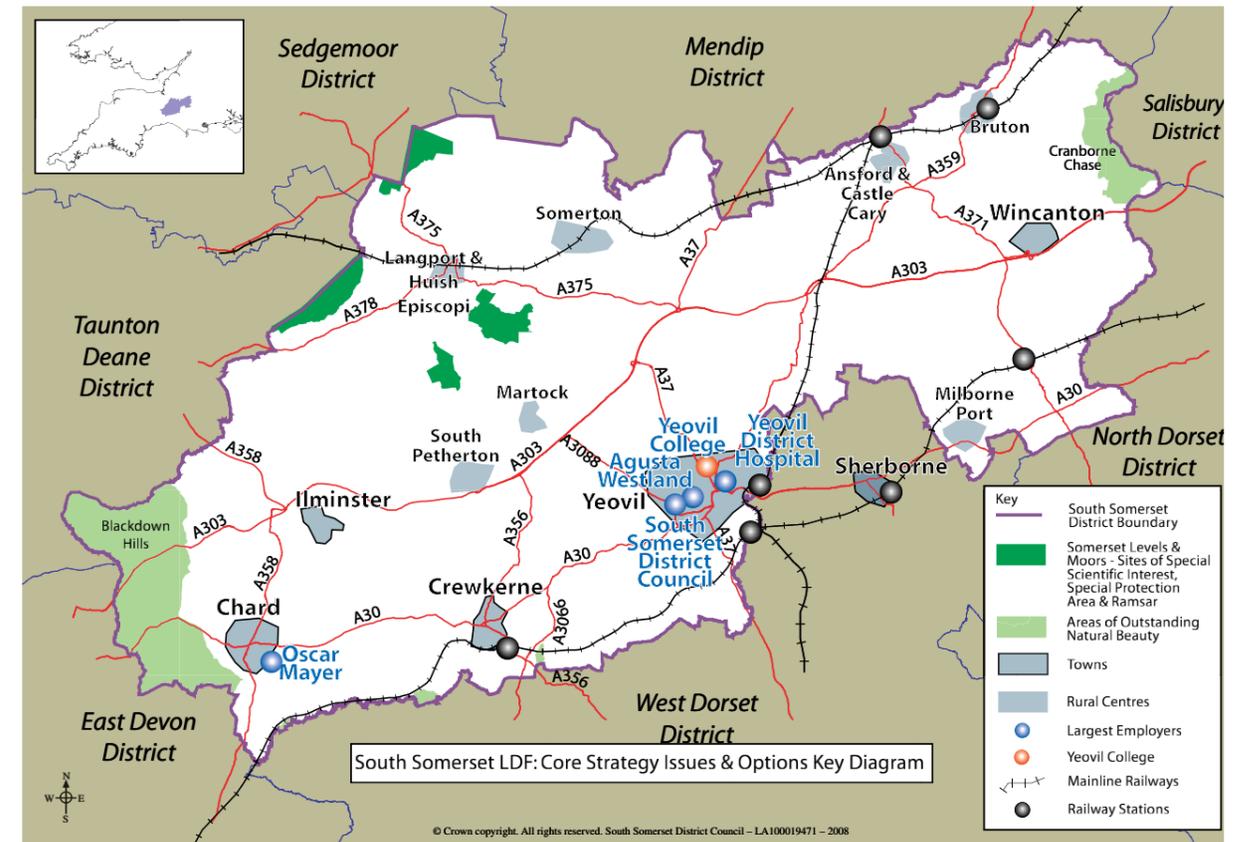
Climate change and obesity are seen as two of the key issues of public policy facing the UK in the 21st century – shifting travel patterns from the car to walking and cycling addresses both these issues. The rural nature of the district means that for most people there is a need to travel some distance to get to work, school, shops, healthcare, leisure facilities and other key services. However we could reduce the need to travel if these services were close to all homes. Should we encourage more public transport, more cycling and walking, or the development of car clubs? When new houses are built should we limit parking spaces according to the size of the house, or how close it is to shops and services, or how well served it is by public transport?

Health and well being

Reducing the reliance on private cars may encourage people to cycle and walk more, and so benefit their health – after all obesity and lifestyle related illnesses are on the increase. It is important that there are open spaces, sport and recreation areas, leisure and cultural facilities, outdoor play areas and allotments to help to improve the health and well being of South Somerset's residents. As towns and villages develop, these facilities should be provided to cater for the growing population. What sorts of 'community facilities' are required - play areas, open space, playing pitches, health centres, schools, churches?

Environmental Quality

This theme covers the issue of climate change and reducing carbon emissions and encouraging renewable energy, the quality of design, potential building on flood plains and the protection of wildlife and the landscape, which all need to be addressed and balanced as new development takes place. What percentage of renewable energy should we ask for within new developments – bearing in mind that this may increase the initial cost of building and buying houses, and should it be for all development, or just the larger developments?



How to get involved:

You can read the full document on our website at www.southsomerset.gov.uk/corestrategy or at any of our council offices or local libraries.

The consultation period has now begun and runs until Friday 25 April 2008.

Please tell us whether we've got the issues right or whether you think we have missed something important. And tell us which option(s) you think are the best ways to tackle these issues.

Put your local knowledge of the area to good use and say how you would like the district to develop over the coming years.

You can make comments on-line at www.southsomerset.gov.uk/corestrategy or fill out a comment form (available in Council Offices and libraries) and return it to us by email at planning.policy@southsomerset.gov.uk

or post to:
Planning Policy Team,
The Council Offices,
Brympton Way,
Yeovil,
Somerset BA20 2HT.

The core strategy is issue based so, if you wish, you can go straight to the theme you are interested in and only comment on that.



The Nippy Bus service links many of the villages and communities of South Somerset.



The Core Strategy can help deliver community facilities such as Crewkerne Aqua Centre.



The Core Strategy will help to protect South Somerset's unique landscape character.



RNID typetalk

If you need this publication in large print, Braille, audio cassette or another language or would like to talk to a member of staff to discuss details, please contact 01935 462462.

All enquiries regarding this publication should be directed to:



Planning Policy Team,
Council Offices, Brympton Way,
Yeovil, Somerset BA20 2HT



01935 462462
(8am to 6pm Monday to Friday)



planning.policy@southsomerset.gov.uk

Appendix 2

Issues & Options

Consultation Satisfaction Questionnaire



2007-2008
Neighbourhood and
Community Champions:
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South Somerset Local Development Framework Core Strategy Issues & Options Consultation Satisfaction Questionnaire

Please circle as appropriate. If you disagree or strongly disagree with any of the statements please give your reasons/suggestions in the comments at the end of the questionnaire.

1. SSDC made the consultation available in locations appropriate for me to be able to contribute easily.

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

2. The online response facility was easy to use.

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

3. The Core Strategy Issues & Options documents were easy to understand.

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

4. Overall the Core Strategy Issues & Options consultation was successful for me as a customer.

Strongly agree Agree Neither agree nor disagree Disagree Strongly disagree

5. Please include any other comments you may have on the consultation process in the space below:

Thank you for taking the time to complete this questionnaire. Your feedback helps to improve our services.

Please return the completed questionnaire by 5 September 2008 to: Planning Policy,
Council Offices Brympton Way, Yeovil, BA20 2HT or
planning.policy@southsomerset.gov.uk

Appendix 3

Issues & Options

Schedule of Consultation Responses

South Somerset District Council

Core Strategy

Issues and Options Report 2008

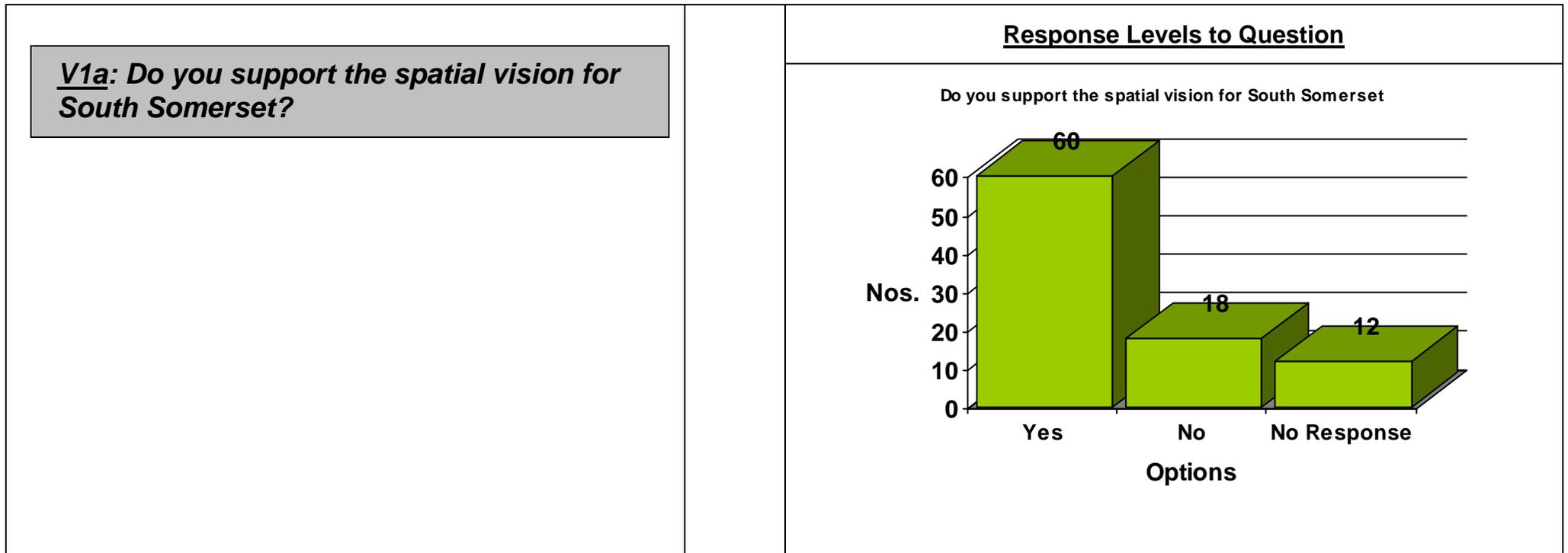
Schedule of Consultation Responses

Contents

	Page
Chapter 3: The Vision and Strategic Objectives for South Somerset.....	1
Chapter 4: Strategy.....	20
Chapter 5: Housing.....	37
Chapter 6: Economic Prosperity.....	95
Chapter 7: Transport and Accessibility.....	158
Chapter 8: Health and Well Being.....	185
Chapter 9: Environmental Quality.....	201
Chapter 10: Development Management Policies	
Transport.....	224
Economic Prosperity.....	239
Environmental Quality.....	253
Health and Well Being.....	262
Housing.....	265
Other Issues.....	272

VISION AND STRATEGIC OBJECTIVES

Question V1 – A Vision for South Somerset in 2026



V1b: Can you suggest any realistically attainable amendments to it that will help create a better South Somerset?

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
Support the broad aspirations of the Vision for South Somerset in 2026 and note reference to 'improved transport infrastructure, and high levels of self containment'. The identification of Yeovil as the prime economic driver, being the sole	Yeovil should be the focus as an SSCT in the RSS. It is considered that reference to an integrated and sustainable transport system is a key issue and challenge in the district (PPS12), supported by liaison and consultation with the	Make reference to an integrated and sustainable transport system within the Vision, such as improving the transport links between Yeovil and the market towns.

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
Strategically Significant City/Town (SSCT) in the District, is supported based on its relatively high levels of self containment and public transport accessibility. However additional reference should be made to an integrated and sustainable transport system through, for example, a commitment to try and improve public transport links between Yeovil and the market towns.	Highways Agency and the Highways Authority. The emerging Yeovil Transport Strategy Review 2 will inform the approach to improved integration and sustainable transport in Yeovil.	
<p>Whilst some expansion of Yeovil may be acceptable, alternatives such as creation of a new settlement(s) close to Yeovil should be considered for the following reasons:</p> <ol style="list-style-type: none"> 1. The number of new dwellings involved equate to a small town. 2. The new site would enable all the issues of sustainability to be incorporated into the design and layout. 3. The sites could be situated close to an existing major road/motorway thus avoiding issues of congestion on small roads e.g. Podimore. 4. Other basic infrastructure could be properly planned for as opposed to having potentially inadequate 'add-on' facilities. 5. Environment factors & biodiversity issues could be planned for so that the whole would be a pleasant place to live. 	The Regional Spatial Strategy sets out that 5,000 dwellings within an 'area of search' contiguous to Yeovil must be accommodated. The RSS does not allow for a stand alone new settlement.	None required.
Expansion of market towns should be seriously considered.	The Settlement Role and Function Study begins to determine which settlements should be classified as Policy B and therefore be expected to accommodate a level of growth. The settlement hierarchy will determine which towns accommodate the level of growth prescribed by the RSS.	Refer to development at Market Towns in the Vision through a settlement strategy that distributes growth in accordance with settlement roles and functions and the benefits that development can deliver.
Would like to see Milborne Port upgraded to 'Market Town'.	The Settlement Role and Function Study does not identify Milborne Port does as being a Market Town. The Landscape Appraisal indicates that	To be considered with other evidence base and through the engagement process.

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
	Milborne Port is constrained in terms of its capacity to accommodate sufficient further growth to allow it to offer the higher level services that a Market Town should provide. The town is identified as being suitable for local growth i.e. Policy C.	
The specific needs of other market towns such as Chard and Crewkerne have not been adequately addressed. Although Yeovil is the largest Town in South Somerset, it is geographically detached from the majority of the population of the District. The vision does not focus on the needs of the rest of the district, and the larger Town's such as Chard and Wincanton should be included in the delivering of specific facilities for those communities.	The specific needs of Chard are being addressed by the Chard Regeneration Framework and this when adopted will form an important part of the evidence base for the core strategy and will also be used to frame policies that are specific to the location. Yeovil's role as a SSCT within the district has been set by the RSS and is not negotiable.	The vision should be reworded to ensure that the commitment to both Yeovil as a SSCT and through a settlement strategy that distributes growth in accordance with settlement roles and functions and the benefits that development can deliver.
Highlight sports and sporting facilities and youth and young people.	It is considered that sporting facilities is already implicit within the vision with the phrase "high quality community facilities".	Comments will be taken into account when framing appropriate policies – consider whether specific reference to sport facilities and young people should be included in the Vision.
The Vision focuses on the strengths of the District, but it says nothing about the vulnerable (mentally ill, disabled, vulnerable elderly etc.) – need to ensure the vision promotes inclusiveness. More respect for the rural community especially investment and regeneration.	Comments noted.	The Vision should be reworded to include reference to social inclusion.
The emphasis on Yeovil and the market towns as the centres of economic activity needs to be diluted to encompass smaller businesses based on technology allowing people to work from home, or live where the businesses are located, so that they are not travelling to and from work. By 2026 it would be good to have a target figure of a number of people travelling less than half a mile to work.	The emphasis on Yeovil has been prescribed by the RSS and cannot be diluted. The settlement hierarchy and distribution of development will be set according to the RSS principles and will be informed by the work in the Settlement Role and Function Study. A target figure for people working from home would only be included if it could be accurately measured and this is not possible at the moment. The issue of self-containment is one of the guiding principles of the advice in the	None required.

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>With the issue of carbon emissions and climate change being highly important, houses should be built where the jobs are - jobs will not follow houses. If the road infrastructure and access in and out of the area is not easy, companies will not move there. New business moving into the South Somerset area, will want to be where access is easy, and will look to areas where business is already operating.</p>	<p>Settlement Role and Function Study.</p> <p>The issue of increasing self-containment is one of the guiding principles of the overall Core Strategy vision and have been expressed in the Settlement Role and Function Study. Climate change is a major consideration in guiding where development might be located (PPS: Climate Change). The delivery of infrastructure such as roads is also being considered and will form part of the Infrastructure Delivery Plan that will accompany the Core Strategy.</p> <p>The relationship between housing and jobs is not clear cut as a great deal of employment is now derived from non traditional employment type uses such as offices and factories, much employment now arises from service industries such as health care, education and retail. The issues of housing land and employment land are explored in more detail in the emerging Employment Land Review and the Strategic Housing Land Availability Assessment.</p>	<p>Development policies in the Core Strategy will seek to achieve a parity between the houses being provided and the provision made for employment backed up by the findings of the Employment Land Review and the Strategic Housing Land Availability Assessment.</p>
<p>Need to allow for a more locally responsive approach based on market towns (e.g. Ilminster) as this is the best way to create sustainable communities and foster strong community spirit. The reference within the vision to 'self-containment' would be better phrased as 'self-sufficiency' - a more positive aspiration that recognises cross boundary issues (e.g. in tourism). The need for market towns such as Ilminster and Chard to thrive is vital to harness the economic potential of the District and it is essential to provide for the level of employment and housing numbers required to make this happen. Add reference to the need to build upon existing strengths and allow for small scale</p>	<p>The Spatial Vision does allow for a locally responsive approach to development in market towns where appropriate. Self-containment is the phrase adopted by the RSS in reference to how we define Policy B settlements. Such a phrase would not prohibit towns also developing self sufficiency and will allow for the economic potential. The ability to allow for incremental growth is implicit within the settlement hierarchy.</p>	<p>Spatial vision to articulate the concept of self containment and ability of market towns to accommodate appropriate levels of growth through encouraging sustainable communities with a balance of employment, homes, open space and community facilities.</p>

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>incremental growth in employment and housing in response to local community needs as well as large scale strategic growth.</p>		
<p>Yeovil is not capable of economic conversion to a SSCT due to its location: -</p> <p>a). Development to the east is prevented by the county boundary with Dorset.</p> <p>b). Development of the town centre to the south is prevented by the Ninesprings escarpment.</p> <p>c). Development on the western side is limited by the capacity of Western Avenue.</p> <p>d). Access to Yeovil:</p> <p>1.d.1. The A30 Sherborne Rd. into Yeovil is already a cause of congestion at peak periods.</p> <p>1.d.2. Connecting roads to the A303 are not capable of taking more traffic without considerable expense of by-passing villages and straightening the route. The Cartgate link road (A3088) is the exception, but this carries heavy traffic from Dorchester / Weymouth / Poole to Bristol and M5.</p> <p>1.d.3. The A37 has been significantly improved in Dorset, but at the Somerset border reverts to the winding routes. A western bypass for Yeovil to link this road directly to the A303 is desperately needed. The junction of Dorchester Rd. and West Coker Rd, and the Police Station roundabout require alleviative measures.</p> <p>1.d.4. The railway stations are remote from the town centre and not significant as access points.</p> <p>1.e). The town is divided into 4 independent areas by:</p> <p>1.e.1. The Augusta-Westland airfield;</p> <p>1.e.2. The Ninesprings escarpment.</p> <p>1.e.3. The Mudford Rd. Rec./Technical college</p>	<p>The position of Yeovil is prescribed by the RSS and is not negotiable. The Core Strategy must be in conformity with the RSS and therefore Yeovil's status cannot be altered in the core strategy.</p> <p>Locational factors have been taken into account in determining where Yeovil sits in the settlement hierarchy of the region. Additional development within Yeovil will be considered in the light of infrastructure considerations and transport studies will be commissioned alongside any major allocations. The emerging Yeovil Transport Strategy Review 2 will identify specific transport requirements to accommodate Yeovil's growth.</p>	<p>None required.</p>

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>wedge.</p> <p>1.e.4. Reckleford and Queensway isolating the centre.</p> <p>There is no obvious route for alternative connecting roads between these four areas, without incurring considerable expense.</p>		
<p>A more economic solution to accommodating the extra population increase by incomers is to share them between Wincanton/Castle Cary/Bruton, Ilminster, and Chard which have better connections to the A303 and thence M3 and M5, with a fast rail link to London from Castle Cary. This alternative proposal ticks more boxes in the consultation document at less cost than the proposals themselves.</p>	<p>Yeovil should be the focus for development as a SSCT in the RSS. Wincanton, Ilminster, Castle Cary and Chard are among the settlements proposed as 'Market towns' in the Settlement Role and Function study and, alongside the other Market Towns, will be expected to accommodate the majority of growth outside of Yeovil.</p>	<p>Refer to development at Market Towns in the Vision through a settlement strategy that distributes growth in accordance with settlement roles and functions and the benefits that development can deliver.</p>
<p>The Vision appears to have emerged from 'bottom-up' thinking rather than 'top-down' and does not encourage an individual to aspire to a better South Somerset. The factors in Section 2 could lead to significant economic problems within 20 years unless these are tackled within the next five years. The Vision should include the objective to raise by 2026 the average income of the working population to at least the UK national average. The definition of "Sustainable Development" in section 4.1 is inadequate; a more positive and less self-centred statement is: - "Development that meets the needs of the present while facilitating the ability of future generations to meet their own needs."</p>	<p>The Spatial Vision for the Core Strategy does aspire to a better South Somerset, however it is accepted that it could be expressed more clearly. The core strategy is influenced by the sustainable community strategy (bottom-up) and RSS (top-down). Consideration will be given to including objectives relating to average income; this is an objective of the Sustainable Community Strategy. The definition of sustainable development is based upon a well-recognised definition.</p>	<p>The Spatial Vision will be reworded and will express more clearly the aspiration for a better South Somerset. Reference can be made to raising the average income of residents in relation to other economic development aspirations of the Core Strategy.</p>
<p>The approach of a chapter on each major theme would be greatly enhanced had Section 4 laid out in much stronger terms the interaction between each theme: for example:- Future housing needs (number, styles & locations) depends on; Population numbers &</p>	<p>The Issues and Options stage of the document was the appropriate stage to present alternative scenarios. The Core Strategy must now move onto providing a preferred option for development that has been tested against the other options put forward in the consultation. The interaction</p>	<p>More explicit reference should be made to the interactions between different spatial themes.</p>

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>structure, which depends on; Future employment patterns, which generate; Future levels of income, which affect; Future housing needs?; etc.</p> <p>This would help the reader had you spelt out three or four "alternative future scenarios", each reflecting the Vision but each having its own self-consistent set of assumptions on issues across the themes. Such an approach would help the reader to comment back to you their views against a co-ordinated background - in other words to provide feedback on - to them - the more desirable scenario rather than on the detailed issues.</p>	<p>between different themes will need to be expressed more explicitly in the reworded strategy.</p>	
<p>The "spatial vision" seems to be based on an imaginary set of criteria set out in the inaccurate "pen portrait" set out above. The vision is therefore based on distorted and clouded first principles.</p>	<p>The pen portrait of the district is considered to be accurate and is based on robust evidence held within the evidence base and trends and objectives from the Sustainable Community Strategy that has now been adopted by SSDC.</p>	<p>None required.</p>
<p>Provision for places of Worship in newly developed areas.</p>	<p>The provision for places of worship as part of new development may be considered where there is an identified need.</p>	<p>None required.</p>
<p>The vision should recognise the need to accommodate development in urban extensions to Yeovil, the vision also needs to refer to the need for joint working. The vision should also recognise the role of the market towns, which are so important to the HMA given that it is an extensive rural area. A greater reliance must be placed on Yeovil and the economically important market towns with the rural areas providing primarily for local needs only unless there are exceptional circumstances.</p>	<p>Agree that reference to 5,000 dwelling 'area of search' around Yeovil should be recognised in the Vision. Joint working is important, although it is not felt this is appropriate to refer to this in the Vision. Agree that the role of the other market towns needs to be made more explicit.</p>	<p>Amend Vision to consider Yeovil's 'area of search'. Refer to development at Market Towns in the Vision through a settlement strategy that distributes growth in accordance with settlement roles and functions and the benefits that development can deliver.</p>
<p>The term sustainable in this context needs to incorporate all environmental aspects including flood risk, climate change, renewable energy, sustainable buildings, etc. The Vision should be</p>	<p>Accept.</p>	<p>Make suggested amendments to Vision by referring to enhancing biodiversity in the district.</p>

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
aspirational by enhancing the District's Biodiversity not just 'respecting and protecting its rural and environmental assets'.		
The Regional Spatial Strategy is based on unrealistic assumptions. The future cannot be predicted; the projected rise in population is too great for the infrastructure to comfortably sustain and too rapid to enable social cohesion and development - this number should be reduced.	The “numbers” are not negotiable - the Regional Spatial Strategy sets the overall housing and employment development levels, which must be accommodated within the Core Strategy. The emerging Infrastructure Delivery Plan will provide further detail on infrastructure requirements.	None required. South Somerset District Council made representations for a lower number of dwellings than stated in the RSS Proposed Changes consultation, but the final figure is a matter for the Secretary of State.
A recognition of the importance of the historic environment as a component of the District's cultural identity is evident. Consequently a vision that includes protecting and enhancing the District's market town's distinguished historic environment could be considered.	The vision refers to conservation areas and listed buildings.	None required, already covered.
Support the references to tourism; the importance of tourism to the district should be fully acknowledged throughout the policies and objectives of the Core Strategy. In particular, reference should be made to the crucial importance of tourism to the economic, social and environmental well-being of the whole country, as recognised at paragraph 1.1 of DCLG Good Practice Guide on Planning for Tourism (May 2006).	Noted.	None required.
Support the recognition of Yeovil as the prime economic driver within the District but there is a limit on the scale of development which can take place there both in terms of the dwellings contributions and the ability of the market to deliver so there is a need for the district to look to settlements other than Yeovil to meet housing needs.	The position of Yeovil is prescribed by the RSS and is not negotiable. The Core Strategy must be in conformity with the RSS and therefore Yeovil's status cannot be altered. Locational factors have been taken into account in determining where Yeovil sits in the settlement hierarchy of the region.	None required. South Somerset District Council made representations for a lower number of dwellings than stated in the RSS Proposed Changes consultation, but the final figure is a matter for the Secretary of State.
Wincanton should not be referred to as a remote part of the District. It is not remote for the people who live and work there.	Accept that this part of the Vision is loosely worded.	Amend reference to the more remote parts of the district.

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
There is no reason why new businesses in market towns should be "modest-sized" and there is no definition of what means. A company employing 30 people could be described as modest yet would be significant in a market town. You should change the wording to appropriate sized or suitably sized. If a company came to Chard with 500 jobs would it be turned away cause it did not fit in with the vision?	Agree that the wording in this part of the Vision is superfluous.	Amend Vision by deleting reference to "modest sized but".
Measures purely designed to prevent out commuting could stifle appropriate development in market towns.	'Appropriate' development should promote self containment, therefore reducing the need to travel.	None required.
The vision is insufficiently concise and focused, and almost strays into delivering policy rather than providing the vision from which such policies and related proposals are to emerge.	Agree that the Vision could be made more concise in places, but there does need to be a clear link from the Vision to the Strategic Objectives and policies and proposals.	Ensure the Vision is clear, concise and focussed through the use of plain English.
It is important to emphasise the role of Yeovil as a Strategically Significant Town (SSCT) and to ensure that sufficient provision is made in the allocation of land to deliver the required housing and employment development coupled with the required community facilities and transport links. Land to the north of Yeovil would appear to be appropriate to accommodate future development in considering the urban extension(s).	The role of Yeovil is emphasised in the Vision, in line with RSS policies. It is not considered appropriate for the Vision to identify specific locations (i.e. land to the north of Yeovil), as this should be done through policies that will show how the vision will be delivered.	None required.
Reference in the "Vision" to navigable and potentially navigable waterways seems a rather odd specific reference to landscape character.	Accept	Delete the reference to navigable and potentially navigable waterways in the Vision.
Reference to the Yeovil Vision and Chard Vision within the South Somerset Vision is a potentially confusing one. It is appreciated that the Yeovil Vision has at it's core the concept of "quarters", but such aspirational ideas should not be applied in such a fundamental way (i.e. in the LDF Vision Statement) unless specific restrictions or positive incentives are to be applied to land uses within	Accept that references to different 'visions' could be confusing. The concept of "quarters" reflects the aspirational nature of what a vision should seek to be.	Review references to Yeovil and Chard 'visions' within the overall vision.

V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
each area of Yeovil's town centre or elsewhere, but these policies should have sufficient flexibility to respond to development opportunities of whatever type within any part of the Town Centre (or elsewhere).		
Definition of a Market Town is required.	This term is explained in the appropriate chapter ('Strategy'). Agree that the Vision should provide greater clarity as to which settlements are classed as 'Market Towns', reflecting the RSS.	Identify each of the 'Market Towns' in the Vision.
South Somerset needs to ensure it plans for balanced, sustainable growth; housing need is an issue as set out in the RSS. Focused and managed development should be clearly set out in the Core Strategy and subsequent LDF Documents. We recommend the South Somerset undertake a full sustainability and availability assessment that encompasses West Dorset District and identifies the role the district can play in achieving these goals.	Noted. A Sustainability Appraisal of the core strategy is a statutory requirement and will be published alongside the core strategy. A Scoping Report has been published.	None required.
<p>The South Somerset Core Strategy will need to have a clear vision that is couched in spatial terms and gives a sense of what South Somerset will be like in 2026. The Vision you have presented presents a good start in the right direction. It is also good that you are linking it closely to the Sustainable Community Strategy (SCS), seeking to 'articulate the spatial planning elements of the SCS' (your page 14). Some quite detailed/minor comments on it though:</p> <p style="padding-left: 20px;">You could build more strongly on what you have developed through the Yeovil Vision;</p> <p style="padding-left: 20px;">Please clarify what you mean by "economically stronger" in the 2nd sentence of the 2nd paragraph; and</p> <p style="padding-left: 20px;">The words "modest-sized but" in the 1st</p>	Noted. The vision should set out how the area and the places within it should develop, informed by an analysis of the characteristics of the area and its constituent parts and the key issues and challenges facing them. The vision should be in general conformity with the RSS and closely relate to any Sustainable Community Strategy for the area (PPS12).	Make suggested amendments.

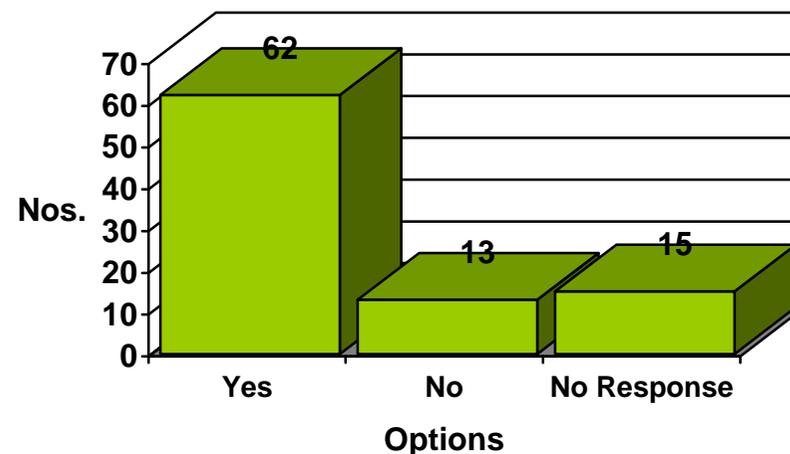
V1b: Summary of Issues	Evidence base consideration	Policy or Proposal
sentence of the last paragraph of the vision would seem superfluous.		
There is insufficient emphasis on the fact that Somerset is an agricultural county. Good quality i.e. grade 1& 2a agricultural land should be classed as 'not to be built on at all' as there will come a time sooner rather than later when all agricultural land will be needed to feed the expanding population. With the above in mind, any diversification of farms should be reversible i.e. that there are no permanent buildings allowed or activities which would permanently damage the productivity of the land.	Government policy (PPS7) states “The presence of best and most versatile agricultural land (grades 1, 2, 3a) should be taken into account alongside other sustainability considerations”. Therefore, do not accept that this land should not be built on at all. It would be too prescriptive and not in accordance with PPS7 to require that farm diversification schemes should be reversible. Existing vision seeks to “create/maintain a viable agricultural economy supported by appropriate diversification schemes”.	None required.
A determination to see the A303 upgraded is essential. A more open minded and innovative approach to housing and economic development in general, including reviewing policies on areas like the "Green Belt" and villages being excluded from development ("Exceptions") is another key area. Communities within the District must be encouraged and empowered to take decisions and develop their localities without interference from outside agencies.	Upgrading of the A303 is a matter for regional/national government and outside the scope of the Core Strategy.	None required.
The draft vision is supported, particularly with regard to the middle paragraph of the vision that identifies Yeovil as a Strategically Significant Town (SSCT) and the prime economic driver within the district. Also support the vision of Yeovil being a vibrant town centre, which includes the successful regeneration of the eastern side of the town.	Noted.	None required.

Question V2: Strategic Objectives

V2a: Will the Strategic Objectives set out in this Issues and Options document help to achieve the Core Strategy "Vision" for South Somerset?

Response Levels to Question

Will the Strategic Objectives set out in this Issues and Options document help to achieve the Core Strategy "Vision" for South Somerset?



V2b: Can you suggest any other or alternative Strategic Objectives that would better help to achieve the Core Strategy's spatial Vision?

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
Support the Strategic Objectives, but would welcome the inclusion of a specific objective, which relates purely to transport, seeking an integrated and sustainable transport system, with improved access to public transport and increased opportunities for walking and cycling. Therefore recommend that the goal of ensuring	The strategic objectives should focus on the key specific issues that need to be addressed, and how that will be achieved (PPS12). It is considered that transport is a key issue.	Propose a specific objective on transport and accessibility seeking an integrated and sustainable transport system, with improved access to public transport and increased opportunities for walking and cycling.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
access to information and communications technology (ICT), and transport options is split into two separate Strategic Objectives to ensure that access to transport options (with an emphasis on public transport) is fully recognised.		
Aim for 'thriving, revitalised and diversified' economy throughout the district.	It is considered that this is incorporates within Strategic objective 5 “a competitive, high performing economy that is diverse and adaptable”.	None required.
ICT is not defined in the Glossary - what does it mean?	Information and Communications Technology.	Consider adding ICT to Glossary.
There should be consideration of costs when "Transport Options" are discussed. The current bus operator is notoriously high cost for short journeys and seems to be deliberately discouraging bus use, which is contrary to the suggested future approach. The Strategic Objective could be worded "... and accessible and affordable transport options."	The core strategy cannot influence public transport fares.	None required.
SO10: the phrase "A balanced housing market" seems to suggest private sector solutions only. Would prefer "a balanced housing pattern" making room for an enlarged and rebuilt socially owned rented housing sector as the only real solution to "unaffordable" housing.	Affordable housing is already included with SO10 which states “a balanced housing market with a range of affordable housing...”	None required.
SO3: Focus on LOCAL needs of the community enabling....	The strategic objectives should focus on the key specific issues (PPS12). “Local” would require definition, and some community facilities may go beyond what may be considered “local” e.g. a large leisure facility.	None required.
SO6: Infrastructure in place for businesses... more long term planning will need to be considered, i.e. allow more space for businesses to 'grow' in the future, and ensure any units are designed for the needs of the LOCAL economy.	SO5 covers the issue of a diverse and adaptable economy.	None required.
SO8: Yeovil the rural economy and environment	The overall economic objectives of Yeovil, market	None required.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
are detached from each other; therefore more consideration should be given to the strategic objectives of other areas of the District, and should be considered separately to Yeovil.	towns and rural economy are the same i.e. ensure a thriving economy. The specific issues for particular places will be considered in the 'strategy' chapter.	
SO12: if any major development is to go ahead in south Somerset, more thought should be given to unforeseen environmental issues, such as flooding.	Agree that other environmental constraints such as flooding may require explicit mention in the strategic objectives.	Refer to other environmental constraints within the strategic objectives.
SO9 - Add "Where people can also carry out leisure activities and sports in an environmentally friendly way"	It is considered that Strategic Objectives 2 and 3 already cover leisure activities and sports.	None required.
Add a Strategic Objective aimed at encouraging and promoting the 'Third Sector' - charity, voluntary and faith groups - as part of a healthy and vibrant community.	Encouraging and promoting the third sector is not within the remit of the core strategy – this is dealt with in the Sustainable Community Strategy. Social inclusion should be promoted (PPS1), as set out in Strategic Objective 1.	None required.
Strategic Objectives should include homes that are also workplaces, and that most people should live less than half a mile from a public transport service which runs frequently enough for them not to need a timetable (I would define this is a half-hour service in rural areas, and a six-minute service in market towns and Yeovil).	Strategic objectives should focus on the key specific issues that need to be addressed (PPS12); which include ensuring a balance of jobs and homes and promoting public transport. The specific suggestions are considered too detailed for strategic objectives to address.	None required.
SO3 should read "to provide services and community facilities for the health, welfare, social, educational, leisure and cultural needs of the community enabling everyone to have fair and equitable access."	Noted.	None required.
I know more housing is desperately needed in this country, but not at the detriment to the environment.	New housing will be delivered in a way that minimises the impact on the environment, although some impacts are inevitable.	None required.
SO1: would suggest reference to building and maintaining 'social capital' as part of balanced communities in conjunction with economic and housing development. Encouraging growth in market towns and rural centres with associated	It is considered that 'social capital' is covered by the term "strong social networks" within strategic objective 1, and strategic objective 3 covers access to services.	None required.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
provision and strengthening of social capital will assist in reducing the need to travel long distances.		
Reference to 'Development Management' in paragraphs 3.6 and 3.7 would be enhanced by a definition e.g.: "Evidence-based solution-oriented planning decisions to deliver the needs of the community to fulfil the vision and strategic aims of the LSP and LDF".	Noted.	Explain what Development Managements means in the relevant section.
SO8 is confusing - there seems to be a conflict within the objective of rural/low wages with high quality/high wage business - this has been recognised as a problem within South Somerset and this objective seems to offer no solution to it. The Vision for Yeovil promotes the centre of the town as a flagship retail centre, again low wage. It is difficult to imagine how all the aspects of this objective can be compatible with the other aspirations.	SO8 does not refer to high wage business, just high quality, so do not accept there is conflict.	None required.
Somerset's wages are low which should interest some employers - promotion of South Somerset in this vein may help e.g. call centres.	The economic strategic objectives cover the key specific issues that should be addressed. The delivery strategy (i.e. policies) will show how the objectives will be delivered (PPS12).	None required.
SO12 - high levels of awareness about the importance of our natural environment and sustainable use of our resources, resulting in pride and satisfaction with the local environment.	Amendment noted.	Consider amending objective.
SO13 - move towards a carbon neutral economy by 2050 with robust intermediate milestones.	Noted, strategic objectives should be Specific Measurable Achievable Realistic and Time bound, with appropriate milestones set out in the strategic objective.	Amend strategic objective to reflect Government proposals to reduce CO2 emissions by 80% by 2050.
It is good that you identify the strategic objectives which follow out of your vision and also derived from other plans, policies and strategies. Currently you have identified 13 which would seem too many to all be strategic - suggest	Noted. The strategic objectives should focus on the key issues to be addressed, forming a link between the high level vision and detailed strategy. They should expand the vision into key specific issues for the area which need to be	Review strategic objectives with a view to reducing the number in order to focus on the key issues and make more explicit links to themes where appropriate.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
critically reviewing those with a view of merging similar ones. Paragraph 3.5 listing the six themes of the SCS would seem to suggest that it may be possible/appropriate to have one strategic objective per theme?	addressed, and how that will be achieved within the timescale of the core strategy (PPS12).	
The strategic objectives will need to be SMART by the time of submission – i.e. Specific, Measurable, Achievable, Realistic and Time-bound.	Noted.	Ensure that the strategic objectives are SMART.
While fair and equitable access to services for everyone is very important, there are circumstances when some rare individuals should be given priority access and we need to foster individuals with extra-special talents in the hope and expectation that at least some of them will stimulate the future local community to a higher plane.	This does not fit with the key sustainable development principle of social progress that meets the needs of everyone.	None required.
The study doesn't contain accurate and realistic first assumptions.	The assumptions within the core strategy are considered to be accurate and based on robust evidence held within the team and trends and objectives from the Sustainable Community Strategy that has now been adopted by SSDC.	None required.
To adopt the County Council's Yeovil Transport Strategy Review which stated bus services operating on 'day one' to and from new housing developments and employment areas.	This may be encouraged as a laudable idea, but it would be too prescriptive to require this for all development, and would not constitute a strategic objective. Yeovil Transport Strategy Review 2 is underway and will inform the strategy.	None required.
Provision of places of Worship for newly developed areas.	The provision for places of worship as part of new development may be considered where there is an identified need.	None required.
The objectives should include reference to ensuring the provision of an adequate quantum of housing as well as highlighting the need for quality homes.	Agree that actual housing provision is a key specific issue that should be dealt with in the strategic objectives.	Make reference to housing provision within strategic objective.
Include East Coker in RSS Development Policy C "Small Towns and Villages".	The Settlement Role and Function study does not propose East Coker as Policy C. The settlement	None required.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
	hierarchy will not be set out in the strategic objectives.	
The objectives are set out as aims rather than being capable of being measured/monitored. With the exception of Strategic Objective 8 they are very general and could apply to any local authority. Given the work undertaken for the Yeovil Vision the strategic objectives should be more specific and be capable of being monitored to ensure the implementation of the Vision during the Core Strategy. For example Strategic Objective 5 should include more emphasis on the ambitions being advanced through the Yeovil Vision i.e. the emphasis on employment led growth and town centre regeneration with the objective of diversifying the economy and broaden the range of retail and leisure opportunities.	Agree. The strategic objectives should focus on the key issues to be addressed, forming a link between the high level vision and detailed strategy. They should expand the vision into key specific issues for the area which need to be addressed, and how that will be achieved within the timescale of the core strategy (PPS12).	Ensure objectives are SMART and reflect the key issues and how they will be achieved in South Somerset.
SO9: it may be appropriate to change the wording to include 'Sustainable' as this relates to both buildings and the environment. The use of this terminology would also incorporate our Flood Risk issues.	Noted.	Amend strategic objective to refer to sustainable communities.
SO11 and SO12 consideration should be given to whether they could incorporate enhancing into the text.	Agree - the core strategy should set out how biodiversity interests will be maintained and enhanced (PPS9). The draft SCS Goal was subsequently amended to reflect this.	Incorporate biodiversity enhancement into the relevant strategic objective.
Amend SO12: To protect, enhance and manage the character and appearance of South Somerset's landscape and townscape, maintaining and strengthening the Districts local distinctiveness and sense of place.	Agree - the strategic objectives should identify the key specific issues and how they will be addressed (PPS12).	Consider amending strategic objective.
The Strategic Objectives are not considered sufficient to deliver the vision for South Somerset. The vision refers to the importance of tourism but these are not carried through to the Strategic	Agree that the strategic objectives should be improved by expanding the vision into key issues for the district that need to be addressed, and how that will be achieved (PPS12).	Refer to the importance of tourism in the economic strategic objective.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
Objectives which make no specific reference to tourism. If South Somerset's Core Strategy and wider LDF are to be successful in delivering its spatial vision it must have a set of Strategic Objectives that are directly related to it and which have the capacity to ensure its delivery. The Strategic Objectives should be amended to specifically refer to the importance and future role of tourism within the district.		
SO10 should state: a balanced housing market with a range of affordable and market housing with flexibility to respond to current and future demographic trends and profiles of the population. A balanced housing market vision should look to supply a range of market housing in terms of size and type as well as affordable housing.	It is considered that objective as originally worded incorporates this comment.	None required.
The aims of sustainability and a carbon neutral economy by 2050 are supported but this comes at a cost, which seems to be largely ignored. The construction of 13,600 new dwellings in the district by 2026 (draft RSS), let alone 19,700 (Panel), while complying with the definition of "sustainable development" given in para 4.1, is clearly an impossibility. It would be more realistic to plan to build less unsustainably than heretofore.	The amount of new dwellings required in the district is set by the Government in the Regional Spatial Strategy so is not negotiable in the core strategy.	South Somerset District Council made representations for a lower number of dwellings than stated in the RSS Proposed Changes consultation, but the final figure is a matter for the Secretary of State.
SO8: by simply referring to a single settlement within the Strategic Objectives, it is considered that there is a danger that other settlements that are also intended to play a significant role within the emerging spatial strategy may not be sufficiently 'signalled' at this strategic level. SO8 should be re-drafted to refer to the hierarchy of settlements and the corresponding role and function that underpins the spatial strategy. This	Agree that the strategic objectives should be improved by expanding the vision into key issues for the district that need to be addressed, and how that will be achieved (PPS12).	Indicate the settlement strategy in the strategic objectives outlining Yeovil as the focus for development in the district; and promoting self containment at the 'Market Towns' with locally significant development, and small towns and villages with development to meet local needs.

V2b: Summary of Issues raised	Evidence base consideration	Policy or Proposal
could make specific mention of the particular role and function of Yeovil.		
Need to be bold in promoting the future of Yeovil as a Strategically Significant Town - otherwise there is a danger that it may be forgotten in favour of Taunton and Bridgwater. Need to ensure that land allocations provide for the required delivery of housing within the early years of the plan period and that the critical mass of development comes forward in such a way as to support its developing status. Well planned large scale allocations of land will bring greater community and economic benefits and will support the required infrastructure to deal with existing issues around transport and access to facilities.	This comment is too detailed to be considered within the strategic objectives (PPS12).	None required.
SO4 - Here and elsewhere in the document there is extensive reference to access to ICT. With the possible exception of the siting of telecoms masts it is not clear how this issue is to be dealt with through the planning system; one wonders whether this issue warrants a specific mention as a strategic objective of the Core Strategy of the planning system.	Strategic objectives should identify the key specific issues for the district (PPS12). High quality ICT can reduce the need to travel through enabling people to work at home.	Make suggested amendment.
SO5 - Whilst I applaud the reference to competition in the Economic Objective, this should also contain some reference to a growth aspiration (as determined by the RSS).	Strategic objective 8 describes “a thriving Yeovil etc... economy”, but agree that reference to economic growth should be explicitly considered as key issue.	Consider amending economic objective to specifically refer to growth.
SO13 - As even the central government has to undertake a consultation this summer before it is prepared to define the term Zero-Carbon or Carbon-Neutral it is confusing to adopt carbon neutrality as a strategic objective. Would it not be better adopt a more realistic aspiration e.g. significant reductions of carbon emissions over the period of the Plan.	This objective reflects a Goal in the Sustainable Community Strategy. “Move towards a carbon neutral economy by 2050” is considered vague, and require evidence that this is deliverable. Climate Change Act states 80% reduction in CO2 emissions by 2050.	Amend strategic objective to reflect Government proposals to reduce CO2 emissions by 80% by 2050.

STRATEGY

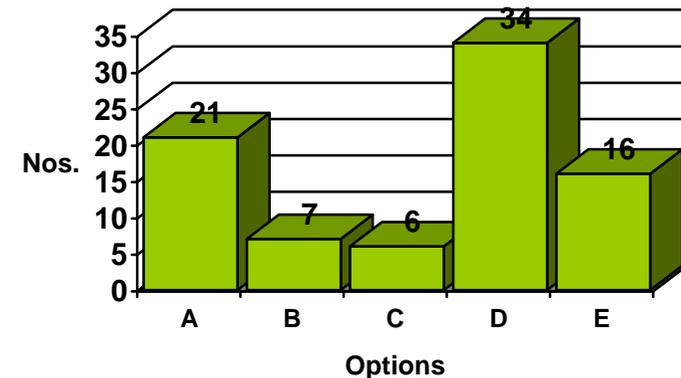
Option S1 – Levels of Development

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

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

Response Levels to Options

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



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

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

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

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

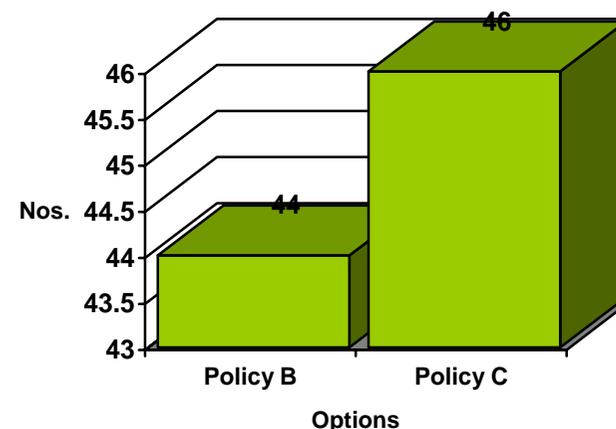
Option S2 – Distribution of Development

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

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

Response Levels to Options

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



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

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

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

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

Option S3 – Distribution of Development

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

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

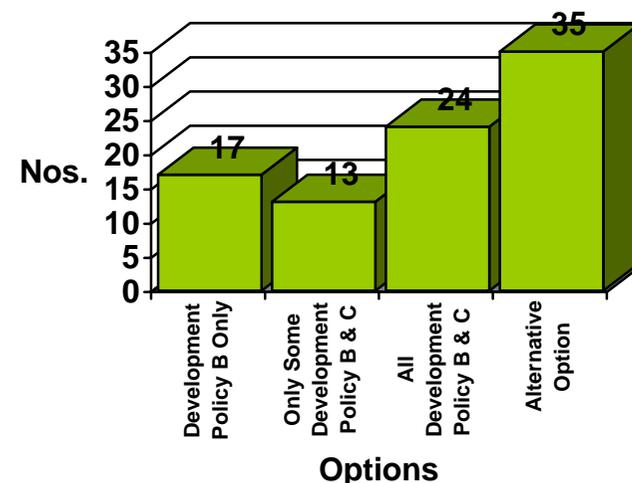
B. Distribute the residual dwellings and commensurate jobs, infrastructure etc to only some Development Policy B (Market Towns) and C Small Towns & Villages) settlements;

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

D. An alternative option.

Response Levels to Options

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



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

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

Option S4 – Sustainable Development

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

A. *50 dph;*

B. *60 dph;*

C. *70 dph;*

D. *An alternative density;*

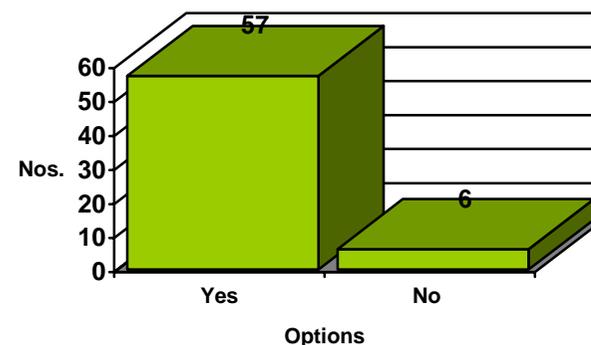
E. *Locationally-specific target densities set for different Development Policy A, B and C settlements (SSCT's, Market Towns, Small Towns & Villages) and elsewhere with higher densities in Town Centres than suburban areas, reflecting settlement form and housing need.*

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

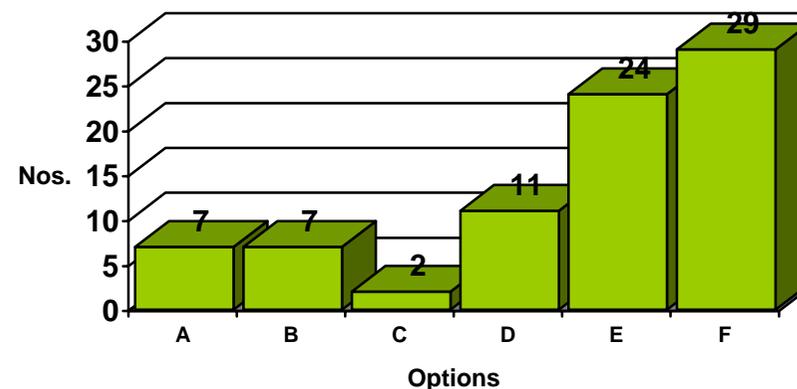
F. *An alternative option.*

Response Levels to Options

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



What should the minimum density for residential development be?



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

Option S5 – Sustainable Development

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

A. 40%;

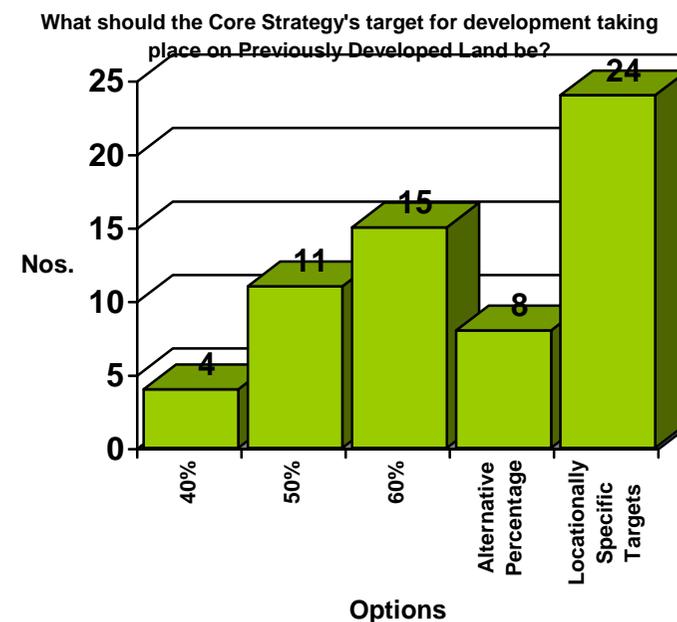
B. 50%;

C. 60%;

D. An alternative percentage;

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

F. An alternative option.



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

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

Other Issues – Strategy

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

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

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

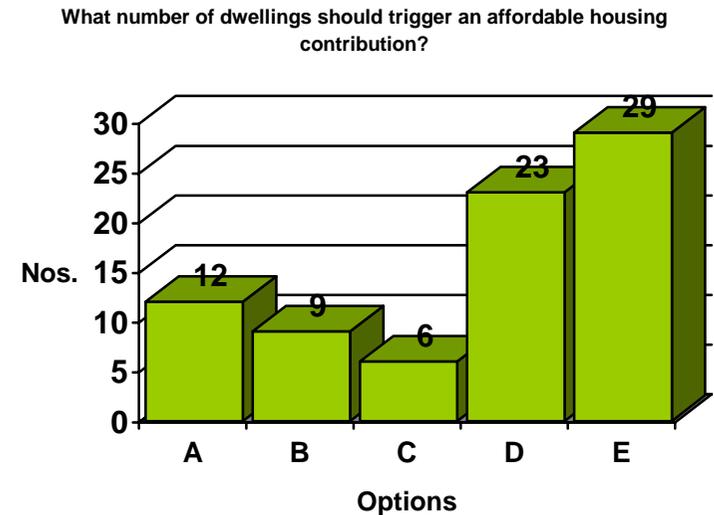
HOUSING

Option H1: Affordable Housing

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

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

Response Levels to Options



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

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

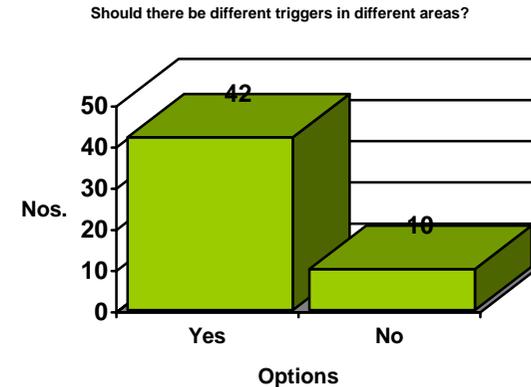
H1a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>The SHMA provides evidence that the index of need is very similar in urban and rural areas, although rural need is slightly lower, it surmises that this is at least partly caused by supply shortfalls in rural areas and therefore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

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

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

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

Response Levels to Options



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

A. SSCT - Yeovil;

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

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

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

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

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

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

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

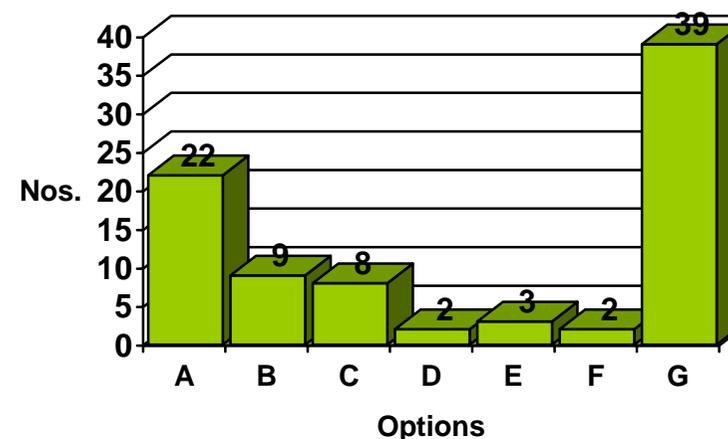
Option H2: Affordable Housing

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

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

Response Levels to Options

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



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

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

H2: Summary of Issues	Reasoning and evidence base		Policy/Proposal																														
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<p>In the short to medium term a target of 30 to 35% in light of the economic down turn. Maintain 35% for Yeovil and Development B settlements only. 50% to 60% of new housing in Yeovil and Development Policy B Towns should be owned directly by local authorities or registered social landlords. Homelessness is a major "cause of concern" in South Somerset but what in practical terms is being done about it? Not a lot by the authorities (but see below regarding individual enterprise in this area). Relying on physically provided affordable homes is not going to achieve much; rather we think that most developers contributions - if any - should go to social housing.</p>																																	
<p>Set a percentage of around 40%, with up to 5% of this figure being for key worker housing.</p>																																	
<p>As in the adopted local plan (35%).</p>																																	
<p>Build affordable housing where there is a needed if it is not local then the development adds to commuting requirements.</p>																																	
<p>Greenfield sites, larger key sites and urban extensions should provide higher percentages.</p>																																	
<p>Recommend that a site specific requirement of 25-30% be applied to all sites of 5 or more dwellings.</p>																																	

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

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

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

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

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

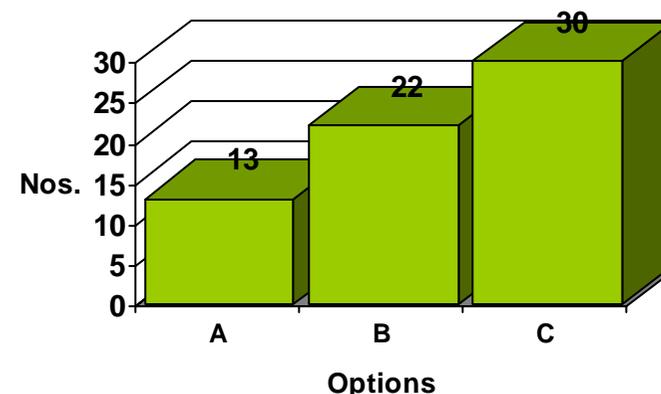
Option H3: Affordable Housing

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

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

Response Levels to Options

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



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

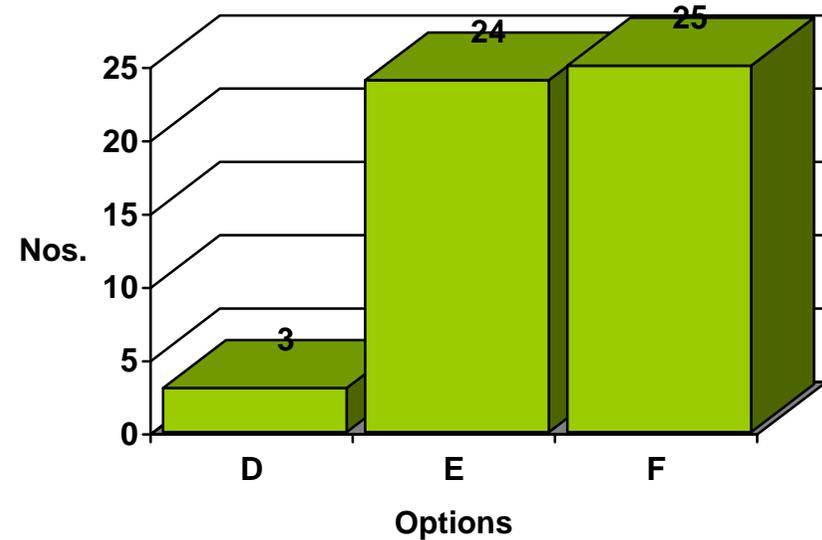
H3a: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>policies for the provision of affordable housing and Gypsy and Traveller sites (HG9 and HG10 & HG11).</p> <p>See responses to Option H5.</p>	<p>off. Both should be considered.</p> <p>See responses to Option H5</p>
<p>Covenants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

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

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

Response Levels to Options

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



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

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

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

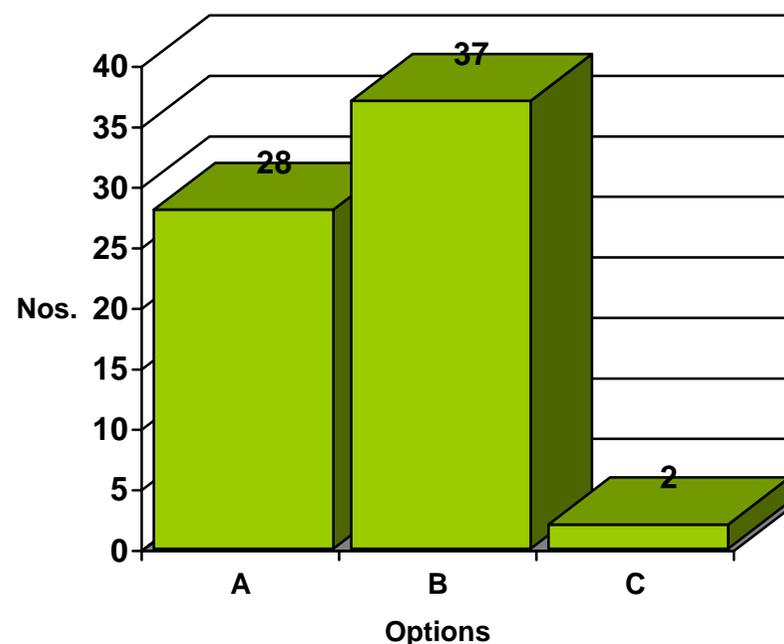
Option H4: Affordable Housing

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

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

Response Levels to Options

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



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

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

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

Question QH1: Affordable Housing

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

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

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

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

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

Option H5: Gypsies and Travellers

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

A. Criteria to address the following only:

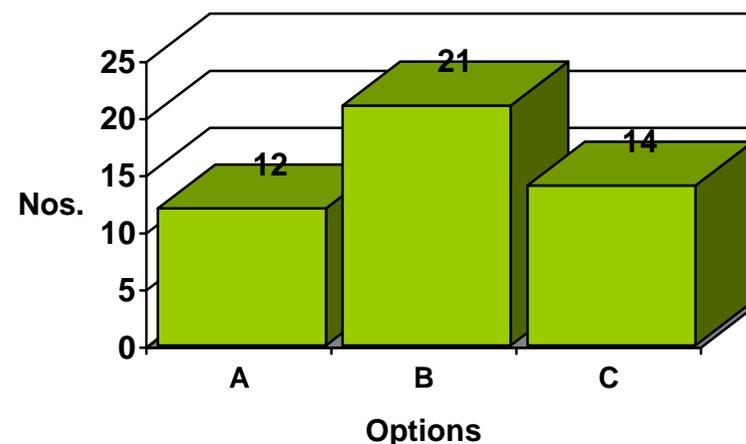
- Site access, parking and road safety of occupants
- Landscaping and visual amenity
- Proximity to contaminated land
- Access to the highway network

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

C. Another option not suggested above.

Response Levels to Options

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



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

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

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

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

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

Question QH2: Gypsies and Travellers

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

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

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

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

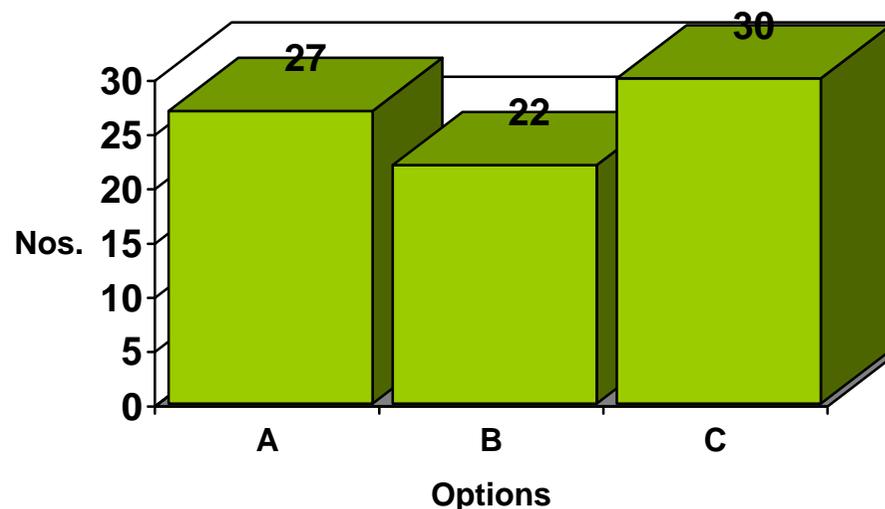
Option H6: Housing Demand

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

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

Response Levels to Options

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



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

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

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

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

Question QH3: Housing Demand

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

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

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

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

Question QH4: Empty Properties

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

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

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

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

Other Issues - Housing

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

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

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

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

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

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

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

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

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

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

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

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

ECONOMIC PROSPERITY

OPTION EP1 – LOCATION OF NEW ECONOMIC DEVELOPMENT

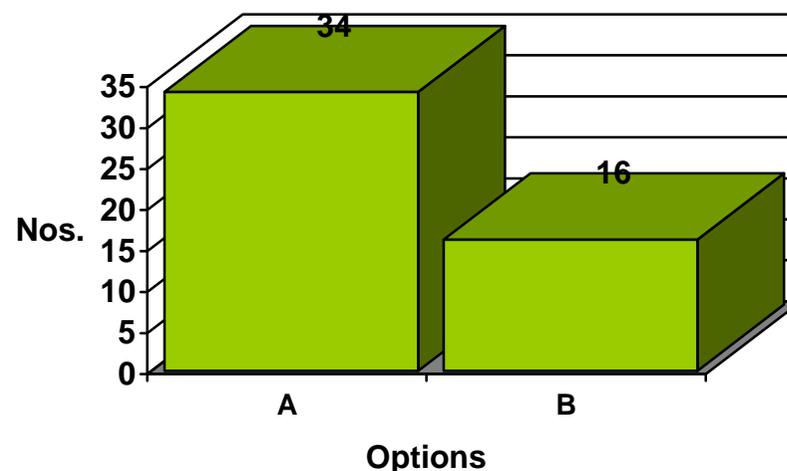
EP1: Based on the RSS housing figures, do you agree that we should be:

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>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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 31st 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 & 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>	

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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 & 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 & manage’ approach to managing the supply of employment land.</p>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
	<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>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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 31st 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 & 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>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
	<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>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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>

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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"> • How much of the building should be

EP1: Summary of Issues	Evidence base consideration	Policy or Proposal
		residential/economic <ul style="list-style-type: none"> • Inclusion of a Business Plan to assess the viability of the proposed business • Design of the conversion – should live/work be clearly separated • Temporary permission until proved viable.
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:

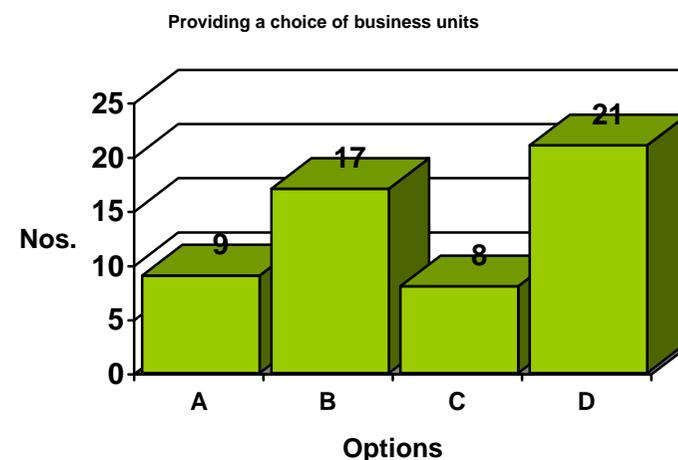
A. Making it a requirement that on larger sites, a proportion of the development is for smaller business units;

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



EP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<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>

EP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<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 & 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 & 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>
<p>Is it meaningful to refer to the findings of the Employment Land Review when these are not available?</p>	<p>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.</p>	<p>None required.</p>

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
1) Allocated Employment Land		
<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>

QEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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"> • For non-B use class employment generating uses, • For mixed-use re-development, including residential uses, taking account of the potential for higher employment densities, and • For residential only”. <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>

QEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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>
2) Existing Employment Sites/Premises		
<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>

QEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<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"> 1. A community use such as leisure or low cost homes with covenants would be suitable. 2. Community and education and training uses could 3. Housing 4. Mixed-use or residential use 5. Other uses - hotel, hostel, technical college, training centre, house the homeless etc. 	<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
1) Allocated Employment Land		
<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
2) Existing Employment Sites/Premises		
<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 & 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 & 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"> 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 & food processing. 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. 	<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 & 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>

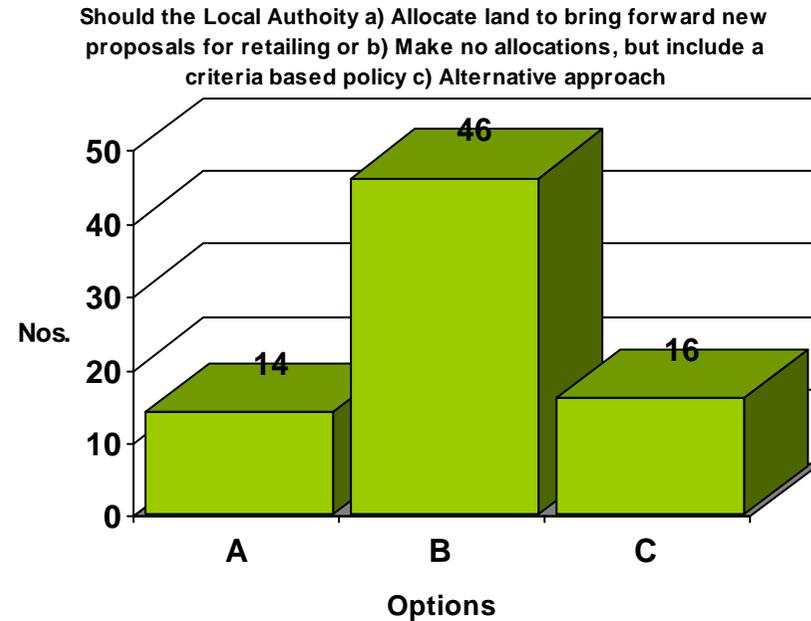
Town Centre Uses

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"> 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. 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
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"> 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. 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.
<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
	Consideration of the location of housing development will therefore be informed by the South Somerset Settlement Role and Function Study 2009.	
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.	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.	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.
Do not promote out of town developments for shopping. They require a car rather than public transport. Keep retail in towns/villages accessible.	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: a) Assess the need for development; b) Identify the appropriate scale of development; c) Apply the sequential approach to site selection whereby locations are considered in the order: (i) town centre (ii) edge of centre (iii) out of centre locations ; d) Assess the impact of development on existing centres; e) Ensure that locations are accessible and well served by a choice of means of transport, especially public transport, walking and cycling. These also form the key considerations to be	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.

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"> • Support economic activity appropriate to the scale of the settlement • Provide a range of services to best meet the needs of the settlement and its surrounding area • Meet identified local housing needs.
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"> (i) town centre (ii) edge of centre (iii) out of centre locations. <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"> 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. 2. Ensuring policies and proposals for Yeovil are in compliance with the LTP. 3.

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
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 rd 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.

QEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
	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?

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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.

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
<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>

QEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
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

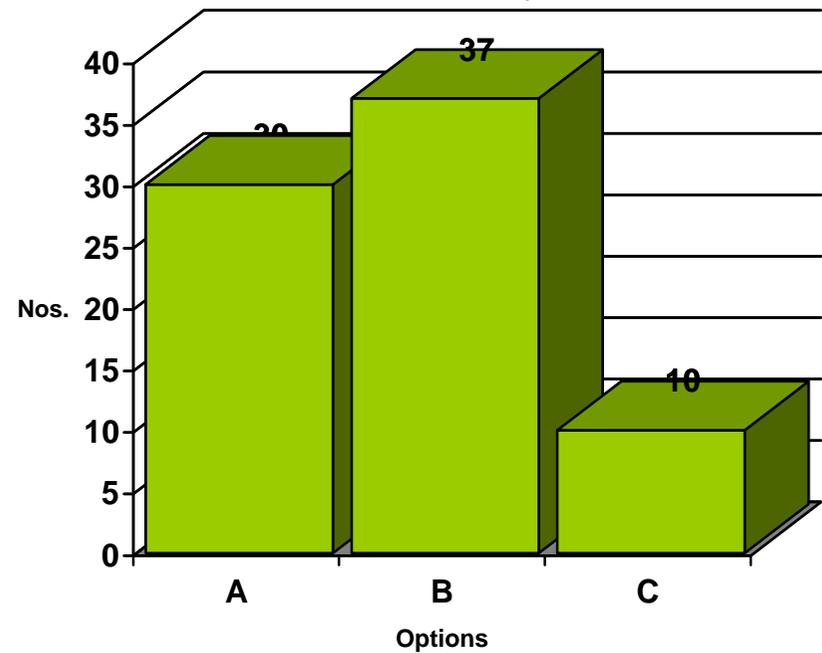
EP4: Retain Local Plan Policy MS1, but clarify how an applicant can demonstrate that ‘every reasonable attempt to secure suitable business or local community re-use’.

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>

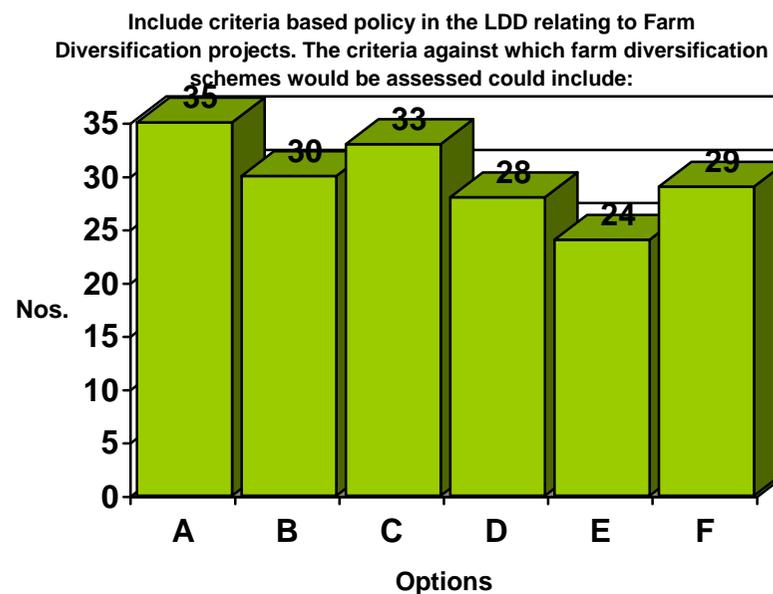
EP4: Summary of Issues	Evidence base consideration	Policy or Proposal
	<p>other suggestions under 'C'. The expertise required to assess whether "every reasonable attempt" has been taken will be determined by the nature of the criteria included in the policy. It is possible that the necessary skills already 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.		

EP5: Summary of Issues	Evidence base consideration	Policy or Proposal
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?

QEP5: Summary of Issues	Evidence base consideration	Policy or Proposal
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 & 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?

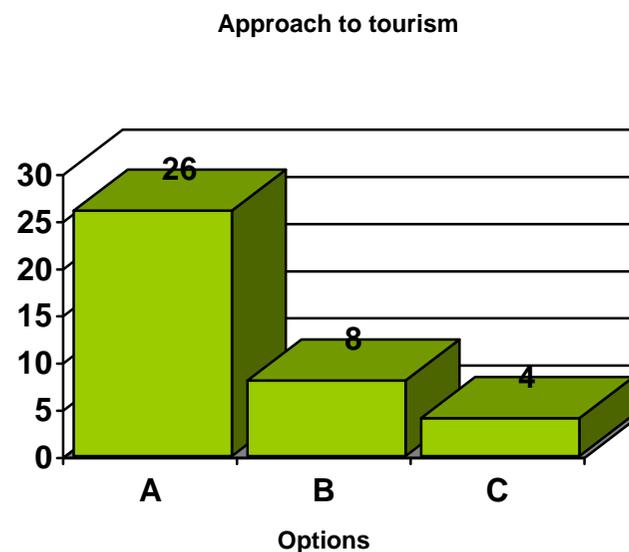
QEP7: Summary of Issues	Evidence Base Considerations	Policy or Proposal
<p>The Core Strategy should recognise that the importance of tourism to the local economy is such that it demands its own policy section. This should be extended to address the wider range of issues and broader topics set out above 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"> • Whilst development should normally be 	<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"> 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. 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. The Core Strategy should again provide a means by which such balance can be achieved. 	<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>	

EP6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
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

Summary of Other Issues	Evidence Base Considerations	Policy or Proposal
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 & 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>

TRANSPORT AND ACCESSIBILITY

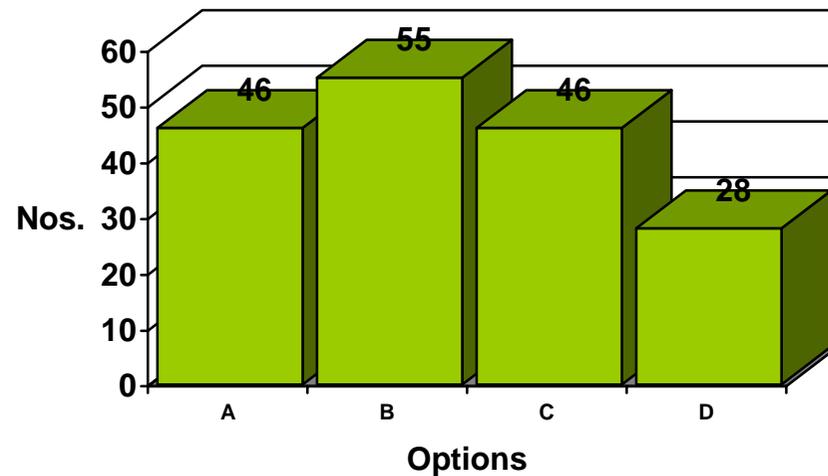
OPTION TA1 – Public Transport

TA1: *In order to improve public transport, which of the following should the Core Strategy achieve (tick all that apply):*

- A.** *New development should be located/designed to optimise high quality public transport accessibility;*
- B.** *Protect and improve public transport routes/hubs and support the creation of new ones where possible;*
- C.** *Seek to expand Demand Responsive Transport;*
- D.** *An alternative option.*

Response Levels to Options

Which of the following should the Core Strategy achieve?



TA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
A combination of all 3 options should be sought rather than a single approach.	A 'step change' in prioritising sustainable travel should take place in Yeovil as a Strategically Significant City or Town, and sustainable travel encouraged elsewhere, including through design (Manual for Streets, RSS Proposed Changes, PPG13).	Prioritise sustainable travel will be a key factor in considering the locations of new development through provision of walking and cycling routes and public transport.
Expand allocation of free bus passes.	Not within the remit of the core strategy.	None required.

TA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Increase bus service frequency to smaller settlements within the district, and more emphasis on public transport for commuting to work in Yeovil and category B settlements.	Sustainable travel and improved public transport facilities should be sought, especially in Yeovil (RSS Proposed Changes). Increased service frequency to smaller settlements may be difficult to achieve (there has been a general trend in recent years of service withdrawals). Transport improvements to enable Yeovil to achieve significant economic growth is an investment priority (LTP2).	Promote improvements in public transport provision as a development requirement, especially in Yeovil as a strategically significant town.
Introduce park and ride (in Yeovil).	A previous study has indicated that park and ride is unviable in Yeovil up to 2016 – the emerging Yeovil Transport Strategy Review 2 (YTSR2) will review this.	Await findings of the YTSR2.
Consider radical measures such as reopening Somerton, Langport and Chard Junction train stations, and a new halt at Sparkford.	The potential for re-opening train stations should be explored (PPG13). LTP2 only considers Chard Junction, stating that its re-opening would add to journey times and infrastructure constraints mean stops may not be able to be accommodated within timetables, as well as being located 4km south of Chard. The potential reopening of Chard Junction would require a feasibility study but is an element of the longer term strategy and should be protected against proposals that might prejudice this (LTP2).	Somerton, Langport and Sparkford would require feasibility prior to any firm proposal in the core strategy (earlier assessment has shown there is no economic case). The potential re-opening of Chard Junction is being assessed within the emerging Chard Regeneration Framework.
Encourage public transport (extra bus stops, improved facilities such as better information at bus stops, affordable), cycling, walking, car sharing - linking bus routes with the walking/cycling network.	Improved public transport facilities should be promoted, particularly at Yeovil. Government policy (PPG13, RSS) encourages other sustainable travel modes such as walking, cycling and car sharing. The core strategy will not be able to influence affordability of public transport.	Promote improvements in public transport as a development requirement, especially in Yeovil as a strategically significant town.
Seek travel plans from all new development sites.	Travel plans should be submitted if the proposal is likely to have significant transport implications (PPG13), so it would not be possible to seek travel plans for 'all' proposals. Yeovil's entire urban area has been designated as an Air Quality Management Area so travel plans should	Seek travel plans in and around Yeovil for developments that will generate significant amounts of traffic, and elsewhere as appropriate.

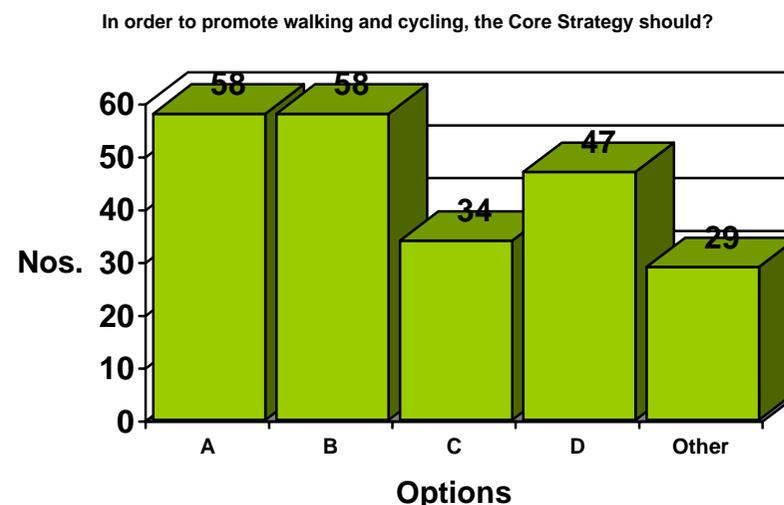
TA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	accompany development proposals that would generate significant amounts of traffic in, or near to, this area (PPG13).	
Public transport should be available from the first day development is complete.	A laudable objective but too prescriptive for the core strategy - will need to be determined on a site-by-site basis.	Promote early provision of public transport in major new developments.
Car ownership is essential in the district and will be the major form of transport, so accommodate its use – availability of “high quality public transport” is very limited in a rural area such as South Somerset.	Car travel will continue to have a major role, particularly in a largely rural district, but it is necessary to promote sustainable travel to help tackle climate change, traffic congestion and promote healthier living e.g. encouraging more sustainable travel modes and ensuring good access to jobs, shops, leisure facilities and other key services (PPS1, PPG13, RSS Proposed Changes).	Promote sustainable travel in new development, particularly in Yeovil, whilst accepting that essential upgrades to the road network may be required to cope with traffic growth. Such upgrades will emerge from the Infrastructure Delivery Plan and appropriate financial contributions will be sought from development.
Need to provide a link between Yeovil’s two railway stations and the town centre.	Yeovil Pen Mill has good walking/cycle links with the town centre, but no bus service. Yeovil Junction has a bus service but not walking/cycle links – land ownership issues need to be resolved to allow a feasible walking/cycle link. The emerging YTSR2 is investigating improved links.	Reflect YTSR2 findings on improving links between the two railway stations and the town centre.
Under investment in transport planning by Somerset County Council should not be substituted by developer contributions.	Developer contributions should only be used to mitigate the impact of the proposed development. The Community Infrastructure Levy may replace this system in the future.	Consider in planning obligations policy.
Specific mechanisms for retention and improvement of public transport should be considered on a site-by-site basis and delivered through the Development Control system.	The core strategy should not be too prescriptive, but public transport should be encouraged and any particular ‘strategic’ public transport issues can be dealt with in the core strategy e.g. links to Yeovil’s urban extension.	Consider in planning obligations policy.
Bullet B: you do not say how you will be delivering the new public transport routes/hubs.	The delivery of new public transport routes/hubs requires further work – to be informed by the Infrastructure Delivery Plan.	Ensure public transport improvements required from new developments are deliverable.

OPTION TA2 – Walking and Cycling

TA2: In order to promote walking and cycling, the Core Strategy should (please tick all that apply):

- A. Protect and improve existing cycling and pedestrian routes;***
- B. Provide cycle and pedestrian routes to link new development with new/existing services;***
- C. New development should be located / designed to prioritise the needs of pedestrians and cyclists over cars;***
- D. Provide facilities for secure bicycle parking within new development;***
- E. An alternative option.***

Response Levels to Options



TA2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Combination of all four options should be sought rather than a single approach.	This is supported in Government policy (PPG13, RSS).	Promote walking and cycling in the location and design of new development, particularly at Yeovil and Chard where increased development offers greater potential to increase walking and cycling. Incorporate the principles of encouraging walking and cycling within a Development Management policy.
Provide more cycle routes and make walking/cycling a key objective e.g. pedestrians should be given priority at crossings, and consider pedestrianising town centre areas.	Walking and cycling is supported in Government policy (PPG13, RSS). Pedestrianisation of town centres is likely to be too detailed for the core strategy to address, unless it is considered 'strategic'.	Promote walking and cycling in the location and design of new development, particularly at Yeovil and Chard where increased development offers greater potential to increase walking and cycling. Incorporate the principles of encouraging walking

TA2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
		and cycling within a Development Management policy.
Potential to increase cycling levels is worded negatively in para 7.13, as there are examples of very high cycling levels in hilly areas. Although there is relatively low potential to increase cycling levels in Yeovil, Wincanton and Crewkerne, there is medium potential in Chard and Ilminster.	Cycling should be encouraged, but the wording in para 7.13 reflected the LTP2 stating “demand for cycling is very sensitive to topography”. The emerging University of West of England study focuses on how to increase cycling and walking in Yeovil.	Recognise that topography could impact on cycling levels in considering the location of new development – impact of topography means there is relatively low potential to increase cycling levels in Yeovil, Wincanton and Crewkerne, but medium potential in Chard and Ilminster.
Development should contribute towards the improvement of walking and cycling links beyond development boundaries, not just within.	Transport at urban extensions should be focused sustainable links with the existing settlement (RSS). The improvement of pedestrian/cycle links beyond the development boundaries will need to be related to the development (unless/until Community Infrastructure Levy is implemented).	New development should provide walking and cycling links with existing development and appropriate contribution put forward to develop off-site - improvements relevant to the development in question. Incorporate within a Development Management policy.
It will not always be appropriate to prioritise pedestrians and cyclists over the car; this would distort the reality of life in a rural district.	Give priority to people in town centres, local neighbourhoods and other areas with a mix of land uses (PPG13), especially at Yeovil as a SSCT.	Promote walking and cycling in the location and design of new development, particularly at Yeovil and Chard where increased development offers greater potential to increase walking and cycling. Incorporate the principles of encouraging walking and cycling within a Development Management policy.
The location of the proposed Yeovil urban extension close to the town centre will enable journeys to be made by walking and cycling.	Transport at Yeovil’s urban extension should be focused on sustainable links with the rest of the town (RSS). Yeovil’s topography promotes level east to west routes rather than hillier north to south and new cycle provision should focus on this flatter corridor (Yeovil Transport Strategy, Cycling Strategy).	Locating Yeovil’s urban extension close to the town centre to should encourage sustainable travel and will be taken into account when determining the location of the urban extension(s) via the Sustainability Appraisal.
Option B would depend on proximity of existing footway/cycle network – full connection may not be possible due to cost and land ownership issues.	This may be an issue in some circumstances but the core strategy should promote these links, reflecting Government policy (PPG13).	Seek to link new development with cycle and walking routes.
Option D; add “some” between “provide” and “facilities”.	Inserting “some” into option D would be too vague – specific standards will need to reflect the Countywide parking strategy.	Reflect the county-wide parking strategy standards in Development Management policy.

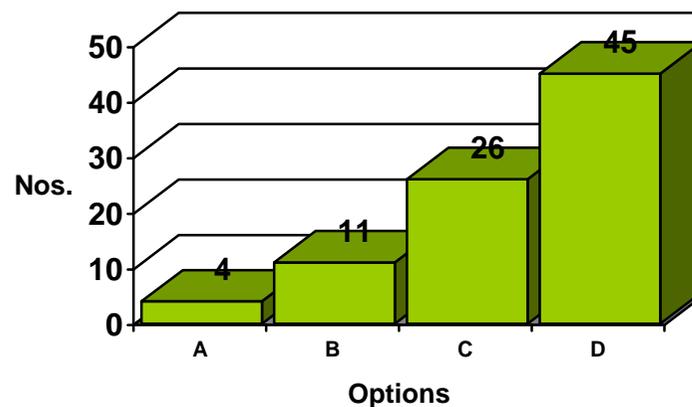
OPTION TA3 – Traffic Congestion

TA3a: *In order to reduce the amount of traffic on South Somerset's roads, which of the following traffic demand management measures should be introduced:*

- A. Congestion charging;**
- B. Workplace parking levies;**
- C. Parking strategies, including charges;**
- D. Management of road space including bus priority.**

Response Levels to Options

which of the following traffic demand management measures should be introduced?

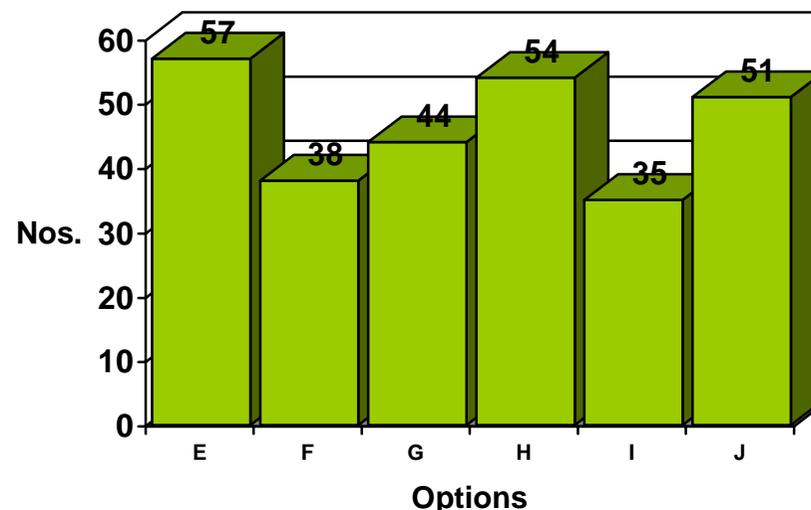


TA3b: Which of the following ways of improving travel choice should be introduced:

- E. Measures to improve travel choice;**
- F. Travel plans and travel awareness;**
- G. Car clubs/car sharing;**
- H. School and Education Travel Planning;**
- I. Visitor Plans;**
- J. Public Transport Information Systems.**

Response Levels to Options

Which of the following traffic demand management measures should be introduced?



TA3a & b - Summary of Issues	Evidence Base Consideration	Policy or Proposal
Consideration of all the measures in option TA3 is desirable, however not all will be viable in South Somerset e.g. a car club in Yeovil has recently ceased business as the market was not there at this time. Proposed measures must be considered carefully to determine their suitability and probably return on investment so cannot be implemented as blanket requirements.	Options A-D represent the more 'difficult' options, but should be considered for Yeovil (RSS Proposed Changes) – await emerging YTSR2. Due to the highly car dependent nature of Somerset, workplace charging could have negative consequences (Countywide Parking Strategy, LTP2). There will need to be supporting evidence to justify introduction of the demand management measures in specific settlements, associated with new development.	Focus incorporation of demand management and sustainable travel measures at Yeovil when proposing new development - awaiting YTSR2 findings.
The demand management measures in Option TA3 A – D should not be introduced until	Options A-D represent the more 'difficult' options, but should be considered for Yeovil (RSS	Focus incorporation of demand management and sustainable travel measures at Yeovil when

TA3a & b - Summary of Issues	Evidence Base Consideration	Policy or Proposal
satisfactory alternatives are in place e.g. public transport and walking/cycling measures (options TA1 and TA2).	Proposed Changes) – await emerging YTSR2. Due to the highly car dependent nature of Somerset, workplace charging could have negative consequences (Countywide Parking Strategy, LTP2). Agree that viable alternatives to the car should be provided in new development.	proposing new development – awaiting YTSR2 findings.
Congestion charging and Workplace parking levies anywhere in South Somerset would be totally inappropriate and involve totally disproportionate costs, causing a detrimental impact on the competitiveness of employment sites – considered better suited to large urban conurbations	Congestion charging and charging regimes are unlikely, but should be considered for Yeovil as a SSCT (RSS Proposed Changes). Due to the highly car dependent nature of Somerset, workplace charging could have negative consequences (Countywide Parking Strategy, LTP2). There would need to be robust evidence to justify – the emerging YTSR2 should provide further evidence.	Await YTSR2 findings on possibility of congestion charging and workplace parking levies.
In terms of parking strategies, the mistakes of the past (inadequate parking provision as a result of over zealous parking restrictions) should not be repeated – more flexible policies are more appropriate than simple formulaic restraints.	Flexible policies will be appropriate in order to account for the diversity of the district. Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy).	Consider the detailed parking policies and standards set by SCC in the emerging County wide Parking Strategy – these are being reviewed shortly.
Improving the management of road space including bus priority is supported, where circumstances allow.	Should be considered at Yeovil (RSS Proposed Changes) – await emerging YTSR2.	Await YTSR2 findings on bus priority measures and links with new development.
Travel Plans, Car Clubs, walking/cycling, use of public transport, School and Education Travel Planning, and ‘Plus bus’ transport by major companies for their employees are supported, especially in Yeovil.	Sustainable travel measures should be promoted in new development, in conjunction with SCC (PPG13, RSS). Specific measures for Yeovil will be set out in the emerging YTSR2.	Promote sustainable travel measures in new development e.g. walking, cycling, public transport. Await YTRS2 findings on specific measures for Yeovil.
None of the demand management measures proposed – should provide better roads.	Past efforts to deal with traffic growth by simply building more roads have largely failed as the new roads quickly become congested themselves. A different approach is required to more effectively manage traffic growth from new development i.e. encouraging alternatives to the private car.	Promote demand management and sustainable travel measures in new development e.g. walking, cycling, public transport.

OPTION TA4 – Traffic Congestion

TA4: Which of the measures in option TA3 above should be a priority for (state relevant demand management ‘letter(s)’ after the settlement(s)):

A. Yeovil;

B. Chard, Crewkerne, Ilminster and Wincanton;

C. Bruton, Castle Cary/Ansford, Langport/Huish Episcopi, Martock, Milborne Port, Somerton, and South Petherton;

D. An alternative settlement option.

TA4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Support the promotion and delivery of demand management measures within options A-J and recommend they are all investigated where appropriate – demand management is particularly important in South Somerset due to the existing capacity constraints affecting the Strategic Road Network.	All measures should be considered at Yeovil (RSS Proposed Changes), which the emerging YTSR2 will assess. Some measures may be appropriate elsewhere across the district where new development necessitates the need.	Await YTSR2 findings on appropriate measures for Yeovil that can be delivered through new development.
School and education travel planning in option C settlements.	Travel plans should be submitted if the proposal is likely to have significant transport implications (PPG13).	Require travel plans for new development if appropriate in line with PPG13.
All ways of improving travel choice should be a priority in Yeovil and option B settlements.	Appropriate to consider all options for Yeovil, and potentially elsewhere in the district depending on the scale of proposed development and existing travel choice, although this may be too prescriptive for the core strategy.	Await YTSR2 findings on appropriate measures for Yeovil that can be delivered through new development. Promote improving travel choice in new development elsewhere through walking and cycling links, public transport – incorporate with a Development Management policy.
Measures to improve travel choice, travel plans, and car clubs/car sharing should be a priority for option B settlements.	These measures may be appropriate associated with new development in larger settlements where evidence permits, although this may be too prescriptive for the core strategy.	Promote these measures in Policy B settlements based upon evidence that new development would generate them.
Car clubs/car sharing and measures to improve travel choice should be a priority in option C settlements.	Include these measures in new development where appropriate to promote more sustainable travel.	Promote sustainable travel in a Development Management policy.

TA4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Management of road space including bus priority is a priority for Yeovil and option B settlements.	This will be considered at Yeovil as part of the emerging YTSR2 and new development proposed for the town. Evidence will need to demonstrate its requirement from new development in Policy B settlements.	Await YTSR2 findings on management of road space in Yeovil that will be required through the delivery of new development. Promote in Policy B settlements if evidence permits.
Management of road space including bus priority should be a priority for option C settlements.	Unlikely to be feasible in Policy C settlements – there would need to be specific evidence that new development will require this measure in smaller settlements where traffic congestion is not as significant as in Yeovil.	Not appropriate.
Measures to improve travel choice should be a priority for Charlton Musgrove.	Too prescriptive to be this specific for a village, but these measures should be encouraged generally (PPG13).	Encourage measures to improve travel choice from new development in general through a Development Management policy.
Workplace parking levies should be introduced in option B settlements; Congestion charging should be introduced in option B and option C settlements.	Will require consideration at Yeovil due to its regional significance, as part of the emerging YTSR2. Due to the highly car dependent nature of Somerset, workplace charging could have negative consequences (Countywide Parking Strategy, LTP2). There is no evidence to suggest that this would be appropriate elsewhere in the district.	Not required.
All options apply equally to the towns and villages.	The level of traffic congestion as result of proposed development will vary significantly across the district, so it would not be appropriate to apply the same measures everywhere, although sustainable travel should be encouraged in general.	Promote sustainable travel in considering the location and scale of new development through a Development Management policy, with specific measures based upon evidence e.g. YTSR2.
Other ways to reduce traffic congestion exist such as improving road capacity by redesign; re-route commercial traffic away from areas of congestion; provide more parking adjacent to main roads; use of intelligent traffic signals.	It would be too prescriptive and it is not the core strategy's role to focus on specifics such as these, which are primarily the responsibility of Somerset County Council.	Not required.
The demand management measures listed are unlikely to influence travel demand in a rural district with limited public transport, except possibly in Yeovil. Car parking and traffic	Accept, but all measures should be considered for Yeovil as a SSCT (RSS) – await YTSR2. The rural nature of the district means that it will not be viable to introduce some demand management	Promote sustainable travel in considering the location and scale of new development through a Development Management policy, with specific measures based upon evidence e.g. YTSR2.

TA4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
management should be used positively to improve travel conditions, rather than to force use of other modes.	measures. Sustainable travel in considering new development should be encouraged generally (PPG13).	
The design and construction of towns will defeat proposals.	This may be an issue for the management of road space (e.g. see emerging YTSR2), but new development should abide by the principles of promoting sustainable travel.	Promote sustainable travel in considering the location and scale of new development through encouraging walking and cycle routes, public transport.

Question TA1 – Traffic Congestion

QTA1: Should Park and Ride be introduced in Yeovil? Can you suggest any appropriate broad locations?

QTA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
The concept of Park and Ride in Yeovil is supported, but stress the importance of considering impacts upon the Strategic Road Network – further study required.	Park and Ride was not considered feasible within the Yeovil Transport Strategy Review as part of LTP2 as it would require a very substantial subsidy as service revenue would be insufficient to cover its cost. Further work is to be carried out through the emerging Yeovil Transport Strategy Review 2.	Reflect YTSR2 findings on Park and Ride.
The costs of the additional transport leg from a proposed Park and Ride site would need to be heavily subsidised, but may be justified by reduced congestion and road wear.	This was the case in the past (see comment above), but further work is to be carried out on the viability of Park and Ride and potential locations through the emerging Yeovil Transport Strategy Review 2.	Reflect YTSR2 findings on Park and Ride.
Suggested locations: Cartgate roundabout/A3088 Alvington area; Babylon Hill; A37 Brimsmore/Thorn Lane; A37 Dorchester Road; A37 near Ilchester; A30 Crewkerne Road; Council Offices, Brympton Way on Saturdays; Yeovil Showground on weekdays; Pittards (near Yeovil PM) on Saturdays; Yeovil Town football club on week days; the two railway stations; Mudford Rec car park; Yeovil Marsh/Chilthorne Domer.	Further work is to be carried out on the viability of Park and Ride and potential locations through the emerging Yeovil Transport Strategy Review 2.	Reflect YTSR2 findings on Park and Ride.

A Light Rail Tramway could connect Cartgate with the town centre and train stations.	Highly unlikely to be feasible or economically viable.	Not required.
Develop a Park and Ride site within the urban extension to Yeovil.	Further work is to be carried out on the viability of Park and Ride and potential locations as part of the emerging Yeovil Transport Strategy Review 2.	Reflect YTSR2 findings on Park and Ride.

OPTION TA5 – Parking

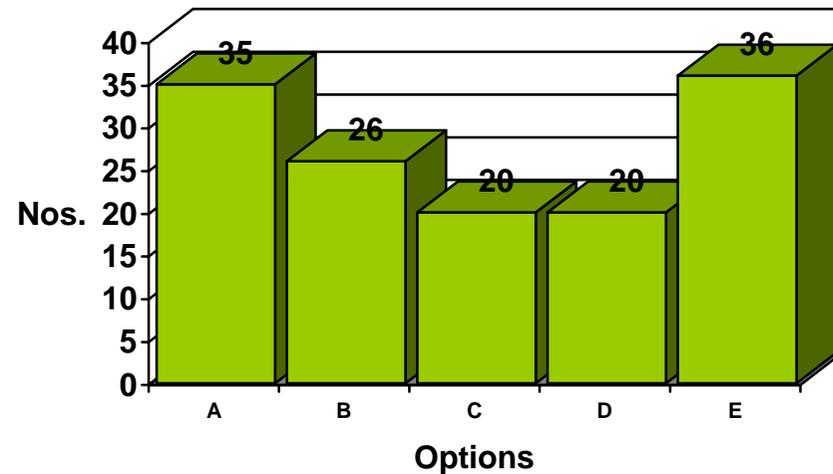
TA5: RESIDENTIAL PARKING STANDARDS

A: Should residential parking standards be based upon (tick any that apply):

- A. Dwelling size (number of bedrooms);***
- B. Accessibility to public transport;***
- C. Accessibility to services/community facilities;***
- D. Availability of on-street parking;***
- E. An alternative option (please state).***

Response Levels to Options

Should residential parking standards be based upon?

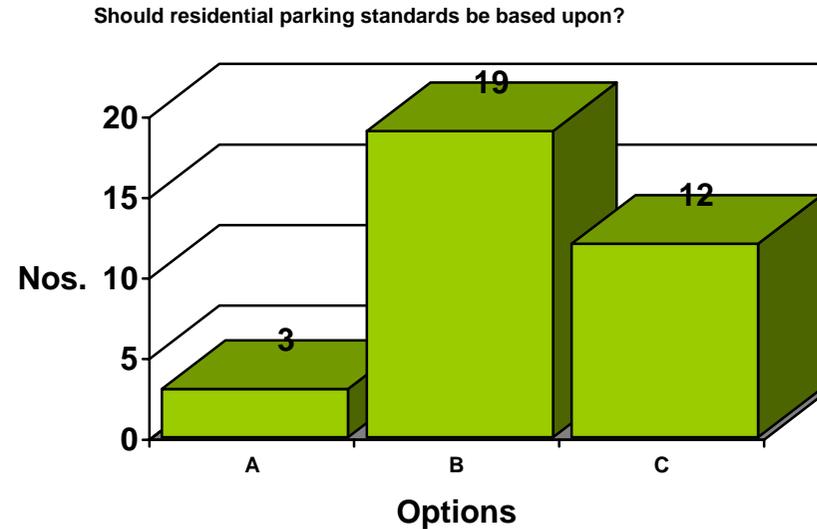


TA5: RESIDENTIAL PARKING STANDARDS

b: Alternatively, do you think:

- A. There should be a single residential parking policy that applies across South Somerset;**
- B. Each ‘tier’ of settlement should have parking standards (i.e. Yeovil; Market Towns; Small towns and villages; elsewhere);**
- C. Combination of all of the above.**

Response Levels to Options



TA5a & b - Summary of Issues	Evidence Base Consideration	Policy or Proposal
Residential parking standards should be based upon a combination of options A-D rather than one single issue, so there should not be a district-wide fixed level of provision.	Standards should promote sustainable transport choices – lower levels of provision should be provided where access to sustainable modes is high, particularly SSCTs i.e. Yeovil (RSS Proposed Changes). Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy).	Reflect the Countywide Parking Strategy standards – currently being revised.
There should not be any on-street parking, and each dwelling should have at least one parking space per bedroom.	Government guidance (Manual for Streets) recommends that, in most circumstances, at least some parking demand should be met with well designed on-street parking. The Countywide Parking Strategy sets 1 space for 1 bedroom	Reflect the Countywide Parking Strategy standards – currently being revised.

TA5a & b - Summary of Issues	Evidence Base Consideration	Policy or Proposal
	units, 2 spaces for 2-3 bedroom units, and 3 spaces for 4+ bedrooms. Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy).	
Develop the public transport system before considering how to provide parking spaces.	Improvements to public transport should be sought as part of development proposals (PPG13); in areas with high access to sustainable modes lower levels of parking should be provided (RSS Proposed Changes).	Seek improvements to public transport as part of new development, where necessary.
Policy should be realistic as people want to own cars.	Expected levels of car ownership is one of the criteria that should be considered in developing residential parking policies (PPS3). Car ownership is relatively high in South Somerset due to the rural nature of the district. Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy).	Reflect Countywide Parking Strategy parking standards – consider that many people require access to a car due the rural nature of the district.
There should be a minimum of two parking spaces per house to discourage parking in the too narrow housing estate roads.	This standard would be too high to promote sustainable travel choices in areas with good access to sustainable transport modes (RSS Proposed Changes), and doesn't accord with the Countywide Parking Strategy. Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy).	Reflect the Countywide Parking Strategy standards – currently being revised.
There should be a design-led approach to car parking that is related to location, housing mix, layout, density and street design.	It is important to promote good design and use land efficiently in considering standards (PPS3). It is likely that lower levels of provision will be sought in Yeovil (RSS Proposed Changes).	Reflect Countywide Parking Strategy parking standards – ensure residential parking standards promote good design and efficient use of land.
All new development should be orientated towards public transport, walking and cycling. Parking provision should not exceed one space	Parking standards should promote sustainable transport choices – in areas with high access to sustainable modes lower levels of parking should	Reflect the Countywide Parking Strategy standards – currently being revised.

TA5a & b - Summary of Issues	Evidence Base Consideration	Policy or Proposal
per dwelling.	be provided (RSS Proposed Changes). More than one space per dwelling is likely to be required for large homes (Countywide Parking Strategy).	
The core strategy needs to do no more than indicate that the level of parking provision should be design-led (para 16, PPS3).	PPS3 goes on to state that residential parking policies should take into account expected levels of car ownership, the importance of promoting good design and the need to use land efficiently (para 51). Accessibility strategies should be developed by the County Council in close partnership with the district council, containing detailed parking policies and standards (RSS Proposed Changes).	Reflect the Countywide Parking Strategy standards, ensuring the principles of PPS3 are incorporated.
There would seem to be little correlation between car ownership and access to public transport, services and community facilities. To restrict areas/settlements to different parking strategies could lead to unsustainable communities, resulting in concentrations of residents who cannot achieve car ownership in those areas of maximum restraint.	Areas where accessibility by sustainable travel modes is high means lower levels of parking provision for new development should be provided, particularly in Yeovil as a SSCT (RSS Proposed Changes).	Reflect the Countywide Parking Strategy standards – currently being revised.

Question TA2 - Parking

QTA2: Further to option TA3 – in order to encourage the use of other transport modes, do you think that it is realistic to reduce the supply of car parking spaces, thereby allowing some car parks to be redeveloped for other uses? Is this only appropriate for Yeovil, or should a reduction in car park spaces take place in any other settlements within the District?

QTA2 - Summary of Issues	Evidence Base Consideration	Policy or Proposal
Lower levels of off-street parking are supported in principle in town centres such as Yeovil, where access to walking, cycling and public transport should already be available.	Parking policies should help to support modal shift (PPG13). Long stay commuter parking is already at capacity in Yeovil, but charges are low in some cases and increasing these could help	Consider lower levels of off-street parking in Yeovil town centre. Reflect the Countywide Parking Strategy (which is currently being revised).

QTA2 - Summary of Issues	Evidence Base Consideration	Policy or Proposal
	control peak period congestion (Countywide Parking Strategy). Parking policy will be more flexible in other centres (outside Yeovil), considering the largely rural catchment areas, but also catering for tourism needs (Countywide Parking Strategy). The District-wide Parking Strategy seeks a rationalisation of car parks in Yeovil to enable the redevelopment of town centre sites.	
No – shoppers and visitors will be driven out of Yeovil.	The total parking stock should be managed to reflect local circumstances and the relative accessibility by sustainable modes (RSS Policy RTS3). Parking provision should be focussed on meeting the needs of shoppers, to support the viability of the town centre, but there is spare parking supply in Yeovil town centre (Countywide Parking Strategy). The Yeovil Urban Development Framework proposals should be taken forward but in a phased way to ensure there is adequate ongoing capacity (District Wide Parking Strategy).	Consider in the context of YTSR2 the rationalisation of car parking spaces in Yeovil town centre to enable proposals within the Yeovil Urban Development Framework to be developed.
Definitely not until alternatives to the private car are addressed – need to drastically improve public transport and cycle provision. Reduction of car parking is appropriate to cities but not suited to this district as a rural area where people rely on cars.	The total parking stock should be managed to reflect local circumstances and the relative accessibility by sustainable modes (RSS Policy RTS3). Yeovil is considered to be more accessible by virtue of being a strategically significant town.	Promote alternatives to the private car, focussed on Yeovil. Consider in context of YTSR2 the rationalisation of car parking spaces in Yeovil town centre to enable proposals within the Yeovil Urban Development Framework to be developed.
No – car parking spaces should be increased due to development growth in the district.	There is spare parking supply in Yeovil town centre (Countywide Parking Strategy). The Yeovil Urban Development Framework proposals should be taken forward but in a phased way to ensure there is adequate ongoing capacity (District Wide Parking Strategy).	Consider in context of YTSR2 the rationalisation of car parking spaces in Yeovil town centre to enable proposals within the Yeovil Urban Development Framework to be developed.
Maintain existing parking levels against a backdrop of housing growth, whilst redistributing to short-stay to facilitate the economic vitality of	The total parking stock should be managed to reflect local circumstances and the relative accessibility by sustainable modes (RSS Policy	Consider in context of YTSR2 the rationalisation of car parking spaces in Yeovil town centre to enable proposals within the Yeovil Urban Development

QTA2 - Summary of Issues	Evidence Base Consideration	Policy or Proposal
the town centre at the expense of available car-commuter (long stay) parking.	RTS3).	Framework to be developed, whilst promoting sustainable travel.
Park and Ride should be introduced in Yeovil together with a circulating integrated transport system to important parts of the town e.g. Hospital, bus/train stations.	Feasibility study has shown that Park and Ride is not currently viable (Countywide Parking Strategy), but this is being reviewed through the emerging Yeovil Transport Strategy Review 2.	Reflect findings of Park and Ride in the emerging Yeovil Transport Strategy Review 2.
Sustainable Drainage Systems (SUDS) should surface all parking areas.	SUDS should be promoted in order to better manage flood risk by reducing the volume and speed of surface water run off (PPS25).	Promote the use of SUDS in new car parks.

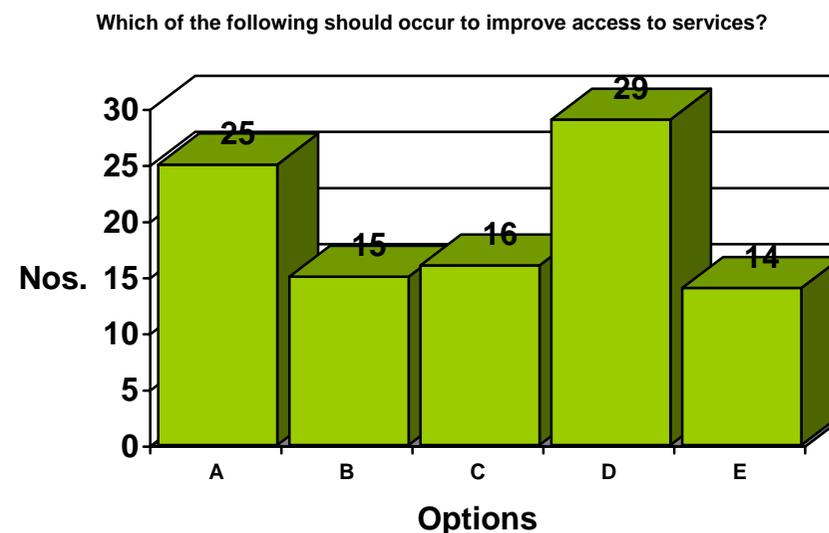
OPTION TA6 – Accessibility

TA6: Access to Services

Which of the following should occur to improve access to services:

- A. Encourage the location of essential services near to their users, and residential uses near to existing services;***
- B. Direct future development to locations accessible by public transport;***
- C. Encourage a mix of uses within new development;***
- D. All of the above;***
- E. An alternative option (please state).***

Response Levels to Options



TA6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Option D is supported in order to improve access to services; suggest adding a further bullet point “Development of multi-use paths to facilitate sustainable travel for access to services and recreation”.	Government policy (PPS1, 3, PPG13) supports a wide ranging approach in order to improve access to services, and encourages sustainable travel. There is a need for more localised provision of services, with post 16 education and adult learning, access to services in rural Chard, Ilminster, and Crewkerne and access to employment in Yeovil’s rural hinterlands all being identified as issues requiring further assessment (Accessibility Strategy, LTP2).	Ensure access to services is provided with new development, based upon the needs to particular places, using local accessibility assessments where possible.
Directing future development to locations accessible by public transport (option B) seems restrictive and unreal.	Future development should be accessible by sustainable transport modes (PPG13). The ‘strategy’ directs most development to Yeovil, which does benefit from better public transport provision. Public transport can be ‘built in’ with new development, so the option may be worded over restrictively.	Promote sustainable transport links with new development, particularly at Yeovil.
Directing future development to locations accessible by public transport (option B) will allow for better public transport provision in areas which are currently not well served e.g. northern outskirts/fringes of Yeovil.	Future development should be accessible by sustainable transport modes (PPG13), but public transport can be ‘built in’ with new development if necessary. Sustainable travel measures should be prioritised at Yeovil in particular (RSS Proposed Changes).	Promote sustainable transport links with new development, particularly at Yeovil.
Chard should have some form of bus station to help encourage people of Chard to use public transport.	Evidence would be needed to justify e.g. location, costs of running, current lack of terminating bus services. Refer to the emerging Chard Regeneration Framework.	Await findings of the Chard Regeneration Framework and consider.
New developments need services on site wherever possible in order to reduce the need to travel and build a stronger sense of neighbourhood and community.	This approach is supported in Government policy (PPS1, 3, PPG13). The emerging Infrastructure Delivery Plan will inform what services are required to deliver the growth.	Ensure adequate services are available for new development.
Development should be in sustainable locations and the balance to be considered will vary on a case by case basis.	Most development will be directed towards Yeovil and the other large towns (RSS Proposed Changes). The precise balance of services and dwellings will vary depending on development scale and location for example.	Reflect the RSS settlement strategy in developing South Somerset’s strategy for development.

TA6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Re-open Post Offices.	This is outside the scope of the core strategy.	None required.
The new urban extension to Yeovil should be easily accessible to the town centre.	This should help promote sustainable travel between the urban extension and the existing town.	Consider the need to promote sustainable travel in considering the location for Yeovil's peripheral growth.
Help existing shops and services survive and provide services with large developments.	Population growth may not solely be the solution to rural service decline (RSS Proposed Changes). New services should be provided with development where appropriate.	Ensure services are provided with new developments where required.
Bullet A: how will you encourage the location of services and residents?	The settlement strategy should seek to direct to development to places with an existing concentration of services (RSS Proposed Changes). The emerging Infrastructure Delivery Plan will inform the need for future service provision.	Reflect the RSS settlement strategy in developing South Somerset's strategy for development, ensuring services are provided in major new development as appropriate.

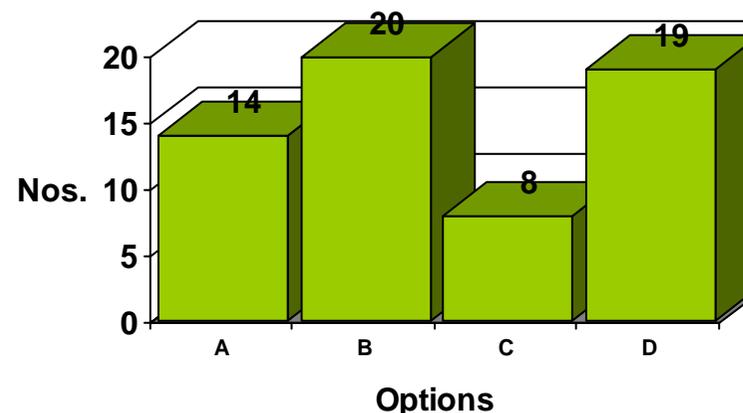
OPTION TA7 – Accessibility

TA7: Timing Of Service Provision

Where a requirement for services related to housing development (e.g. shops, healthcare, education, employment etc.) has been identified, should these services be in place:

- A. Immediately before housing is occupied;***
- B. At the same time as the housing becomes occupied;***
- C. After a set number of homes become occupied (please suggest a figure);***
- D. Different timings depending on the type of service (please suggest).***

Where a requirement for services related to housing development (e.g. shops, healthcare, education, employment etc.) has been identified, should these services be in place:?



Response Levels to Options

TA7: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Option A is preferred, as it is easier to influence the way people travel from the start, rather than later on, after residents have developed their own travel behaviour. However, commercial viability may not allow this to take place on all new developments.	Although it is preferable to influence residents' behaviour through the provision of services early on, this may not always be viable. The viability is likely to depend on the circumstances of a particular site so it is too prescriptive for the core strategy to indicate a figure.	Broadly set out that it is preferable for services to be provided as early as possible, but accept that this may not be viable all of the time.
The provision of local services is dependent on achieving viable levels of demand, which will vary for different kinds of service – options A and B are clearly not practicable as there would be little or no demand/custom at the outset. Sites can be reserved for local shops and services, but their development and use will depend on economic	It is too prescriptive to set out specific service provision timings within the core strategy, as it will depend on the circumstances of a particular site as to the viability.	Do not prescribe the timing of service provision, but encourage services to be provided early on where viable.

TA7: Summary of Issues	Evidence Base Consideration	Policy or Proposal
decisions by business and service providers – the core strategy cannot be so prescriptive as circumstances will vary significantly across sites and through time.		
Services should be in place after 50%/25%/10 homes become occupied.	It is too prescriptive to set this out in the core strategy, as it will depend on the circumstances of a particular site. The emerging Infrastructure Delivery Plan will inform future infrastructure requirements.	Do not set a threshold as to when services should be in place – encourage their early provision.
Health services and schools should be available from first occupation, but realistically must wait until they are sustainable financially. Shops should only be provided when they are potentially viable. Education and employment provision is unlikely to be adjusted to cope with one development.	The timing of service provision will largely depend on viability, which will vary according to particular site circumstances, so it is too prescriptive to set in the core strategy. The emerging Infrastructure Delivery Plan will inform future infrastructure requirements.	Do not set a threshold as to when services should be in place – encourage their early provision.
The provision of healthcare and education facilities are not the responsibility of the Local Planning Authority, and any such policies should be restricted to land allocation and appropriate contributions.	Close working with health and education services will be required to deliver the necessary health and education infrastructure. This will be explored in the emerging Infrastructure Delivery Plan.	Use findings of Infrastructure Delivery Plan to inform delivery of health and education facilities.
The market best serves employment opportunities - employment cannot be forced beyond the point of making land available.	Ensuring access to employment is key to creating sustainable communities.	The detail of employment provision is covered in a separate chapter.
There should not be a set number of homes, but an agreed % with a base-line dependent on accessibility (and need) of transport facilities.	Accessibility of transport facilities is an important factor, but it is too prescriptive to set out an agreed % in the core strategy, as it will depend on the circumstances of a particular site.	Do not set specific thresholds as this is too prescriptive.
Shops when housing becomes occupied, and healthcare, education, employment after a set number of homes become occupied.	It is too prescriptive to set this out in the core strategy, as it will depend on the circumstances of a particular site. The emerging Infrastructure Delivery Plan will inform future infrastructure requirements.	Do not set a threshold as to when services should be in place – encourage their early provision.
Public transport first, then Community Centre including youth facilities.	It is too prescriptive to set this out in the core strategy, as it will depend on the circumstances of a particular site. The emerging Infrastructure	Do not set a threshold as to when services should be in place – encourage their early provision.

TA7: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	Delivery Plan will inform future infrastructure requirements.	
Too many major residential developments are built with no or totally inadequate services provided, so on major developments provision of infrastructure and services should be a 'planning gain' requirement.	In order to create 'sustainable' communities, new housing development will require good access to services (PPS1). The emerging Infrastructure Delivery Plan will inform infrastructure requirements; 'planning gain' requirements may be set for 'strategic sites'.	Ensure sufficient infrastructure can be delivered as a result of the core strategy development requirements.

Question TA3 – Information and Communication (ICT) Access

QTA3: Should the Core Strategy identify broad areas in South Somerset that would/would not be appropriate for telecommunications masts?

QTA3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Telecommunications plays a vital role in both the economic and social fabric of communities – PPG8 provides clear guidance as to the main issues surrounding telecommunications development. It is important that there remains in place a telecommunications strategy with a concise and flexible telecommunications Development Management policy (specific policy wording is suggested by the respondent).	National policy is to facilitate the growth of new and existing telecommunications systems while keeping environmental impact to a minimum, and protecting human health (PPG8).	No specific policy required – sufficient guidance in PPG8.
The core strategy should identify broad areas that would be appropriate for telecommunications masts, in line with PPG8 as not everywhere is suitable.	National policy is to facilitate the growth of new and existing telecommunications systems while keeping environmental impact to a minimum, and protecting human health (PPG8) – it is not considered that identifying broad areas is appropriate for the core strategy, which should focus on the key issues in the district (PPS12).	No specific policy required – sufficient guidance in PPG8.
Broad areas should not be identified as there is adequate provision already; would need to involve	The emerging Infrastructure Delivery Plan should inform future provision of telecommunications	No specific policy required – sufficient guidance in PPG8.

QTA3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
all the current licence holders/operators as well as licensing authorities – would their co-operation be forthcoming? Any additional telecommunications masts should be installed wherever the need exists.	masts - it is not considered that identifying broad areas is appropriate for the core strategy, which should focus on the key issues in the district (PPS12).	
Has the issue of identifying broad areas for telecommunications masts been an issue in the past and how was it dealt with? Is it likely to be an issue in the future and what options are there for dealing with it?	This has not been an issue in the past and it is not considered appropriate for the core strategy, which should focus on the key issues in the district (PPS12). The potential for additional demand will require consideration in the emerging Infrastructure Delivery Plan.	Use findings of the emerging Infrastructure Delivery Plan to inform telecommunications requirements. No specific policy required – sufficient guidance in PPG8.

Other Issues – Transport and Accessibility

Summary of Issues	Evidence base consideration	Policy or Proposal
The Regional Economic Strategy highlights the importance of efficient transport and seeks to enhance transport connectivity, therefore providing access to markets and tackling peripherality. Mechanisms should be in place to secure good public transport provision, to tackle congestion and social exclusion, and Demand Responsive Transport and Green Travel Plans should be encouraged.	Reliability and resilience of journey times should be improved on national/regional transport corridors, modal shift facilitated, and growth at SSCTs supported (RSS Proposed Changes). Local Transport Plan 2 seeks to deliver transport improvements to enable Yeovil to achieve significant economic growth, by identifying this as an investment priority.	The core strategy should aim to secure good public transport provision, tackle congestion and social exclusion, and encourage Demand Responsive Transport and Travel Plans, particularly at Yeovil.
Concerns over the statement “where new development is likely to generate significant amounts of traffic, it is necessary to ensure that the road infrastructure is adequate”. The first priority should be to ensure a high level of accessibility by a choice of means of travel.	Sustainable modes are the priority. Given the level of development growth in the emerging RSS, particularly in and around Yeovil, there may be necessary improvements to the road infrastructure – the emerging YTSR2 will contain measures specific to Yeovil.	Prioritise sustainable travel modes, whilst recognising that necessary improvements to the road network may be required and identified in the Infrastructure Delivery Plan.
The reference to significant congestion increases over the next 20 years is welcomed (issues, para 7.7), but we would wish to see additional reference to the impacts upon the A303 and M5, particularly Junction 25.	See first comment above. The A303 will be at highest capacity between Cartgate roundabout and Ilminster, Ilchester and Wincanton (Highways Agency ‘Network Stress 2026’). J25 is outside South Somerset and will require consideration elsewhere (Taunton Deane, Somerset CC,	Include additional references to the impact of the proposed development upon the A303, through discussions with the Highways Agency and work on the emerging Infrastructure Delivery Plan.

Summary of Issues	Evidence base consideration	Policy or Proposal
<p>The level of parking availability can contribute to the amount of vehicle trips likely to be attracted to the development. We would not support a significant proportion of parking within new residential developments, as low levels of parking can contribute to low levels of car use (see DfT, 'Making Residential Travel Plans Work').</p>	<p>Highways Agency). Although sustainable transport modes should be given priority, sufficient car parking should also need to be provided, in line with SCC's Countywide Parking Strategy.</p>	<p>Reflect the Countywide Parking Strategy standards – currently being revised.</p>
<p>North Perrott, Misterton and Haselbury have heavy and unsuitable traffic using roads that are dangerously unsafe for modern usage, and a solution should be considered in Crewkerne's future road development – one long term solution is a bypass of Misterton. Traffic in Crewkerne is a nightmare and the A30 should be widened from Furrington Lane to the A356.</p>	<p>Particular schemes such as this are primarily the responsibility of Somerset County Council - 'ensuring lorries use appropriate routes to improve life in rural communities' is an investment priority within LTP2. The core strategy will need to ensure that the impact upon the road network of the proposed housing and economic growth is acceptable.</p>	<p>Consider the transport impact of Crewkerne's future growth. This specific matter is the responsibility of Somerset County Council as the Highways Authority. Existing housing and employment Local Plan key site allocation has been identified as being satisfactorily accessed without these improvements.</p>
<p>It is doubtful that car pool arrangements could be enforced in villages that are a long way from amenities.</p>	<p>In rural areas it may be difficult to viably operate a car pool scheme, the recent closure of a car club in Yeovil emphasises this. Largely outside remit of core strategy.</p>	<p>None required.</p>
<p>Expand rail services.</p>	<p>The expansion of rail services (frequency) is not within the remit of the core strategy.</p>	<p>None required.</p>
<p>Sad to see no recognition of major road building e.g. A303, instead the emphasis is on petty restrictions and control.</p>	<p>Dualling of the A303 in South Somerset is no longer proposed (RSS Proposed Changes). Sustainable travel should be prioritised (PPG13, RSS).</p>	<p>None required.</p>
<p>The need for including hydrogen refuelling stations and recharging points in most if not all villages as part of the infrastructure should be recognised – long before the year 2026, simple battery cars will become the normal 'cheap' car.</p>	<p>Not likely 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>None required.</p>
<p>Car-free housing development should be encouraged e.g. the successful scheme at Tinkers Bubble. In order to operate successfully, a rural car-free development needs to offer live-work facilities so people don't have to travel to</p>	<p>Although the premise behind car-free housing development is laudable, the reality is that in a rural district such as South Somerset car ownership is higher than the national average. The proposed exception policy wording is not</p>	<p>Not required.</p>

Summary of Issues	Evidence base consideration	Policy or Proposal
work, and it needs to meet outstandingly high levels of sustainability - a policy wording for an exception policy is proposed.	consistent with Government policy (PPS7) which only permits new dwellings in the countryside that are of outstanding and truly exceptional design quality.	
The revenue raised through congestion charging, car park charges etc. should be used to improve public transport and other sustainable travel measures.	This is a financial issue that is outside the remit of the core strategy.	None required.
The effect of HGVs on the A37 and A30 and traffic congestion and in town centres should be considered.	'Ensuring lorries use appropriate routes to improve life in rural communities' is an investment priority within LTP2. New development should prioritise sustainable travel modes, and make any necessary improvements to the network.	Ensure core strategy considers potential traffic congestion as a result of growth proposed in the core strategy.
The effect of farm traffic (getting increasingly bigger and wider) on road safety.	The effect of new development should not jeopardise road safety, but farm traffic specifically is not within the remit of the core strategy.	None required.
Improve public transport links (both bus and rail) between South Somerset and other parts of Somerset and the region e.g. Devon, Taunton, Bristol etc. as existing links are poor, infrequent or do not exist.	This is primarily the responsibility of Somerset County Council; regionally important corridors that have improvement priorities are identified between Exeter and London, and Exeter and Dorchester (RSS Proposed Changes).	None required.
Walking in Yeovil can be dangerous and unpleasant, e.g. a subway or bridge is needed to enable pedestrians to safely cross the Fiveways roundabout, safe pavements and benches for elderly pedestrians, more cycle paths.	Better walking and cycling measures should be provided in Yeovil as a SSCT (RSS Proposed Changes). The emerging YTSR2 will detail specific measures for Yeovil. The Cycling Strategy (March 2006) identifies Yeovil as being a high priority for new cycle infrastructure spending.	Promote better walking and cycling measures, especially at Yeovil.
In South Somerset generally, but particularly in relation to Yeovil (an SSCT), a clear understanding needs to be developed as to the transport requirements arising from the RSS dwelling numbers.	The emerging Yeovil Transport Strategy Review 2 (YTSR2) and the forthcoming Infrastructure Delivery Plan should provide this.	Reflect YTSR2 findings for transport requirements in Yeovil; require further evidence for impact outside Yeovil.
There may be a need to fund the requirements for Yeovil by other means than the Regional Funding Allocation; therefore the Council should explore ways of delivering the necessary solutions	The emerging YTSR2 and the forthcoming Infrastructure Delivery Plan will provide evidence on funding transport requirements.	Ensure funding is available to deliver the growth proposed in the core strategy, informed by the emerging IDP.

Summary of Issues	Evidence base consideration	Policy or Proposal
through the development process and other funding opportunities, particularly for the urban extension to Yeovil.		
There is a rather negative view of what can be achieved by way of increasing the sustainability of transport in the area – while it is important that the constraints upon such progress are explored, it is important that this does not dominate the tone.	A ‘step change’ in the prioritisation of sustainable travel measures is required at Yeovil, and should be encouraged elsewhere. However it is important to be realistic given the rural nature of the district that often necessitates car use.	Prioritise sustainable travel measures, particularly at Yeovil.
Replace 'road' with 'highway' at beginning of 5th line as this paragraph applies equally to rights of way, footways and cycleways.	Noted.	Make text amendment.
Paragraph 7.6 - Might benefit from being re-arranged in an order that better reflects the priority afforded to these subjects in LTP2.	Noted.	Make text amendment.
Paragraph 7.7 - This section could also make reference to the needs of people with learning difficulties.	Noted.	Make text amendment.
Paragraphs 7.16-7.17 refer to a number of interventions as demand management measures, which whilst fundamental to the successful implementation of demand management, do not in fact manage demand themselves.	This was based on the draft RSS which set out demand management measures that should be introduced at the SSCTs. The SoS Proposed Changes refers to “demand management and sustainable travel measures”.	Refer to demand management and sustainable travel measures in order to facilitate modal shift particularly for Yeovil and Chard.
The core strategy should promote the use of non-car transport modes where possible, but recognise the reality of car-based accessibility, particularly for tourism uses e.g. touring sites for caravans.	This reflects Government guidance in “Planning for Tourism – Good Practice Guide”.	None required.
There should be a policy on reduced road speeds.	This is not within the remit of the core strategy.	None required.
Rights of Way: all footpaths and bridleways should be marked and kept clear, and obligations on landowners (e.g. not to obstruct) should be enforced.	This is not within the remit of the core strategy.	None required.
The future development of South Somerset is dependent on the improvement of the national transport infrastructure e.g. A303 and Waterloo	This is a transport corridor of regional importance, so will see improvements commensurate to its status, including to support Yeovil’s growth (RSS	Ensure growth proposed in core strategy manages demand and reduces impacts of local trips on this corridor.

Summary of Issues	Evidence base consideration	Policy or Proposal
rail link.	Proposed Changes).	
Para 7.7, issues table: it would be better if you could distinguish more between different parts of the district.	A more 'spatial' approach is required (PPS12).	A 'spatial' core strategy that reflects different parts of the district e.g. Yeovil, Policy B and C settlements, elsewhere.
Para 7.26 – what does the Core Strategy need to include in order to deliver the spatial aspect of these accessibility strategies?	Work on these Somerset County Council accessibility studies has yet to begin.	None required.
There is a need to protect allotments against development.	Not transport and accessibility related – refer to 'health and well being' chapter.	See 'health and well being' chapter.
Access to work experience for Bruton's students.	Not within the remit of the core strategy, although access to employment generally is a key issue that will be addressed.	None required.
There is a major issue with parking in Bruton, particularly in the High Street.	This is too specific to be dealt with in the core strategy.	None required.
With the Cartgate link becoming so congested, the possibility of providing an alternative link from Yeovil northwards to the A303 should be explored.	This may be considered as part of the emerging YTSR2.	None required.
Provision of specific school buses or service.	Sustainable travel will be promoted in the core strategy, but it is not within its remit to consider this particular issue.	None required.

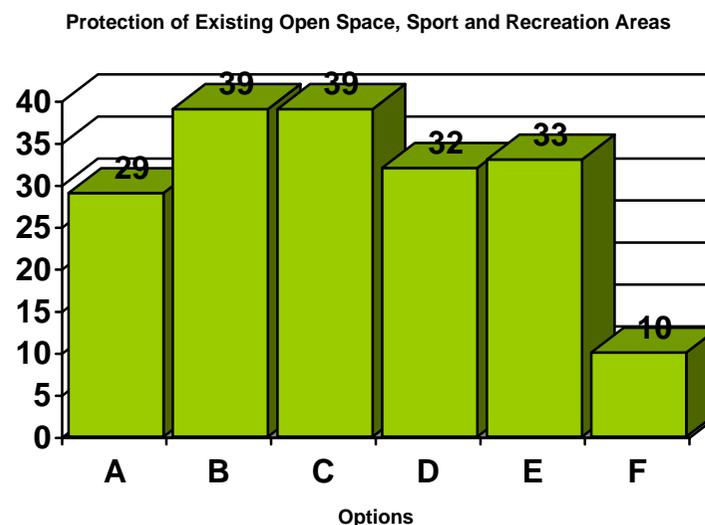
HEALTH AND WELL-BEING

Option HW1 – Protection of Existing Open Space, Sport and Recreation Areas

HW1: How should the Core Strategy seek to protect existing Open Space, Sport and Recreation Areas, Play Space and Allotments when development is proposed on them? (Please tick all that apply)

- A. Require potential developers to carry out an assessment to determine that areas are no longer needed for any recreational purpose, methodology to be pre-agreed with SSDC;**
- B. Require potential developers to consult with the local community to determine support for proposals, methodology to follow principles of Statement of Community Involvement;**
- C. Require potential developers to fund equivalent replacement resources (could be land, new facility or improvement to existing facility) in suitable areas;**
- D. Encourage the redevelopment of redundant sites for alternative recreational purposes if need is demonstrated under greenspace strategy;**
- E. Provide additional protection by way of “no development areas”.**
- F. Other (please give details)**

Response Levels to Options



HW1 - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
We understand that SSDC have already carried out an 'open space, sport and recreation area assessment' and therefore this should already provide an evidence base that reflects guidance in PPG 17.	The Council is currently preparing a PPG17 compliant Open Space and Leisure audit.	South Somerset District Council are in the process of preparing an open space, sports and recreation area assessment. This will be used as key evidence in support of an open space policy.
'Open spaces' are listed first in the section on health and well-being; please do not build on the most significant open space left in Yeovil.	PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognized and given protection by local authorities through appropriate policies in plans.	An open space policy will provide additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements.
Trees covered by a TPO must be monitored during build out and if damaged proper enforcement on a "life for like" basis is required.	Tree Preservation Orders: A Guide to the Law and Good Practice.	No Policy or Proposal required. Guidance on the allocation, monitoring and enforcement of Tree Preservation Orders (TPOs) are adequately addressed at National policy level.
Planning Applications should not be decided exclusive on a 'no development' policy designation, instead the merits of the individual application should be considered.	PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans.	Agree. This approach is supported by PPG17.
The approach of Local Plan Policy EH10 confuses open space protection for reasons of landscape, townscape or amenity value with the protection of areas used for formal recreation. Protecting areas for reasons of visual amenity requires a site-specific allocation or designation. Protecting areas used for formal recreation spaces will depend on their use, the suitability of the location and the possibility of relocating recreational uses if there is a case for redeveloping the site for other uses. The core strategy should indicate how amenity open areas will be identified in other Development Plan Documents and how standards for recreational open space will be applied.	PPG17 states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. The Council is currently preparing a PPG17 compliant Open Space and Leisure audit that will inform the Core Strategy in this matter.	<p>Comment noted. The Core Strategy will base decisions on the identification and application of open space provision using the Council's Open Space Strategy as a key document of the evidence base.</p> <p>Accept that Policy EH10 'No Development Area' designation fails to differentiate between open space used for recreational purposes and incidental open space of amenity value. New open space policy will ensure this difference is expressly recognised.</p>
It is not clear what is meant by not being able to 'supply new facilities' for health and community. Should the policy not be endorsing this? In terms		Comment noted. For clarification the Core Strategy sets out the vision and strategic objectives for an area as well as the delivery

<p>of educational facilities, while the rural policy may be clear, secondary and urban schools are at bursting point. The age profile for Yeovil will be biased towards young families with children and with the projections of the RSS for growth policy should plan for extension/growth of these facilities. In additional, consideration should be given to the requirements of the tertiary educational service.</p>		<p>strategy for achieving these objectives but does not provide actual funding for facilities. If relevant service/facility providers identify need they will be supported in finding an appropriate site.</p> <p>Education establishments are an important source of open space and sport and recreation facilities for the community that should be better used by the Community. This approach is supported by the Governments 'Extended Schools' programme which seeks to use more effectively school resources beyond the usual timetable including greater community use.</p> <p>The proposed open space policy will support the protection and growth of education facilities with regards to open space.</p>
<p>Additional allotments for local residents.</p>	<p>The Council is currently preparing a PPG17 compliant Open Space and Leisure audit that will inform the Core Strategy on the distribution, quality and need for allotments.</p>	<p>Agree. Allotments are a valuable community resource currently experiencing a high level of demand. The proposed open space policy will provide protection to existing allotments while encouraging the introduction of new sites to address under provision.</p>
<p>I support the use of 'brownland' for development in terms of areas of former industry or housing but which are now abandoned or derelict. Open spaces should however be afforded total protection.</p>	<p>PPG17 states that open space and sports and recreational facilities that are of high quality, or of particular value to a local community, should be recognised and given protection by local authorities through appropriate policies in plans.</p>	<p>Disagree. The proposed use of a 'No Development Area' designation should not be considered an absolute policy constraint. The designation should be used to safeguard valuable open space while allowing positive development only in exceptional circumstances or where land is surplus to requirements. This approach is supported by PPG17.</p>
<p>All these strategies have a role in this process but the balance between achieving this aim and not stifling sensible and progressive development within settlements must be a recognised balance.</p>		<p>Comment noted. The proposed open space policy will provide additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements.</p>
<p>With Her Majesty's Government introduction of</p>	<p>PPG17 states that open space and sports and</p>	<p>The proposed open space policy will provide</p>

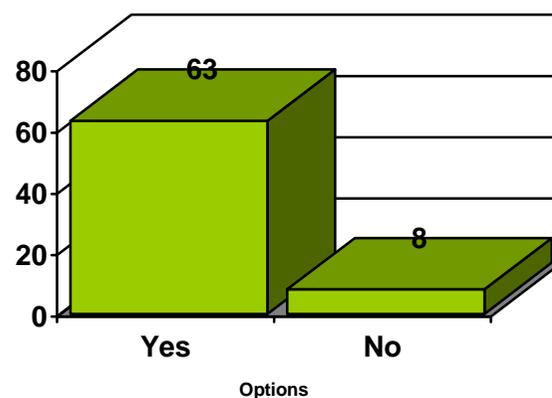
<p>Dwellings Per Hectare standards, developers are able to significantly increase their profit margins & thus any open space land is sold at a premium. More & more open spaces; playing fields, school fields are being lost to development. SSDC should place further restriction on such development & should encourage more use of school indoor & outdoor sport facilities by the general public including private school facilities.</p>	<p>recreational facilities that are of high quality, or of particular value to a local community, should be recognized and given protection by local authorities through appropriate policies in plans.</p> <p>Encouraging the use of indoor & outdoor sports facilities is central to the aims and objectives of the Council's Sustainable Community Strategy, Open Space Strategy and Play Space Strategy.</p>	<p>additional protection to the Districts open spaces but not to the extent to preclude development that will enhance open spaces or on open spaces that are surplus to requirements. New development may provide the opportunity for the delivery of new facilities in more appropriate locations.</p> <p>Education establishments are an important source of open space and sport and recreation facilities for the community that should be better used by the Community. This approach is supported by the Governments 'Extended Schools' programme which seeks to use more effectively school resources beyond the usual timetable including greater community use.</p>
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OPTION HW2 – Facilities for New Developments

HW2a: Should an amount per dwelling be required (to provide new resources/facilities on-site or off-site, or improve existing facilities) by way of Planning Obligations for all new dwellings irrespective of site size?

Response Levels to Options

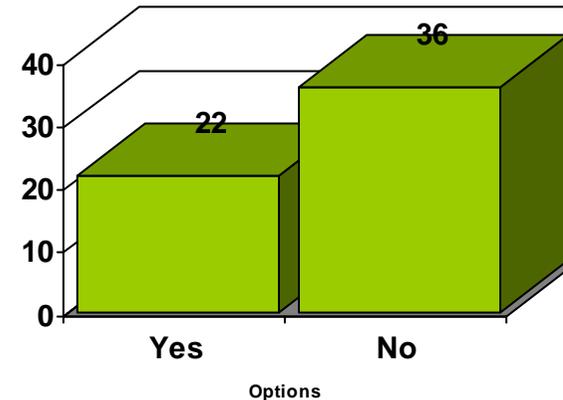
Should an amount per dwelling be required by way of planning obligations for all new dwellings irrespective of size?



HW2a - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
This is yet another impediment to the provision of housing.	The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.	Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.
It should be based on a case-by-case basis with the presumption that on site is better if possible. Smaller sites though should not be discouraged by such measures and there should be options for developers and suppliers of housing.		
National policy and consultation (if any) on Community Infrastructure Levy will deal with the issue of contributions		
Play areas, playing pitches, Community Centres, Health Care centres, schools, churches etc should be provided or contributed too by developers of new locations.		
Only related to the development.	Circular 05/05 states that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.	Agreed.

Response Levels to Options

Should there be any exceptions to the requirements for contributions by way of Planning Obligations for new dwellings?



**HW2b: Should there be any exceptions?
(eg Affordable Housing)**

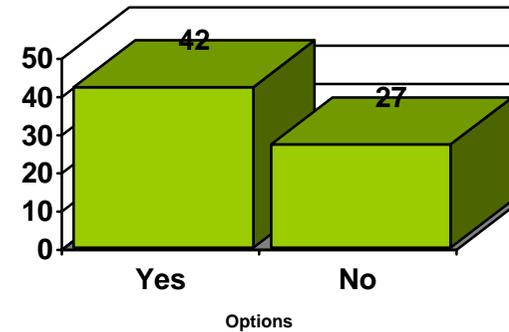
HW2b - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
<p>Affordable housing</p> <p>Small developments of all types (say 5 units or less)</p> <p>Contributions could vary based on the sale value of the dwelling</p> <p>Sheltered housing</p> <p>Where development viability is directly affected and where delivery of principle development - e.g. housing will be undermined and put in jeopardy. The general approach of requiring a payment for strategic provision should be questioned as it is a very blunt instrument and doesn't necessarily relate to a local community's needs</p>	<p>Circular 05/05 states that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.</p>

HW2b - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
All subject to local assessment of needs		
Social infrastructure needs to be considered in conjunction with other planning obligations and requirements (including affordable housing) for their cumulative impacts on the viability of development.		
Levels should be considered in light of the viability of the scheme and the infrastructure it will be expected to bring forward.		
Exceptions for rented affordable housing should be considered on the basis that such housing is provided to meet existing local need and does not therefore contribute to additional need.		
It is even more important that affordable housing occupants to have access to recreational/play area and facilities as they are on lower incomes and have more limitations in terms of access to facilities outside their neighbourhoods		
Affordable housing and residences with work spaces would be two examples of exceptions		

HW2c: *Should there be a time limit for the use of these contributions if off-site facilities are to be improved or provided by agencies other than the developer (i.e. the contributions to be returned to the developer if unused within a certain time?)*

Response Levels to Options

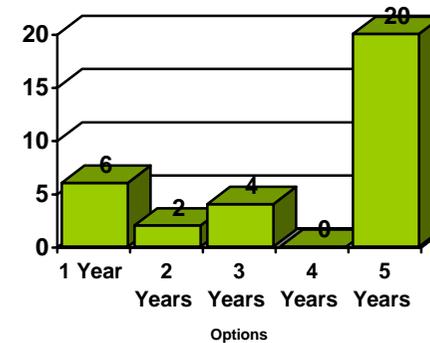
Should there be a time limit for the use of these contributions if off-site facilities are to be improved or provided by agencies other than the developer? (i.e. the contributions to be returned to the developer if unused within a certain time)



HW2d: *If 'yes', what should the time limit be?*

Response Levels to Options

If yes, what should the time limit be?

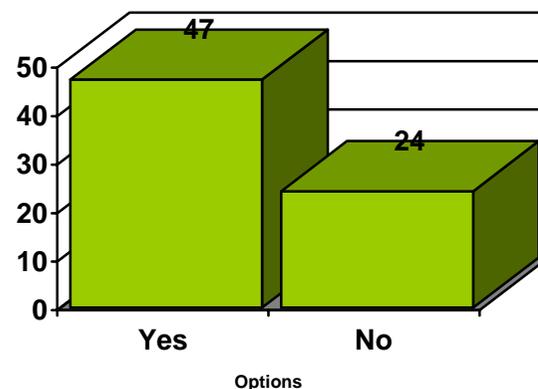


HW2d - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
Within 6 months	The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.	Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.
Subject to negotiation in each case.		
No later than a year after the houses are built.		
The timescale needs to be realistic and proportionate to the size of the development (i.e. 5 years for large development).		
Time limits should be ring fenced for a specific facility. Community, leisure, cultural activities there for use not necessarily organised.		
Any contribution should be a one off non-returnable payment.		
There should be a general time limit established for planning obligations and financial contributions. These can only be set according to the nature and purpose of the obligation.		
At time of occupation.		

Response Levels to Options

HW2e: Should the community facilities provided on-site for new developments depend on the size of the site/number of dwellings?

Should the community facilities provided on-site for new development depend on the size of the site/number of dwellings?



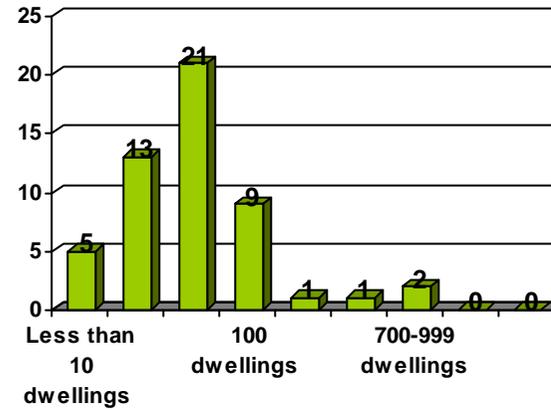
HW2f: At what thresholds should the following facilities be provided on site?

A. Play Areas

Facility

Response Levels to Options

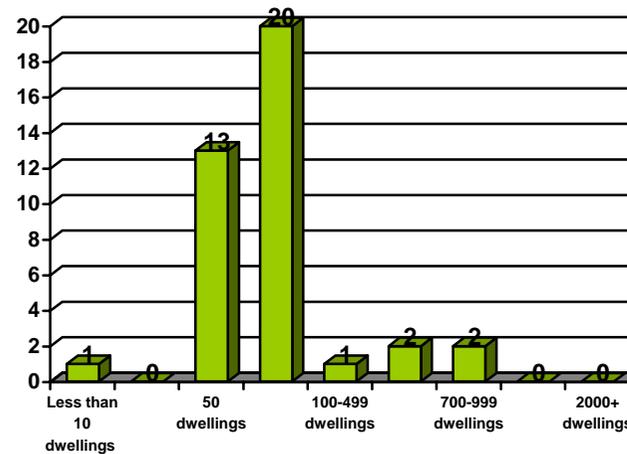
At what threshold should the following facilities be provided on-site? Play Areas



Options

B. Playing Pitches

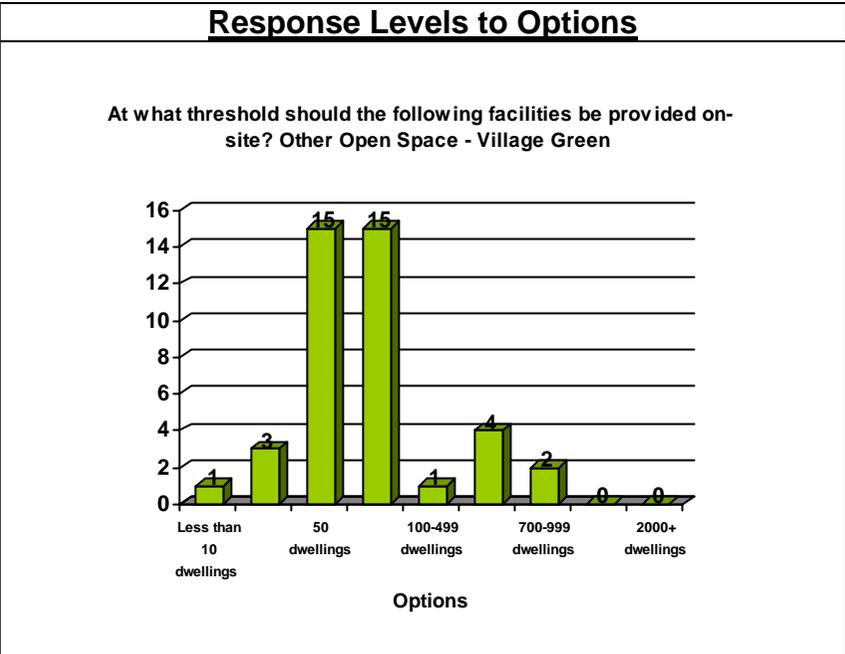
At what threshold should the following facilities be provided on-site? Playing Pitches



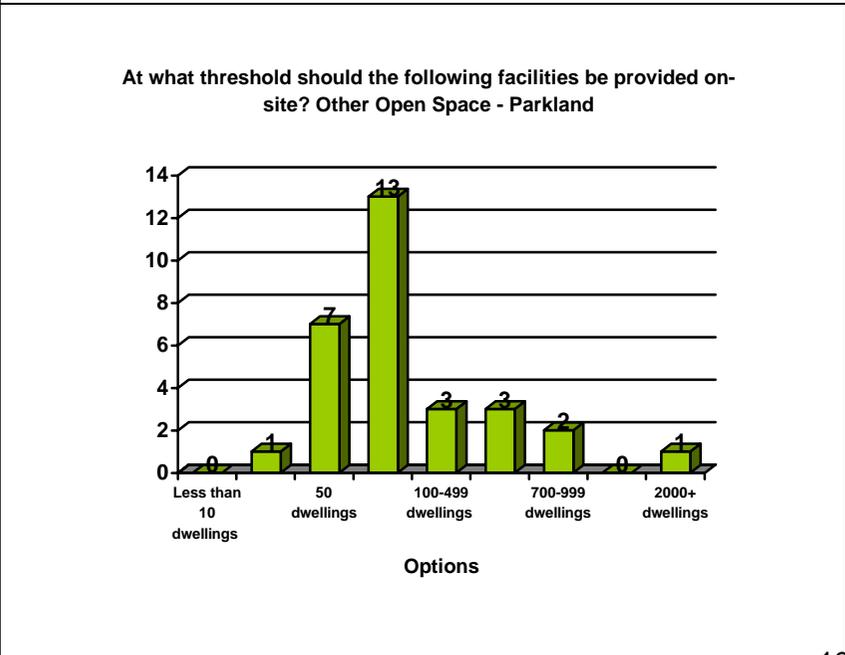
Options

HW2f: At what thresholds should the following facilities be provided on site?

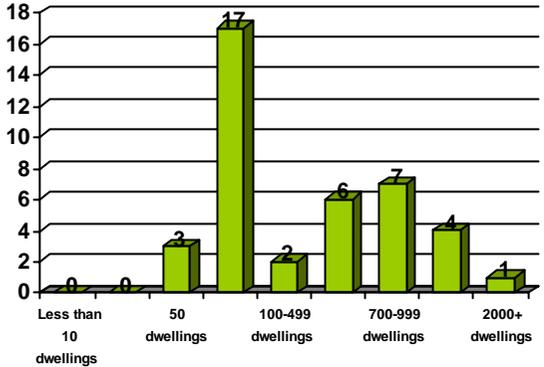
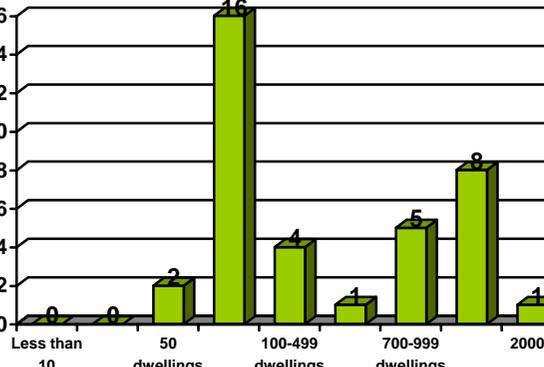
Facility
C. Other Open Space – Village Green



C. Other Open Space – Parkland

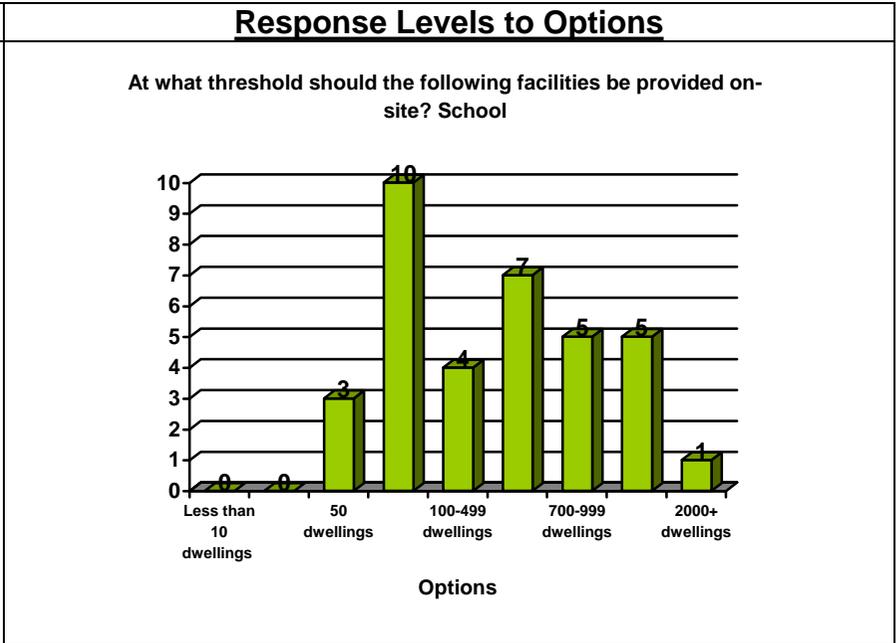


HW2f: At what thresholds should the following facilities be provided on site?

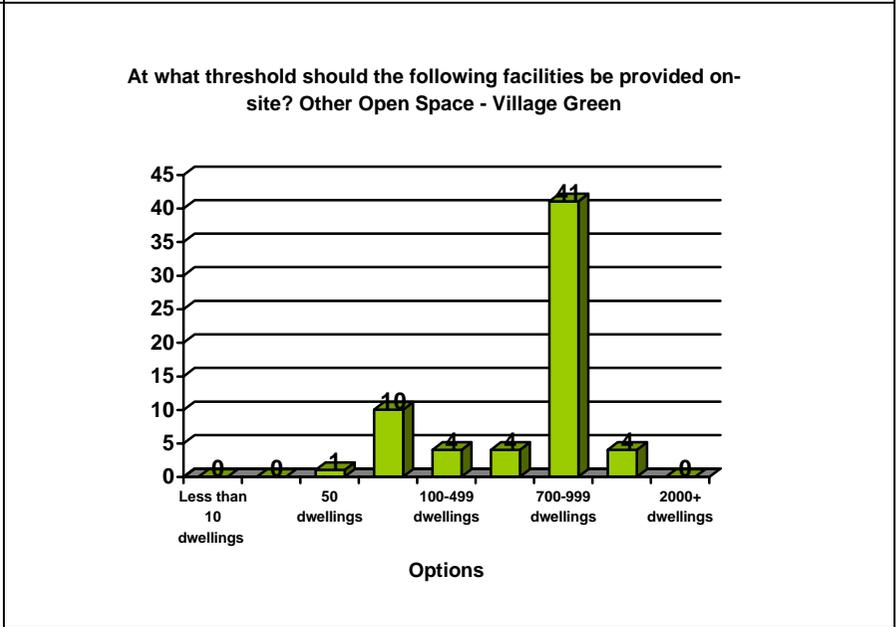
Facility	Response Levels to Options												
<p data-bbox="331 528 904 571">D. Multi-Use Community Centre</p>	<p data-bbox="1272 288 1906 336">At what threshold should the following facilities be provided on-site? Other Multi-use Community Centre</p>  <table border="1" data-bbox="1317 384 1861 751"> <caption>Response Levels to Options for Other Multi-use Community Centre</caption> <thead> <tr> <th>Options</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Less than 10 dwellings</td> <td>0</td> </tr> <tr> <td>50 dwellings</td> <td>3</td> </tr> <tr> <td>100-499 dwellings</td> <td>17</td> </tr> <tr> <td>700-999 dwellings</td> <td>7</td> </tr> <tr> <td>2000+ dwellings</td> <td>4</td> </tr> </tbody> </table>	Options	Count	Less than 10 dwellings	0	50 dwellings	3	100-499 dwellings	17	700-999 dwellings	7	2000+ dwellings	4
Options	Count												
Less than 10 dwellings	0												
50 dwellings	3												
100-499 dwellings	17												
700-999 dwellings	7												
2000+ dwellings	4												
<p data-bbox="331 1129 624 1173">E. Health Centre</p>	<p data-bbox="1294 895 1928 943">At what threshold should the following facilities be provided on-site? Health Centre</p>  <table border="1" data-bbox="1339 991 1883 1358"> <caption>Response Levels to Options for Health Centre</caption> <thead> <tr> <th>Options</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Less than 10 dwellings</td> <td>0</td> </tr> <tr> <td>50 dwellings</td> <td>2</td> </tr> <tr> <td>100-499 dwellings</td> <td>16</td> </tr> <tr> <td>700-999 dwellings</td> <td>5</td> </tr> <tr> <td>2000+ dwellings</td> <td>8</td> </tr> </tbody> </table>	Options	Count	Less than 10 dwellings	0	50 dwellings	2	100-499 dwellings	16	700-999 dwellings	5	2000+ dwellings	8
Options	Count												
Less than 10 dwellings	0												
50 dwellings	2												
100-499 dwellings	16												
700-999 dwellings	5												
2000+ dwellings	8												

HW2f: At what thresholds should the following facilities be provided on site?

Facility
School



Place of worship



HW2f: At what thresholds should the following facilities be provided on site?

Additional suggestions	Police Station (2000) Indoor Sports Hall (100) Local Shop (100) Youth Facility (100) Bank (1000)	Post Office (1000) Swimming Pool Golf Driving Range Recycling Centre Wildlife Corridor
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HW2 - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
The policy should not be too prescriptive. It will depend on the existing facilities in the area.	Fields in Trust 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Open Space' provision. These standards will be confirmed at the local level within the South Somerset Open Space and Leisure Strategy.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy. The Open Space and Leisure Strategies take into account existing facilities in the area.
Should developments result in impacts requiring mitigation on the Strategic Road Network then these will need to be funded by the developer (public transport, cycling and pedestrian links).	These issues will be addressed through individual planning applications.	None required.
1. Open spaces, seats etc consistent with size of site. 2. Formal playing areas, pitches provided centrally and should comply with PFA criteria. Chard is in need of level football pitch (B). If Chard is awarded any large housing developments, the need for or improvement to D/ E/ F needs to be looked at.	Fields in Trust (formally the NPFA) 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Play Areas & Playing Pitches' provision. These standards will be considered at the local level within the South Somerset Open Space and Leisure Strategy. Further evidence is contained in the district's Playing Pitch Strategy (2002) although it is recognised that this was based on the National Playing Fields Associations (NPFA) Six Acre Standard which has since been replaced by the above.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy. These strategies will take into account the Fields in Trust (former NPFA) guidance.
If the Urban Extension of 5,000 goes through, provision for a new secondary school for Yeovil needs to be part of the site.	The Yeovil Infrastructure Study will determine if a Secondary School is required.	Secondary School requirement to be identified as part of the urban extension proposal.

HW2 - Summaries of Issues	Evidence Base Consideration	Policy or Proposal
8.5 - more emphasis could be put on the role of urban and development design in hindering or facilitating active travel (walking, cycling), as a way of promoting better health/levels of fitness (as stated later in 8.12, although somewhat separately). Walking and cycling paths should also be provided across parks and open spaces to enable direct, attractive, traffic-free routes to town centres and services		A strategic policy will be prepared along the lines of a Development Management design policy.
Whether or not facilities should be provided on site is a matter of a) location (eg not appropriate on high density urban sites), b) availability/proximity of suitable alternative facilities, c) viability considerations (eg redevelopments brownfield sites are special situations. There should not therefore be a definitive threshold for such matters but a case by case consideration of the issues.	Fields in Trust 'Planning and Design for Outdoor Sport and Play' sets out established standards for 'Open Space' provision. These standards will be confirmed at the local level within the South Somerset Open Space and Leisure Strategy.	Proposed open space policy will make reference to the requirements set out in the South Somerset Open Space and Leisure Strategy.

Other Issues – Health and Well Being

Summary of Issues	Evidence Base Consideration	Policy or Proposal
The use of country parks on urban fringes should be considered as they are accessible and benefit quality of life, as well as biodiversity.	<p>There are two Country Parks in the District, Ham Hill (Stoke Sub Hamdon) and Yeovil Country Park. By their very nature Country Parks comprise large areas of open space (Ham Hill being 400acres and Yeovil, 127 acres) and therefore would not be expected to be duplicated all over the District.</p> <p>National Planning Policy Guidance set out in PPG17 seeks Local Authorities to maintain an adequate supply of open space and sport and recreation facilities.</p> <p>Although PPG17 provides advice for Local</p>	<p>National guidance set out in PPG17 identifies the provision of new open space and recreation facilities in new development as an issue for local authorities to consider.</p> <p>A review of National & Regional Planning Guidance confirms that neither PPG17 nor the RSS provide the necessary means to seek planning obligations towards open space, sports and leisure facilities. Instead PPG17 requires local authorities to prepare an open space strategy to determine future local open space provision and the manner in which this is to be secured.</p>

	<p>Authorities that can be used to steer development, paragraph 33 states that ‘Planning Obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreation provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate standards in order to justify planning obligations’.</p> <p>The Companion Guide to PPG17 provides further detail on how to prepare a PPG17 compliant open space strategy. The South Somerset open space strategy currently in production will undertake a robust assessment of existing and future needs of the community.</p> <p>Circular 05/05 clarifies that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p>	<p>The open space strategy when completed will define quantity, quality and accessibility standards and identify the open spaces and recreation facilities that are needed to readdress local deficiencies. A Development Management policy is needed in order to secure the appropriate planning gain required to implement this locally specific strategy.</p> <p>The proposed Development Management policy will seek to secure open space and recreation facilities in accordance with the quantity, quality and accessibility standards set out in the councils open space strategy. This will be firstly through on-site provision before a financial contribution is sought.</p> <p>Further work should now be undertaken in conjunction with Development Control Officers to determine the full scope of the proposed Development Management Policy for inclusion within the Core Strategy.</p>
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ENVIRONMENTAL QUALITY

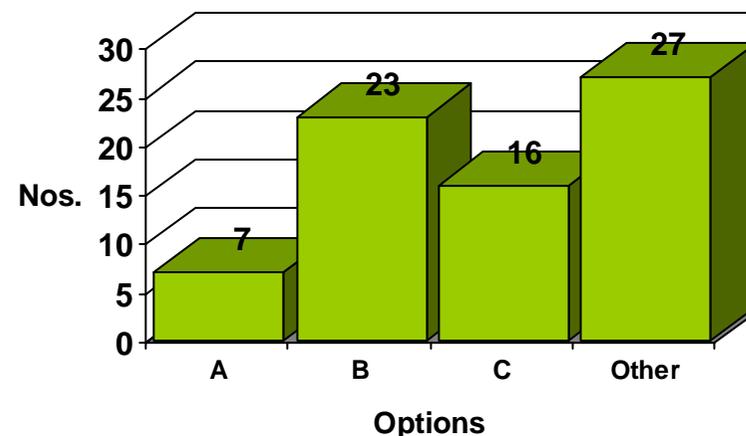
Option EQ1 – Code for Sustainable Homes

EQ1a: Which of the following Code for Sustainable Homes standards should new development be required to meet:

- A. Level 1 (10% more energy efficient than 2006 Building Regulations standard).**
- B. Level 3 (25% more energy efficient than 2006 Building Regulations standard).**
- C. Level 6 (carbon neutral)**
- D. Another level.**

Response Levels to Options

Which of the following Code for Sustainable Homes standards?



EQ1a: Summary of Issues	Evidence base consideration	Policy or Proposal
Level 3 to be set now with the opportunity to review as technology and innovation becomes available and is reasonably priced.	Building Regulations will be changed nationally, requiring new dwellings to reduce CO2 emissions by: 25% from 2010, 44% from 2013 and zero carbon from 2016; and non-domestic buildings should be zero carbon from 2019. If more ambitious targets on implementing building sustainability standards are to be sought, the focus should be on development area or site-specific opportunities and be evidence based and viable (Planning and Climate Change – Supplement to PPS1, para 31).	Support implementation of sustainable buildings in line with Building Regulations, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.

EQ1a: Summary of Issues	Evidence base consideration	Policy or Proposal
Amended Development Policy G of the draft RSS requires that developers, local authorities, regional agencies and others must ensure that their strategies, plans and programmes achieve best practice in sustainable construction.	National Government is gradually introducing more demanding building sustainability standards. The Proposed Changes to the RSS (July 2008) has amended Development Policy G to reflect this, but includes the promotion of best practice in sustainable construction and help to achieve the national timetable for reducing carbon emissions from residential and non-residential buildings.	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.
The introduction of the Code for Sustainable Homes should conform to national standards and will be imposed by Building Regulations and the Government, and should not be an issue for the local authority to decide. PPS1 (para 30) states that planning policies should not replicate, cut across, or detrimentally affect other legislative requirements such as Building Regulations.	Accept, but higher levels of building sustainability can be set in advance of Government policy (Planning and Climate Change – Supplement to PPS1, para 31), if there is local evidence to support this.	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.
Applying Level 6 too early in the plan period will threaten the delivery of housing – the imposition of any Level above 3 would severely impact upon the delivery of the strategic housing requirement due to a lack of feasibility and viability.	There would need to be clear local evidence to support application of zero carbon dwellings in advance of the Government timetable.	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance. Agree that the early introduction of Level 6 would make residential development more expensive and may adversely affect developer's intentions to develop.
The major problems of inefficiency are in the existing stock.	Government consultation (in Dec 08) on zero carbon buildings permits retrofitting of existing buildings in the locality as an “allowable solution” to enable zero carbon buildings to be achieved through the buildings regulations.	Reflect Government policy when finalised.
The Code Level should be subject to the ultimate viability of the development scheme; in certain circumstances it may be appropriate to accept a lower level if that ensures delivery of the required housing on the right site at the right time.	Any policy relating to sustainable buildings will need to evidence-based and viable, having regard to the overall costs of bringing sites to the market and the need to avoid any adverse impact on the development needs of communities (Planning and Climate Change – Supplement to PPS1, para 33).	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.

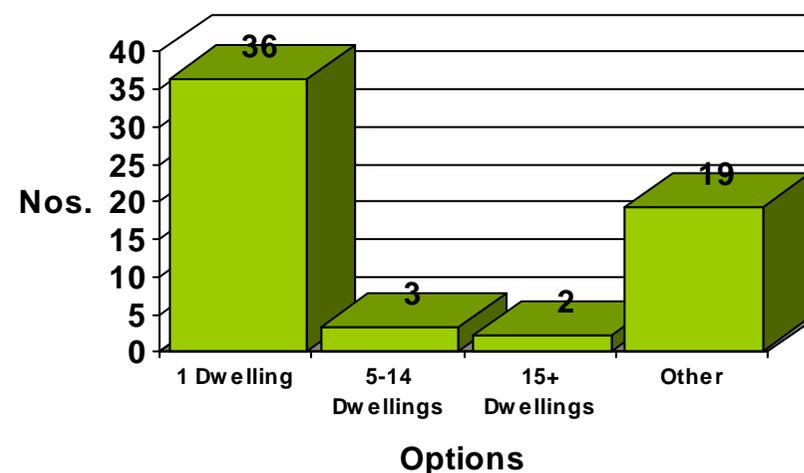
EQ1a: Summary of Issues	Evidence base consideration	Policy or Proposal
The Code for Sustainable Homes should be used solely for the provision of publicly funded housing until they have been incorporated into the building regulations.	Code standards for publicly funded housing are in advance of that for 'private' homes, with Level 3 required from April 2008, but higher levels of building sustainability can be set in advance (Planning and Climate Change – Supplement to PPS1, para 31), if there is local evidence to support this.	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.

Response Levels to Options

EQ1b: The Code for Sustainable Homes should be mandatory in proposals for:

- A. A single dwelling upwards**
- B. 5 – 14 dwellings**
- C. 15 dwellings or more**
- D. Another option.**

The Code for Sustainable Homes should be mandatory in proposals for?



EQ1b: Summary of Issues	Evidence base consideration	Policy or Proposal
This is a matter for national standards and not local considerations.	Local standards can be set for development area or site-specific opportunities if evidence permits (Planning and Climate Change – Supplement to PPS1).	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance.

EQ1b: Summary of Issues	Evidence base consideration	Policy or Proposal
There is no reason why there should be threshold in place specifying the level of development which should be considered against the Code for Sustainable Homes – it should be mandatory for all proposals as there is no planning justification or need to impose a threshold specifying a number of dwellings.	There would need to be evidence to justify setting dwelling thresholds for implementation of the Code. Local standards can be set for development area or site-specific opportunities if evidence permits (Planning and Climate Change – Supplement to PPS1).	Consider setting thresholds/development are/site specific targets on the basis of local evidence.
Refer to PPS1 Supplement paras. 32 and 33 which sets out criteria for proposing local requirements ahead of national standards.	Accept that the core strategy must be consistent with national policy to ensure that it is 'sound'.	Conform to PPS1 supplement.
Current technological viability beyond developments at Code levels 3 or possibly 4 is in question, particularly with increased design and affordable housing costs. The planning process is not the best place to test viability, need to ensure that you are not requiring a Code level that is not deliverable.	Viability and technological issues will need to be overcome in time to accord with the Government's timetable for tightening the building regulations (Planning and Climate Change – Supplement to PPS1).	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.
All dwellings if a realistic timetable for implementation is put forward. If going ahead with Government timetable then 50 plus dwellings should be the target where economies of scale can cope with the financial cost.	The building regulations are progressively being tightened, so setting 50 plus dwellings as the threshold if going ahead with Government timetable is not possible.	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.
The Code for Sustainable Homes should be used solely for the provision of publicly funded housing until they have been incorporated into the building regulations. There should therefore be no need to set a size of development to which it should apply; the only distinction should be the involvement of public subsidy.	Level 3 is required for publicly funded homes from April 2008. Any threshold will need to be based on evidence that it is viable (Planning and Climate Change – Supplement to PPS1).	Support implementation of sustainable buildings in line with Government timetable, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.
A single dwelling (A) would be a good start with the intention of an increase in five years time.	This does not make sense for part b) as an increase in the number of dwellings threshold ("in five years time") would represent a step backwards. If referring to part a), it would not accord with the Government timetable.	Do not agree, so none required.

Question QEQ1 – Code for Sustainable Homes

QEQ1: Is the implementation of the Code for Sustainable Homes a matter for planning policy, or Building Regulations?

QEQ1: Summary of Issues	Evidence base consideration	Policy or Proposal
The planning system may identify specific opportunities for higher standards of sustainable development (e.g. Eco Towns), but they will need to be justified. Arbitrary standards in excess of Building Regulations should not be imposed through blanket policies for the whole district.	Local standards can be set in advance of this if evidence permits (Planning and Climate Change – Supplement to PPS1, para 31, 33).	Support implementation of sustainable construction in line with Government timetable, reflecting proposed changes to the Building Regulations, unless evidence indicates higher levels can be achieved in advance.
Will need to be in conformity with the RSS.	The Proposed Changes to the RSS (July 2008) Development Policy G promotes best practice in sustainable construction and help to achieve the national timetable for reducing carbon emissions from buildings.	Ensure conformity with RSS.
If a different standard for housing design and construction across the country there will be little point in maintaining a national standard such as the building regulations, which is a very well established process for progressing building standards. Ad-hoc acceleration of this process, on an uninformed basis can have unacceptable and disproportionate cost implications that will lead to unnecessary issues of viability leading to significant delays in delivery. It is unnecessary to have two systems of standards and two systems of compliance regulation.	The Building Regulations will be progressively tightened, but local standards can be set in advance of this if evidence permits (Planning and Climate Change – Supplement to PPS1, para 31, 33; RSS Proposed Changes).	Support implementation of sustainable construction in line with Government timetable, reflecting proposed changes to the Building Regulations, unless evidence indicates higher levels can be achieved in advance – an evidence base study is currently being prepared to inform the core strategy.

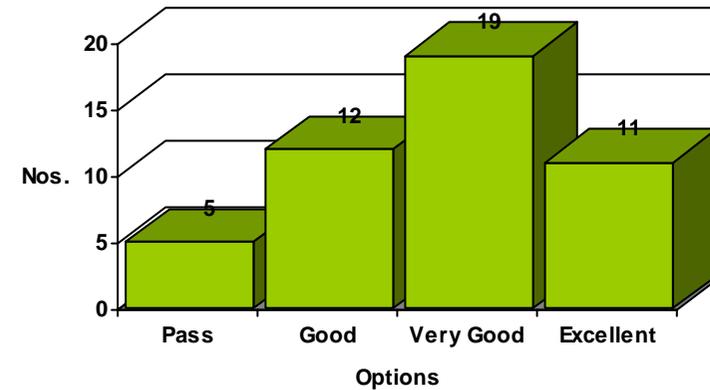
Option EQ2 - Building Research Establishment Environmental Assessment Method (BREEAM)

EQ2: All new and refurbished buildings should meet which of the following BREEAM standards:

- A. Pass***
- B. Good***
- C. Very good***
- D. Excellent***

Response Levels to Options

All new and refurbished buildings should meet which of the following BREEAM standards?



EQ2: Summary of Issues	Evidence base consideration	Policy or Proposal
Good – refurbished; very good – new. Or very good for refurbishment; excellent for new build.	Planning policies should support innovation and investment in sustainable buildings (Planning and Climate Change – Supplement to PPS1, para 30). Best practice should be promoted and help to achieve the national timetable for reducing carbon dioxide emissions (RSS Proposed Changes).	Help achieve the national timetable, unless local evidence permits faster implementation in specific areas. Further work required in order to justify the introduction of BREEAM standards – a study is currently being prepared.
The core strategy should allow for the specific characteristics of uses to be fully taken into account when considering the achievement of BREEAM standards – there are a number of BREEAM schemes covering a range of building types and buildings outside of these categories would require a bespoke BREEAM; therefore a blanket approach for implementing BREEAM for all uses should not be imposed. There should be a sound evidence base and a clear understanding of the issues associated with different land uses as a means by which an overall target might be met.	The Government’s ambition is to achieve zero carbon non-domestic buildings by 2019, with public sector buildings the year before this (RSS Proposed Changes). If local requirements for sustainable buildings are to be proposed in development area or site specific opportunities, there must be clear evidence in support of this (RSS Proposed Changes Development Policy G).	Require evidence to support incorporation of BREEAM into a policy, considering land uses that are not categorised by BREEAM.
Accreditation to BREEAM can take 12 months and can thus delay the delivery of development – care must be taken in proposing any policy.	Accept that issues of deliverability will need to be considered if implementation of sustainable building standards before the national timetable.	Help achieve the national timetable, unless local evidence permits faster implementation in specific areas.
Building regulations form a robust and clearly understood basis for design that is based upon up to date technology and construction techniques. Buildings can be enhanced through public sector funding and grant provision for example, but imposing such additional costs through the planning system would risk the viability of many projects. We strongly oppose the inclusion of any policy such as this.	If local requirements for sustainable buildings are to be proposed in development area or site specific opportunities, there must be clear evidence in support of this, including consideration of the viability (RSS Proposed Changes Development Policy G).	Help achieve the national timetable, unless local evidence permits faster implementation in specific areas.

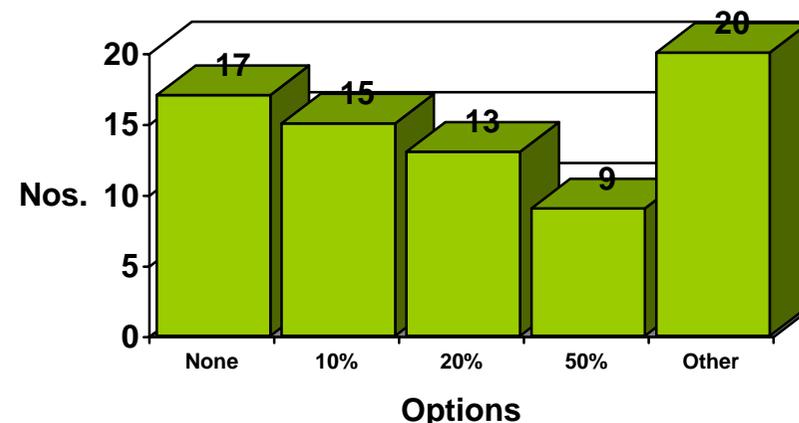
Option EQ3 – Proportion of renewable energy

EQ3a: Which of the following percentages of energy consumption should new developments generate from on-site renewable sources and/or from a decentralised, renewable or low-carbon, energy supply:

- A. None**
- B. At least 10%.**
- C. At least 20%.**
- D. At least 50%.**
- E. A different proportion. (please state)**

Response Levels to Options

Which of the following percentages of energy consumption should new developments generate from on-site renewable sources and/or from a decentralised, renewable or low-carbon, energy supply?



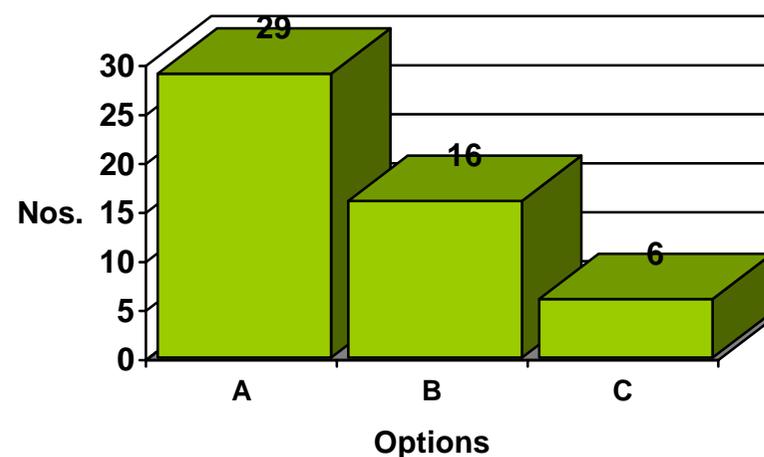
EQ3a: Summary of Issues	Evidence base consideration	Policy or Proposal
Each case should be assessed in terms of the opportunity the development presents and the technology currently available, as much renewable energy should be sought as practicable.	Local planning authorities should have an evidence-based understanding of the local feasibility of decentralised and renewable or low carbon energy, and set a % target accordingly – the RSS Policy RE5 states 10% for 'larger scale' development until local targets are brought forward (RSS, PPS1 Supplement).	Use evidence to set decentralised and renewable or low-carbon energy target – a study is currently being prepared to inform the core strategy.
Any proposals for a renewable energy target that is higher than the 10% recommended in the emerging RSS should be clearly justified, and considered carefully in terms of scheme viability. PPS22 Companion Guide para 4.14 indicates that	Proposed policy will be evidence-based and viable, but Government policy includes caveat to any proposed policy “unless it can be demonstrated that it is not feasible or viable” (Planning and Climate Change – Supplement to	Set % target, but include caveat consistent with national policy – evidence to be gathered.

EQ3a: Summary of Issues	Evidence base consideration	Policy or Proposal
such polices should not be inflexible and not place undue burdens on developers. An exception to the policy should be added, where applicants can provide evidence to demonstrate that the target renewable requirement is inappropriate and/or would make the scheme unviable.	PPS1, para 26, 33, 42).	
Developments comprising 10 or more dwellings will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce CO2 emissions from energy use by users of the buildings constructed on site by the equivalent of 20% of regulated emissions.	Although this is Policy RE5 in the RSS Panel Report, the RSS Proposed Changes has amended this policy. The Core Strategy should reflect the RSS (when adopted).	The core strategy % target will need to be based on evidence of local feasibility – evidence to be gathered.
New development should consider all types of renewable energy supplies and incorporate a mixture of techniques to minimise the use of natural resources.	The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured (Planning and Climate Change – Supplement to PPS1, para 26).	Avoid prescribing renewable technologies in the core strategy.
It should conform to national standards; this should not be an issue for the local authority to decide – renewable energy has a long way to go before it can be considered a viable alternative.	Local planning authorities should set targets for the % of energy to be used in new development to come from decentralised and renewable or low-carbon energy sources (RSS, PPS1 Supplement).	Set decentralised and renewable or low-carbon energy target, using evidence to justify– evidence to be gathered.
Evidence does not prove that on site energy provision can be as efficient or as sustainable as large scale off site provision – is it correct for the planning system to require the provision of energy alternatives that are not as sustainable as the alternatives?	Decentralised and renewable or low carbon energy can include near-site provision (PPS1 Supplement), and the Government are considering whether to allow greater flexibility (CLG Zero Carbon consultation).	Ensure consistency with national policy on what can constitute decentralised energy– evidence to be gathered.
It is important and feasible to minimise energy needs for developments and more important still to reduce the energy requirements of existing buildings.	The Code for Sustainable Homes proposes to minimise energy needs through, for example, improved insulation, and will be supported in the core strategy. Although a laudable objective, there is little that planning policies can do regarding existing buildings.	Help achieve the national timetable for sustainable buildings, unless local evidence permits faster implementation in specific areas– evidence to be gathered.

EQ3a: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>The ability to provide on-site renewables at realistic and viable cost is dependent on many factors including: the nature of the site, aspect, shading, slope/topography; density of development; wind profile of the site; the type of development. Most commercial development would be unviable with a blanket requirement of 20% on site renewables; the viability of residential schemes would also need careful consideration. A much smaller proportion of renewable energy should be considered on all developments.</p>	<p>The target that is set should be viable and based upon evidence. The emerging RSS (Proposed Changes) specifies 10% for larger scale developments in advance of local authorities setting their own targets. Note that “decentralised energy” incorporates on-site and near-site but not remote off-site (Planning and Climate Change – Supplement to PPS1).</p>	<p>Set decentralised and renewable or low-carbon energy target, using evidence to justify– evidence to be gathered.</p>
<p>It is not considered appropriate for the core strategy to rigidly prescribe the % of renewables that should be accommodated in all development, as this is inconsistent with PPS22.</p>	<p>PPS22 states LPAs may include such policies (para 8), as long as the target is viable and does not place an undue burden on developers.</p>	<p>Set decentralised and renewable or low-carbon energy target, using evidence to justify– evidence to be gathered.</p>

Response Levels to Options

This renewable energy proportion should be required?



EQ3b: This renewable energy proportion should be required:

- A. For all development**
- B. Only in ‘larger scale development’**
- C. A lower threshold than ‘larger scale development’ (please state suggested threshold)**

EQ3b: Summary of Issues	Evidence base consideration	Policy or Proposal
Larger scale development, but based on there being room for negotiation based upon the viability of a scheme rather than a strict mandatory requirement.	This reflects the RSS Proposed Changes but local evidence is required (RSS Proposed Changes).	Use evidence to inform threshold to which target will be applied – evidence to be gathered.
Should be assessed on a case by case basis in terms of the opportunity the development presents and the technology currently available.	Evidence will be required to set a threshold to accord with national policy (Planning and Climate Change – Supplement to PPS1, para 26) – development in some locations may offer opportunities for utilising existing decentralised energy supply systems.	Use evidence to inform threshold to which target will be applied – evidence to be gathered.
Adopt a much smaller proportion of renewable energy on all developments, as there is a risk of halting the amount of “qualifying development” that would be proposed, with the effect of only allowing development with no renewables at all.	Viability will be one of the key issues when considering renewable energy thresholds.	Use evidence to inform threshold to which target will be applied – evidence to be gathered.
There is no planning justification to set a threshold.	The type and size of development to which the target will be applied should be stated (Planning and Climate Change – Supplement to PPS1, para 26; RSS Proposed Changes).	State the type and size of development to which policy will be applied – evidence to be gathered.

EQ4 – Renewable energy

EQ4: What approach should the Core Strategy take to a policy on proposals for large scale renewable energy schemes:

A. Set out broad locations that would be appropriate for large scale renewable energy uses

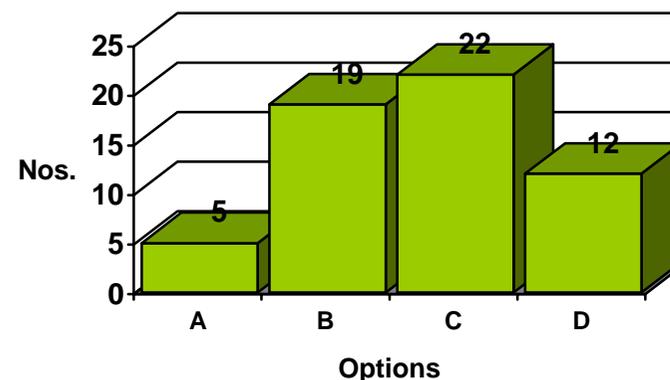
B. Include a criteria-based policy for considering proposals for renewable energy generation within the Development Management policies

C. Both A and B

An alternative option. (please give details)

Response Levels to Options

What approach should the Core Strategy take to a policy on proposals for large scale renewable energy schemes?



EQ4: Summary of Issues	Evidence base consideration	Policy or Proposal
Set a long term strategy of providing wind turbine generated electricity for rural villages and hamlets in the area, taking into account construction costs, depreciation, public consultation and planning.	Renewable energy resources should be promoted and encouraged and should not be limited to rural villages and hamlets, but at development area or site specific opportunities it may be appropriate to set higher standards (PPS: Climate Change, RSS Development Policy G).	Reflect the Government's general approach of promoting and encouraging renewable energy generation.
The Severn Barrage scheme could cause serious damage to moors upstream of Langport.	A decision on the Severn Barrage scheme is outside the scope of South Somerset's core strategy.	None required.
Advocate a criteria based policy (option B) otherwise multiple grid related sites would need to be specifically identified for each of wind, biomass and waste generation facilities.	Government policy states that assumptions should not be made on the feasibility of renewable energy projects, such as identifying broad locations for development based on wind speeds (PPS22, para 1(v)).	Consider including criteria based policy for renewable energy schemes covering relevant issues such as landscape and visual effects, biodiversity, noise, odour, transport.
Renewable energy resources are too immature to	Government planning policy makes clear that	Promote and encourage development of

EQ4: Summary of Issues	Evidence base consideration	Policy or Proposal
be considered as part of policy.	renewable energy generation should be encouraged (PPS1 Supplement, PPS22).	renewable energy resources – evidence of opportunities in South Somerset being gathered.
Focus on large scale generation.	Also need to accept the valuable role that small scale projects can have (PPS1 Supplement, PPS22).	Encourage renewable energy generally, rather than focus on large scale schemes.
Modular plants (used in small to medium sewage treatment works and for commercial sewage treatment) in urban locations i.e. Westlands, Lufton, Brympton (future).	May be explored as part of considering anaerobic digestion potential as decentralised or renewable or low carbon energy supply.	Use evidence to inform potential technologies to supply decentralised or renewable or low carbon energy – evidence to be gathered.

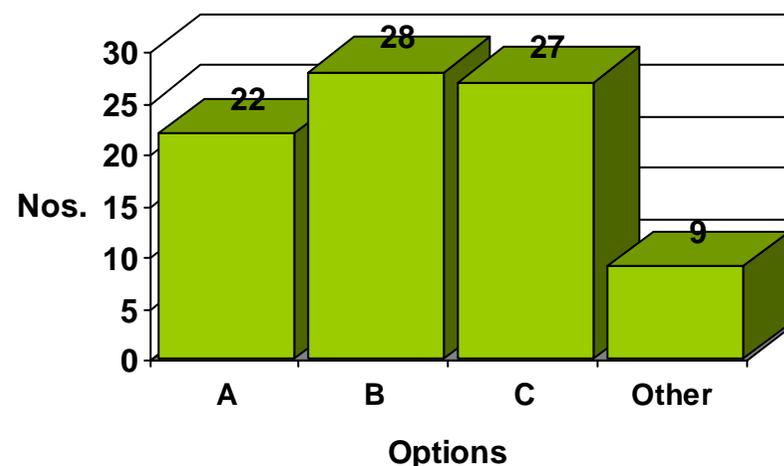
Q5 - Opportunities for biodiversity enhancement

EQ5: How should the Core Strategy seek to enhance biodiversity within the District (tick any that apply):

- A. Require new development to contribute to South Somerset Biodiversity Action Plan targets, where appropriate;**
- B. Require new development to seek biodiversity enhancement in line with the South West Nature Map, where appropriate;**
- C. Set out the broad locations of existing and proposed Green Infrastructure;**
- An alternative option. (please give details)**

Response Levels to Options

How should the Core Strategy seek to enhance biodiversity within the District?



EQ5: Summary of Issues	Evidence base consideration	Policy or Proposal
Protect Sites of Special Scientific Interest and ancient woodland.	SSSIs are a national designation and benefit from a high degree of protection; ancient woodland should be protected unless the need for the development outweighs the loss (PPS9).	PPS9 provides sufficient protection.
Seek biodiversity enhancement through development schemes. If biodiversity impact is unavoidable and mitigation alone cannot adequately protect a species or habitat, then compensatory habitat should be provided. A monitoring process should be agreed to demonstrate the recovery or growth.	This approach is outlined in Government policy (PPS9). Local Wildlife Sites and BAP priority habitats should be protected (South Somerset Biodiversity Action Plan, PPS9). A robust monitoring framework is recommended within the BAP.	Be consistent with Government policy. Use South Somerset BAP and SW Nature Map to identify potential biodiversity enhancement.
Incorporate locations for green infrastructure and biodiversity enhancements at the earliest stage possible – river corridors and floodplains can be utilised. Natural England have recommended access standards to natural greenspace of at least one 2 ha within 280m of their home, one 20 ha within 2km, one 100 ha within 5km, one 500 ha within 10km.	The emerging Open Space strategy (and Infrastructure Delivery Plan) will inform location of green infrastructure.	Identify green infrastructure locations as part of the ‘strategy’ for development.
Need to consider whether areas of the Nature Map are close to development areas. It would be more appropriate for developers to create and enhance habitat more locally, contributing to a green infrastructure strategy e.g. create country parks close to urban centres.	Strategic Nature Areas should be incorporated into the LDF (South Somerset BAP). E.g. woodland, neutral grassland, purple moor grass and rush pasture south of Yeovil. Green Infrastructure is promoted in the RSS Proposed Changes. The emerging Green Space strategy will inform.	Use SW Nature Map to assess whether Strategic Nature Areas are located near to development areas. Identify green infrastructure locations as part of the process for determining where development will be located.
Tourism development should be allowed in areas adjacent to sites of nature conservation importance, provided mitigation measures are put in place.	Tourism is vital to many rural economies, and there will be scope for tourist development in designated areas, subject to appropriate control (PPS7).	Follow the “avoid – mitigate – compensate” approach to areas with biodiversity interest, whilst considering the important economic benefits of tourism - no need for a specific policy as already covered in PPS7 and 9.

Question QEQ2 – Biodiversity

QEQ2: Do you have any suggestions for the future location of Green Infrastructure?

QEQ2: Summary of Issues	Evidence base consideration	Policy or Proposal
Ninesprings / Ham Hill / Somerset Levels and other sites interspersed around South Somerset.	The emerging Open Space Strategy (and Infrastructure Delivery Plan) will inform the core strategy.	Identify Green Infrastructure locations as part of the 'strategy' for development.
Future location: between Pen Mill and Yeo Leisure Park and through to the end of the cycle way at Brympton Way.	This link could already be classed as 'green infrastructure'.	Agree the suggested location to be existing Green Infrastructure.
Near to new developments, for efficiency.	Green Infrastructure should be planned around existing environmental characteristics, and will be easily accessible if planned with new development (RSS Proposed Changes).	Integrate proposals to improve Green Infrastructure in the delivery of new developments.
Landowners, developers and councils should come together to develop 'green infrastructure' in the same way as roads etc. are organised and agreed.	This approach is advocated in PPS12 – an Infrastructure Delivery Plan will be prepared to inform.	Use findings of Infrastructure Delivery Plan and Green Space strategy to inform Green Infrastructure proposals, and encourage Green Infrastructure.

Question QEQ3 – Landscape

QEQ3: What is it about South Somerset's landscape that you value?

QEQ3: Summary of Issues	Evidence base consideration	Policy or Proposal
Various comments on the aspects of South Somerset's landscape that are valued, including: diversity, open vistas/hedges, panoramic views, small country lanes, natural, unspoilt, lack of signs, rural villages, trees, rolling countryside, relatively undeveloped, rolling hills and vales, woodlands, tranquillity.	Criteria based policy should provide sufficient protection for landscape areas that are highly valued locally (PPS7). The Peripheral Landscape Study identifies areas around the main settlements with capacity for landscape sympathetic growth.	Consider including a criteria based policy that protects highly valued local landscape areas.
Specific places named: Summerhouse Hill, Ninesprings, Wyndham Hill, top of Milford Recreation ground, Yeovil's northern escarpment.	Noted.	Consider these areas as being highly valued locally and whether they should be identified as 'green infrastructure'.

Question QEQ4 – Air Quality

QEQ4: Should the effect upon air quality be a priority in considering the location of new development within South Somerset?

QEQ4: Summary of Issues	Evidence base consideration	Policy or Proposal
Air quality should be a priority as South Somerset suffers from increasing pollution from traffic, especially in larger towns – keep developments out of Yeovil and put development in a well designed new settlement.	Air quality is an important consideration in determining future development, especially in Yeovil due to the Air Quality Management Area incorporating the entire town (RSS Policy RE9). See 'Strategy' response on consideration of a new settlement.	Consider including air quality within a policy. Also ensure air quality problems are not exacerbated in Yeovil's AQMA.
Air quality is important but is only one of a range of factors to be considered and should not be the sole determinant.	The consideration of air quality has greater significance in Yeovil as it is designated an Air Quality Management Area (RSS Policy RE9).	Consider including air quality within a policy. Also ensure air quality problems are not exacerbated in Yeovil's AQMA.
The designation of Yeovil as an Air Quality Management Area (AQMA) was disproportionate and inappropriate as it detracts focus on those locations that technically represent unacceptable situations – is there an opportunity to now correct this?	The AQMA includes the entire urban area of Yeovil in order to ensure a holistic approach is taken in tackling air quality issues. The Air Quality action plan is subject to annual review, and air quality has actually deteriorated since the AQMA was designated in 2002/3.	Continue to reflect Yeovil's AQMA.
Air quality should be within the transport chapter as it is synonymous with traffic generation.	Transport is the main contributor to air quality but not the only factor – therefore it is an 'environmental quality' issue.	Continue to include air quality within 'environmental quality' chapter.

Option EQ6 - Design

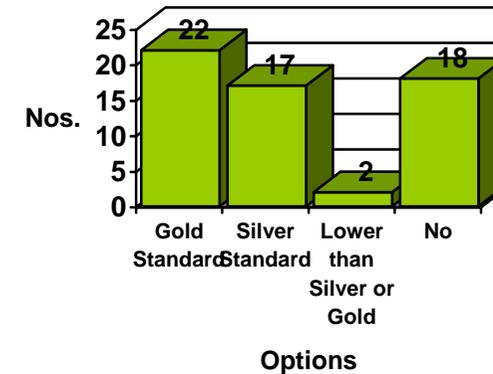
EQ6a:

In order to promote high standards of design, should new residential development accord with 'Building for Life' standards?

- A. Yes – gold standard*
- B. Yes – silver standard*
- C. Yes – a standard lower than gold or silver*
- D. No*

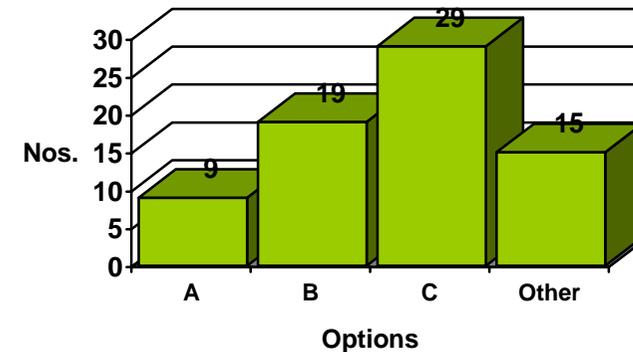
Response Levels to Options

Should new residential development accord with 'Building for Life' standards?



Response Levels to Options

What other ways of improving design quality should be sought within the Core Strategy?



EQ6b: *What other ways of improving design quality should be sought within the Core Strategy (tick any that apply):*

- A. Adopt a 'percentage for art' policy*
- B. Encourage 'Home Zones' within new residential development*
- C. Require new development to accord with 'Secured by Design' principles*
- D. An alternative option (please give details)*

EQ6: Summary of Issues	Evidence base consideration	Policy or Proposal
'Percentage for art' should be avoided as it is a cost on homes for nebulous benefits.	There may be viability issues with adopting such a policy, and there is currently a lack of evidence to support this.	Do not propose a percentage for art policy, but promote design quality of the public realm in a policy.
Sport England have produced 'Active Design' guidance.	This guidance promotes physical activity and walking and cycling in the design of new developments, and is consistent with Government policy (e.g. PPS1, 3, PPG13).	Incorporate the principles of encouraging walking and cycling in the design of new development.
All development should deliver the highest standards of design, both in terms of urban form and sustainability criteria, including through the use of local materials, avoidance of cul de sacs and respecting the locality.	Good design is fundamental to the creation of high quality new development (PPS1 and 3).	Promote high standards of design through respecting local character in a design policy.
Design in flood risk areas is particularly important as it may influence the built conservation, e.g. raising floor levels may alter streetscape. Green spaces could enhance urban areas.	The intention will be to avoid developing in flood risk areas so raising floor levels should not be an issue. Green infrastructure can improve design quality.	Promote green infrastructure in association with development.
'Building or Life' is a voluntary, national scheme and it is not appropriate for it to be a policy requirement. The core strategy does not need to provide additional guidance to that contained in PPS1, 3 and other publications. Other LDDs may interpret design guidance for local circumstances.	Building for Life has been incorporated in national planning indicators for developments of 10 or more dwellings (core output indicator H6).	Promote Building for Life as a nationally recognised way of improving design quality in a design policy.
'Home zones' are appropriate for some developments and should be considered as one of the many design options for the appropriate scheme.	The promotion of Home Zones is included within Manual for Streets (cited in as a way of promoting high quality development in PPS3).	Agree, consider Home Zones within the design policy.
The principles of 'secured by design' should be treated as every other piece of design guidance and not elevated to special status. SBD often conflicts with other priorities e.g. pedestrian permeability.	It may be too prescriptive to incorporate a core strategy policy requiring development to meet 'secured by design.'	Promote secured by design, where appropriate, within a design policy.

Question QEQ5 – Historic Environment

QEQ5: How can the Local Development Framework best preserve and enhance existing Conservation Areas within South Somerset? Do you have any suggestions for new areas to be classed as Conservation Areas within the District?

QEQ5: Summary of Issues	Evidence base consideration	Policy or Proposal
Buffer zones should be created around existing areas.	It is a statutory duty for the character or appearance of conservation areas to be preserved or enhanced, so the creation of buffer zones is not considered necessary.	No need to create buffer zones.
More stringent design restrictions in Conservation Areas.	Conservation areas are already protected by law. Specific design guidance is provided on conservation area appraisals.	No need for specific core strategy policy.
Allow some adaptation of existing properties in a conservation area in order to enable appropriate use or re-use; limit building density on conservation areas and ensure compatible design using local stone.	It is a statutory requirement that the character or appearance of conservation areas should be preserved or enhanced.	No need for specific core strategy policy.
Existing areas should be reappraised and consider what scope exists for extension. Suggested additional conservation areas: Yeovil 'new town' area; Chiselborough conservation area should be expanded to include the whole valley; extend conservation areas in hamstone villages; The Park, Yeovil; Cucklington should be classed as conservation area.	Conservation area appraisals have been carried out. Guidance on considering the designation of new conservation areas is set out in PPG15.	The core strategy will not determine the location of new conservation areas, but ensure the Conservation team considers suggested conservation areas.
Energy efficient buildings are not encouraged in conservation areas as design and use of specific materials limits its potential.	The character or appearance of conservation areas should be preserved or enhanced, and this may include energy efficient buildings – need to be judged on a case-by-case basis.	No need for specific core strategy policy.
Conservation legislation does not require additional policies in the LDF. Conservation area statements should identify explicitly what there is in the character or appearance of an area that should be preserved or enhanced.	Development proposals will judged for their effect on the character and appearance of the areas in the context of PPG15.	No need for specific core strategy policy.

Other Issues – Environmental Quality

Summary of Issues	Evidence base consideration	Policy or Proposal
Suggest use of the 'Sustainability Checklist', a new online tool.	Sustainability Appraisal (SA) of the Core Strategy will be based upon the SA Scoping Report.	SA will be used to help develop policies, so a sustainability checklist is unnecessary.
Little thought has been given to environmental impact as a result of development e.g. Chard Key Site will have a flooding impact into Forton Brook.	Environmental impact is a key consideration within the core strategy. A Strategic Flood Risk Assessment has been prepared for the District; issues at Chard Key Site will need to be addressed through a site specific flood risk assessment when appropriate.	Environmental impacts are to be considered in determining the future development of the District, using the Strategic Flood Risk Assessment for flooding.
It is important that all irreplaceable semi-natural habitats are protected, and not just those with protective statutory designations. Planning permission should not be granted for any developments that would result in the loss or deterioration of ancient woodland and ancient trees (PPS9).	...unless the need or benefits of a proposal outweigh the loss of woodland habitat (PPS9).	Ensure consistency with PPS9 in protecting ancient woodland and ancient trees – no need for additional policy.
The core strategy should support the use of the natural environment to mitigate the effects of climate change (woodland can make a significant contribution), whilst also proposing measures to help adaptation to climate change.	This approach is supported in PPS1 Supplement: Planning and Climate Change. The South Somerset District Council Climate change mitigation and adaptation strategy also considers this.	Use the natural environment to help climate change adaptation e.g. policy supporting green infrastructure – consider SSDC's climate change strategy.
It is important to note the impacts of Nox and PM10 as measures of air quality rather than focus on CO2.	The air quality section does not focus on CO2 as a measure of air quality, merely stating that reductions in car use will also lessen CO2, as well improving air quality.	Ensure air quality considers Nox and PM10 (as well as CO2) when considering air quality as a factor influencing the location of development.
Restricting levels of parking is a fundamental measure on which to base other measures to reduce car use – carbon emissions will never be reduced whilst car use grows.	Restricting car parking is a potential demand management measure – see 'Transport and Accessibility'. The emerging YTSR2 and the Chard Regeneration Framework transport assessment will inform consideration of modal shift in these towns.	Consider car parking restrictions in context of modal shift policy, particularly in Yeovil and Chard.
Reduce the visual impact of development through screening new industrial development and roads with trees, and enforcing specific colours for industrial/agricultural buildings.	Visual and landscape impact should be minimised, but should not be overly prescriptive in setting standards.	Consider visual and landscape impact in general design policy.

Summary of Issues	Evidence base consideration	Policy or Proposal
Emphasise passive design to help minimise demand for energy. Contemporary building design, embracing local vernacular materials and scale should be encouraged.	High standards of design should be sought, consistent with national policy (e.g. PPS1 and 3).	Promote good design in appropriate policy.
Pleased to see: a general theme to conserve and enhance species and habitats; references to PPS9, PPG15 and the SW Nature Map; and river and wildlife corridors mentioned under Green Infrastructure.	Noted.	Continue to include these themes.
There is limited information on flood risk – it is vital that the SFRA is incorporated into the next stage, including an appropriate policy response for the differently affected areas. This should consider adapting development (existing and new) to the level of change that is likely to happen because it can no longer be prevented.	The findings of the SFRA will inform the next stage of the core strategy. Most of the main urban areas intersect with Flood Zone 3, and other causes of flooding are also an issue. Climate change assumptions suggest changes in floodplain limits are likely to be negligible for much of the district, although localised areas may have a larger effect.	Use SFRA findings to inform core strategy in order to determine the ‘strategy’ i.e. locations for development. PPS25 is prescriptive; no need for additional policy.
River water quality is mentioned only fleetingly and should be considered in more depth, specifically the impacts from polluting run-off.	Impact upon water quality should be considered, but the control of processes or emissions is governed by the pollution control system (para 10, PPS23).	Consider the impact upon water quality from new development in determining the location for future development.
The increased demand for water resources will require consideration of water efficiency. All new developments should have zero rainwater runoff conditions.	The Code for Sustainable Homes requires greater water efficiency in new homes. Water efficiency is promoted in SFRA through encouraging SuDS.	Promote water efficiency through a policy promoting SuDS.
Large scale wind farms are completely inappropriate due to impact on local residents, tourism, visual impact, health implications and variable supply difficulties caused to the national grid – wind power should only be applied offshore.	Wind turbines may have some of these effects, but policies that rule out or place constraints on specific types of renewable energy should not be included (PPS22).	None required.
Demonstrate how the historic environment will inform and be affected by the emerging spatial strategy through evidence, such as a historic landscape analysis.	The various aspects of the historic environment will be considered (PPG15). Historic landscape characterisation was considered in the Peripheral Landscape Studies.	The historic environment will be considered as a material factor in locating development.

Summary of Issues	Evidence base consideration	Policy or Proposal
No consideration of noise impact, particularly pertinent for any development near Yeovilton and Westlands airstrip in determining appropriate development types and scales and possible mitigation measures.	Noise is considered in Option DMEQ4. Should ensure that noise-sensitive developments are located away from sources of significant noise, as far as practicable (PPG24). Area-specific policies may be useful for Yeovilton and Westlands.	Include noise as consideration within a policy, with core policy on the impact of Yeovilton and Westlands if directing development near these areas. Noise contours for Yeovilton to be updated and used in consideration of the potential development in that area.
Indicators 12 and 16 of the LAA on protection and enhancing biodiversity should be included.	Somerset LAA LPI6 'Health of the Natural environment' should be considered in monitoring the core strategy.	Noted and accepted.
European Protected Species' populations and local distribution are now afforded protection under the revised Habitat Regulations and should be used to direct development away from these areas.	Noted.	Noted.
Ensure that environmental considerations do not resist otherwise appropriate new tourism developments, particularly adjacent to sensitive areas such as landscape/ biodiversity/historic importance and waterside holiday locations (flooding).	Tourism is vital to many rural economies, and there will be scope for tourist development in designated areas, subject to appropriate control (PPS7). Tourist development may be appropriate in areas of flood risk (PPS25).	None required.
The issues in table 9.4 should be mapped in order to highlight where in the district these are an issue. This may also help in identifying reasons for some of the issues and thus help in developing options for addressing them e.g. why South Somerset has the highest CO2 emissions in the county – transport, households, industry? What are the key landscape features in the various parts of the district? Where are the areas at risk of flooding, what adaptation measures should be put forward as options?	Greater use of diagrams/maps would make the document more legible, and help explain the options. 38% of CO2 emissions in Somerset are from industry and commercial, 29% from road transport, 28% from domestic, and 5% from land use, land use change and forestry (South West Observatory, 2006 figures). South Somerset is divided up into 7 visual character regions (The Landscape of South Somerset, 1993). The SFRA shows areas at risk of flooding from rivers and other sources.	Agreed – use maps and diagrams to highlight 'place-specific' issues.
Light pollution should be reduced by use of appropriate lighting that reduces spillage in new developments.	The need to limit and, where possible, reduce the adverse impact of light pollution should be considered, e.g. on local amenity, rural tranquility and nature conservation (PPS23).	Consider light pollution as a criterion within a design policy.

Summary of Issues	Evidence base consideration	Policy or Proposal
Areas of archaeological importance should enjoy strong protection.	Nationally important archaeological remains benefit from strong protection (PPG16). Development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings (PPG16).	Consider including archaeology in a general historic environment policy.
Social cohesion is an important consideration when allocating new homes.	This is supported in PPS1 and PPS3.	Social cohesion should be encouraged and relevant to the Strategy and Housing chapter and strategic objectives. RSS Strategy is focussed on sustainable development. Implementation of this through the core strategy should support social cohesion.
The area south of Placket Lane, Yeovil should remain as a hay-meadow.	Noted.	The strategic growth of Yeovil will be considered in the 'Strategy' section. The site in question is being considered in the Strategic Housing Land Availability Assessment for suitability for development or otherwise.

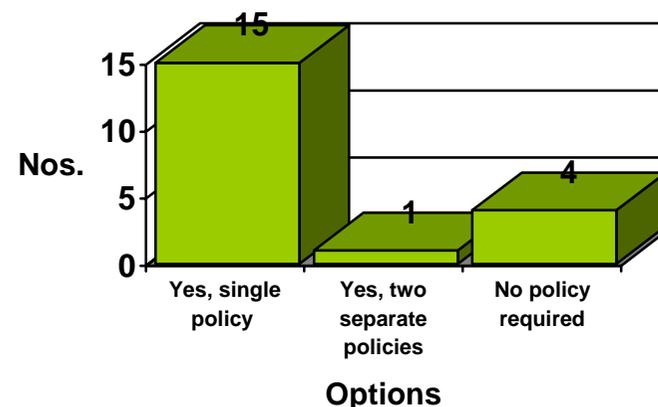
DEVELOPMENT MANAGEMENT POLICIES – TRANSPORT AND ACCESSIBILITY

Option DMTA1 – Highway Design and Layout

DMTA1: A policy that requires all new development to be designed in a way that gives priority to people over ease of traffic movement and provides more priority road space for pedestrians, cyclists and public transport.

Response Levels to Options

A policy that requires all new development to be designed in a way that gives priority to people over ease of traffic movement and provides more priority road space for pedestrians, cyclists and public transport?



DMTA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Replace 'road' with 'highway' and 'pedestrians, cyclists' with 'non-motorised users' to ensure that horse riding and carriage driving are accounted for.	Noted.	Noted.
It is important that the concept of shared space for transport is fully embraced rather than a complete duplication and segregation of infrastructure of modes, and perhaps a flexible design approach that recognises future shifts of modal splits.	This reflects Government guidance in 'Manual for Streets'; and encouraging modal shift in PPG13.	Promote walking and cycling in the location and design of new development, particularly at Yeovil and Chard where increased development offers greater potential to increase walking and cycling. Incorporate the principles of encouraging walking and cycling within a policy.

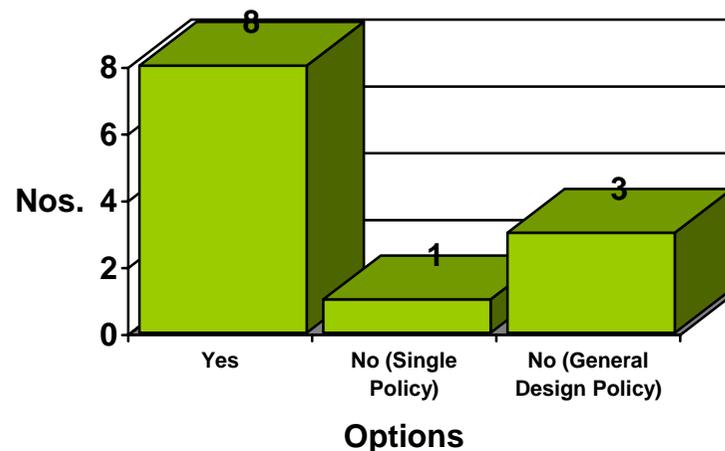
DMTA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
A policy that requires all new development to be designed in a way that gives priority to people over ease of traffic movement.	PPG13 paragraph 6.8 states 'Give priority to people over ease of traffic movement and plan to provide more road space to pedestrians, cyclists and public transport in town centres, local neighbourhoods and other areas with a mixture of land uses'. If the policy doesn't add any value then there is no need to repeat or reformulate national or regional policy (PPS12).	Promote walking and cycling in the location and design of new development, particularly at Yeovil and Chard where increased development offers greater potential to increase walking and cycling. Incorporate the principles of encouraging walking and cycling within a policy.

Option DMTA2 – Highway Design and Layout

DMTA2: Either retain a policy to cover the safe design of residential roads (previously Local Plan policy TP4), or have one policy covering the safe design of roads? Or, safety could be included as a criterion in a general design of development policy, removing the need for a separate policy and facilitating a higher standard of design.

Response Levels to Options

Either retain policy TP4, or have one policy on the safe design of roads or a general design policy?



DMTA2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
By bringing this aspect of design (safety) within consideration of an overall design policy, it would improve design and allow a more flexible approach without any necessity to compromise on safety.	Local Plan Policy TP4 was used relatively few times (7 in year 07-08, AMR 2008). There should be a limited suite of development management policies.	Generic transport policies are being developed in conjunction with Somerset County Council.
There would be benefit in having a single policy relating to the safe design of roads and recommend that cross reference is made to the Manual for Streets and DMRB.	Local Plan Policy TP4 was used relatively few times (7 in year 07-08, AMR 2008). There should be a limited suite of development management policies.	Generic transport policies are being developed in conjunction with Somerset County Council.

Question DMQTA1 – Traffic Management

DMQTA1: The negative effects of traffic produced from new proposals has been identified as an issue. In Development Areas, where the principle of development has been established, how would nuisance/negative impact (re. harm to residential amenity) be measured?

DMQTA1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<ul style="list-style-type: none"> ○ Level of pollution ○ Parking issues ○ Traffic flow ○ Ratio of vehicles to residents ○ Noise ○ Size of vehicles ○ Speed of traffic ○ Road maintenance ○ Quality of life ○ Air quality 	Noted. The Annual Monitoring Report contains a some relevant indicators e.g. Number and extent of Air Quality Management Areas (SSDC); Number of days of air pollution exceeding 40µg/m ³ in Yeovil AQMA (SSDC: SCS).	Generic transport policies are being developed in conjunction with Somerset County Council.
<p>Suggested Government guidance:</p> <ul style="list-style-type: none"> ○ Circular 02/07 Planning and the Strategic Road Network ○ The Guidance for Transport Assessment (March 2007) ○ Department for Transport: Manual for Streets (March 2007) 	Noted.	Refer to the key messages of Government guidance in explanatory text.

Question DMQTA2 – Traffic Management

DMQTA2: What other negative effects on the surrounding area could be produced by traffic from new development and how could these be dealt with?

DMQTA2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<ul style="list-style-type: none"> ○ Higher density of traffic ○ Traffic congestion ○ Improve road network ○ Improve public transport ○ Noise ○ Light pollution ○ Pedestrian safety ○ On-street parking. ○ Parking ○ Improving walking/cycling 	Noted.	Generic transport policies are being developed in conjunction with Somerset County Council.

Question DMQTA3 – Access to Services and Facilities

DMQTA3: Should new services and facilities be provided within easy walking distance to residential developments, if so, what services and facilities should be provided? What should be considered 'easy' walking distance?

DMQTA3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<ul style="list-style-type: none"> ○ Convenience shops ○ Community facilities ○ Doctors surgeries ○ Cash machine ○ Play areas ○ Recreation facilities ○ Primary/secondary school ○ Places of worship ○ Public transport ○ Bus stop/bus service. ○ Post office ○ Community centre/hall ○ Youth clubs ○ Health / medical centres ○ Public house ○ Dentist surgeries 	Government policy (PPS1, PPS3 & PPG13) supports a wide ranging approach in order to improve access to services. The settlement strategy should seek to direct to development to places with an existing concentration of services (RSS Proposed Changes). The forthcoming Infrastructure Delivery Plan will inform the need, costs, phasing and delivery of the infrastructure required in delivering new development in the district.	A wide-ranging approach to ensure new development has good access to services. Reflect findings of Infrastructure Delivery Plan for infrastructure issues. Generic transport policies are being developed in conjunction with Somerset County Council.

DMQTA3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Walking distance responses ranged between 300 metres to a 1 mile (1,609 meters)	Walking is the most important travel mode at the local level and offers the greatest potential to replace short car trips, particularly under 2km (PPG13). Other factors apart from distance will need to be considered such as topography e.g. Yeovil lends itself to east – west walking rather than north - south (Yeovil Transport Strategy).	Encourage walking through making new facilities and services easily accessible on foot. Generic transport policies are being developed in conjunction with Somerset County Council.

Option DMTA3 – Access to Services and Facilities

DMTA3: 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’. What should constitute ‘every reasonable attempt’?

DMTA3: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<ul style="list-style-type: none"> ○ A proper audit trail of work in progress. ○ Comparison with an established inventory ○ Proof of attempts to re-use i.e. "For Sale" adverts ○ On market for at least 6 months ○ Comparable price ○ Full advertising ○ Independent agent ○ Be proportionate to the individual case 	In terms of securing suitable business re-use, the emerging Employment Land Review will assist in establishing whether there is sufficient employment land both in terms of quantity and quality. ‘Every reasonable attempt...’ should be made explicit within a marketing statement.	Policy should identify the requirement for a marketing statement, and explanatory text should identify appropriate attempts to secure suitable business re-use.

Question DMQTA4 – Access to Services and Facilities

DMQTA4: *The Economic Prosperity chapter of the Core Strategy looks at the retention of employment land in detail, however, does the loss of employment land and premises need to be addressed as a separate issue, or could one policy cover the loss of all services and facilities including, the loss of employment land and premises.*

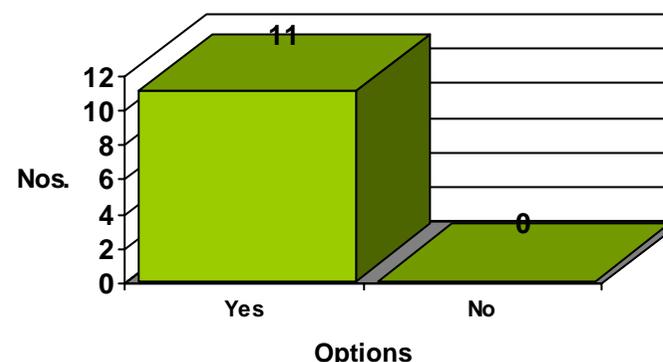
DMQTA4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
They raise different issues. Employment land supply should be subject to an Employment Land Review in conjunction with a Housing Land Availability Assessment. We must also remember that we are facing a housing crisis and over full employment.	Stages 1 and 2 of the Employment Land Review have been complete, with Stage 3 forthcoming. Sites have been considered in the SHLAA where relevant.	Loss of employment land presents different issues to loss of services and should be located in a separate policy. Policies protecting employment land and loss of services should be included.

Option DMTA4 – Parking Standards

DMTA4: *Revise the parking standards to reflect the rural nature of the District, as is being done by officers following research regarding Policy TP7.*

Response Levels to Options

Revise the parking standards to reflect the rural nature of the District, as is being done by officers following research regarding Policy TP7



DMTA4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Car parking restraints in a rural area will not affect car ownership and use because of the lack of alternative travel modes.	Car travel will continue to have a major role, particularly in a largely rural district, but it is necessary to promote sustainable travel to help tackle climate change, traffic congestion and promote healthier living e.g. encouraging more sustainable travel modes and ensuring good access to jobs, shops, leisure facilities and other key services (PPS1, PPG13, RSS Proposed Changes).	Reflect Countywide Parking Strategy parking standards – consider that many people require access to The County-wide Parking Strategy is to be reviewed shortly. a car due the rural nature of the district.

Question DMQTA5 – Parking Standards

DMQTA5: Should each town, rural centre and village be assessed on its own merits in relation to the amount of parking that should be provided or should a standard be provided for the District as a whole?

DMQTA5: Summary of Issues	Evidence Base Consideration	Policy or Proposal
The Highways Agency would have concerns should the District Council be proposing to adopt parking standards which differ from national guidelines within PPG13. Providing suitable parking levels should be seen as part of a wider package which seeks to reduce the need to travel within the District. We would question the practicality of implementing or agreeing parking standards which differs between settlements within the District.	Standards should promote sustainable transport choices – lower levels of provision should be provided where access to sustainable modes is high, particularly SSCTs i.e. Yeovil (RSS Proposed Changes). Detailed parking policies and standards are primarily the responsibility of SCC as the Local Transport Planning Authority (RSS Proposed Changes and Countywide Parking Strategy). (SSDC has responsibility for off street public parking).	Reflect the Countywide Parking Strategy standards – currently being revised.
Parking provision should be based on "need" for car use determined by the availability of alternative options, proximity to essential services and public transport nodes etc. For this reason, there should not be a district-wide fixed level of provision.	PPS3 states that residential parking policies should take into account expected levels of car ownership, the importance of promoting good design and the need to use land efficiently (para 51). Accessibility strategies should be developed by the County Council in close partnership with the district council, containing detailed parking policies and standards (RSS Proposed Changes).	Reflect the Countywide Parking Strategy standards, ensuring the principles of PPS3 are incorporated.

DMQTA5: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Reduction of pro-rata car parking spaces/increasing car parking charges should certainly be considered, starting with long-stay parking, which encourages car commuting. An approach to this could be maintaining existing levels against a backdrop of housing growth, whilst redistributing to short-stay to facilitate the economic vitality of the town centre at the expense of available car-commuter parking.	Parking policies should help to support modal shift (PPG13). Long stay commuter parking is already at capacity in Yeovil, but charges are low in some cases and increasing these could help control peak period congestion (Countywide Parking Strategy). Parking policy will be more flexible in other centres, considering the largely rural catchment areas, but also catering for tourism needs (Countywide Parking Strategy). The District-wide Parking Strategy seeks a rationalisation of car parks in Yeovil to enable the redevelopment of town centre sites; tariffs should continue in the market towns; and charging in rural centres should only be introduced as demand pressures require.	Consider lower levels of off-street parking in Yeovil and other town centres – reflect the Countywide Parking Strategy, which is currently being revised.
Provide Public transport first, then look at parking	Standards should promote sustainable transport choices – lower levels of provision should be provided where access to sustainable modes is high, particularly SSCTs i.e. Yeovil (RSS Proposed Changes).	Encourage early provision of public transport, and reflect the Countywide Parking Strategy standards – currently being revised.
The level of car parking should be assessed by reference to the street design and dwelling mix. The policy should not be too prescriptive.	PPS3 states that residential parking policies should take into account expected levels of car ownership, the importance of promoting good design & the need to use land efficiently (para 51)	Reflect the Countywide Parking Strategy standards, ensuring the principles of promoting good design are incorporated.
Why not consider applying a different standard to different levels in the hierarchy - rather than each on its own merits.	Standards should promote sustainable transport choices with lower levels of provision provided where access to sustainable modes is high, particularly SSCTs i.e. Yeovil (RSS Proposed Changes). The County-wide Parking Strategy includes guideline reductions in the maximum parking provision depending on location.	Influence and reflect the Countywide Parking Strategy standards – currently being revised.
There should be a design-led approach to car parking that is related to location, housing mix, layout, density and street design (PPS 6).	PPS3 states that residential parking policies should take into account expected levels of car ownership, the importance of promoting good design and the need to use land efficiently (para 51).	Reflect the Countywide Parking Strategy standards, ensuring the principles of promoting good design are incorporated.

Question DMQTA6 – Planning Obligations

DMQTA6: Should contribution towards infrastructure facilities and services vary according to the size of development? Or should a tariff be fixed per dwelling/hectare of land? What should this figure be?

DMQTA6: Summary of Issues	Evidence Base Consideration	Policy or Proposal	
The contribution should be based according to the number of people/occupancy over the number of dwellings.	<p>Circular 05/05 states that planning obligations must be:</p> <ol style="list-style-type: none"> 1. relevant to planning; 2. necessary to make the proposed development acceptable in planning terms; 3. directly related to the proposed development; 4. fairly and reasonably related in scale and kind to the proposed development; and 5. reasonable in all other respects. <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The draft regulations were published in 2009, with the final regulations due in April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p> <p>The forthcoming Infrastructure Delivery Plan will contain information relating to the cost of infrastructure required as a result of core strategy development.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning Obligations will be promoted with a general policy through the core strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligations should be promoted, subsequent to the adoption of the Core Strategy as a Supplementary Planning Document as a priority.</p>	
Planning obligations should be discussed and agreed for each development on their merits as is the case now. The system does not need adjustment. It is not just the size of development that will determine what these obligations will or should be.			
Standard tariff preferred (level required cannot be fixed by guesswork - depends on range of facilities required and relative costs).			
Contributions should be considered in conjunction with other development contributions and viability.			
Contributions should vary according to site size and specific site issues. Section 106 contributions are intended to address the potentially negative			

DMQTA6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>implications of development. Specific site issues raise the importance of 'open book' approach to negotiations. High section 106 obligations should not prevent development coming forwards the option to negotiate should be available. It may not be appropriate to levy any financial contributions on developments that provide significant community benefits. Concerns are raised on the reference to a 'tariff' approach over a Section 106 Agreements or Unilateral Undertaking.</p>		
<p>This debate has been had in the national context ie the PGS consultations. CIL is now national policy and well on its way subject, hopefully to further consultation. The direction of travel is tariff based. This is fairer to all. The level of tariffs (national, regional or local) must be set at a level that:</p> <ol style="list-style-type: none"> 1. Does not render a significant number of schemes unviable without extensive derogation. 2. Does not seek to burden new development with the costs of rectifying existing deficits in infrastructure. 3. Does not simply seek to substitute existing funding (capital or revenue) from existing tax derived sources to new development - as this would be a further form of stealth tax, unfairly levied upon a relatively small section of society (ie folk moving to new premises/homes). 4. Recognises the contribution made in allocation of land for non-commercial uses (e.g. schools, parkland, highways etc) that will benefit a wider community. <p>In absolute terms any such levies cannot realistically be set much higher than the current level of planning gain sought by S106. Arrangements for the management and</p>		

DMQTA6: Summary of Issues	Evidence Base Consideration	Policy or Proposal
deployment of the levies (if undertaken of a district basis) will need to be carefully considered.		
Infrastructure contributions will need to be considered in conjunction with other planning obligations and/or Community Infrastructure Levy, and the viability of the development.		
The guidance set out in Circular 05/05 sets out the tests that should be applied in considering whether Planning Obligations should be sought. It is considered that the Core Strategy should better respond to this guidance.		

Question DMQTA7 – Planning Obligations

DMQTA7: Should there be developments that are exempt from all/certain planning obligations? If 'yes' what type of development?

DMQTA7: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>Development Management Policies on Planning Obligations should follow advice set out in paragraph B5 of Circular 05/2005.</p> <p>It is not considered that a contribution should be provided for every application. This is considered unreasonable and unjustified. Planning Obligations may only be requested when justified and when related to the proposal. In order to reflect Government advice in Circular 11/95 on planning conditions, wherever possible, the potential impact of proposed development should be dealt with by planning conditions rather than by seeking developer contributions.</p> <p>Whilst it is considered that some developments should be exempt from providing financial contributions all developments should be considered initially. In accordance with practice</p>	<p>Circular 05/05 states that planning obligations must be:</p> <ol style="list-style-type: none"> 1. relevant to planning; 2. necessary to make the proposed development acceptable in planning terms; 3. directly related to the proposed development; 4. fairly and reasonably related in scale and kind to the proposed development; and 5. reasonable in all other respects. <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The draft regulations were published in summer 2009,</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning Obligations will be promoted with a general policy through the core strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligations should be promoted, subsequent to the adoption of the Core Strategy as a Supplementary Planning Document as a priority.</p>

DMQTA7: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>elsewhere, it would be appropriate for thresholds to be applied in respect of each obligation element, detailing the minimum scale of development, below which an obligation contribution would not be sought e.g. 10-15 dwellings or commercial extensions under 1000 sq m.</p>	<p>with the final regulations due in April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p>	
<p>Wish to highlight the requirement for funding towards public transport, cycling and pedestrian links. Should developments result in impacts requiring mitigation on the Strategic Road Network, then these will need to be funded by the developer, as the Highways Agency does not have the funding in place to undertake any improvements required as a result of development proposals.</p>		
<p>The current rationale for thresholds for triggers to planning obligations has presumably been the fixed costs (in terms of legal and management time) of securing their provision. By any measure these costs have become disproportionate to the benefits secured and are therefore very inefficient at the current threshold levels. A levy system is the advantage of predictability and universal application that ensures a fairer distribution of contributions, avoiding the need to operate exemptions and thresholds.</p>		

Question DMQTA8 – Planning Obligations

DMQTA8 : What range of infrastructure facilities and services should contributions be sought for? For example should we include facilities and services such as community waste and energy projects or local labour and training initiatives?

DMQTA8: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<ul style="list-style-type: none"> o Medical Services o Allotments o Local labour training o Recycling Initiatives o Improved sewerage o Waste and recycling o Transport and training initiatives o Leisure o Education o Public open space o Community facilities o Affordable housing o Necessary highway improvements o Public transport. 	<p>Circular 05/05 states that planning obligations must be:</p> <ol style="list-style-type: none"> 1. relevant to planning; 2. necessary to make the proposed development acceptable in planning terms; 3. directly related to the proposed development; 4. fairly and reasonably related in scale and kind to the proposed development; and 5. reasonable in all other respects. <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The draft regulations were published in summer 2009, with the final regulations due in April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p> <p>The forthcoming Infrastructure Delivery Plan will contain information relating to the cost of infrastructure required as a result of core strategy development.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning Obligations will be promoted with a general policy through the core strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligations should be promoted, subsequent to the adoption of the Core Strategy as a Supplementary Planning Document as a priority.</p>
<p>Somerset County Council will increasingly be seeking contributions for personal travel planning from developers as a core component of their residential travel plans. Residential developments will also require the resourcing of a travel plan coordinator/manager to cover the ongoing promotion of sustainable travel within the development. Financial incentives will need to be provided to occupants of new sites to encourage their use of sustainable travel. For residential developments, this offer will need to be repeated each time a new occupier moves into the dwelling.</p>		
<p>All facilities that would be required training should be addressed by the companies.</p>		
<p>For everything that will be needed to sustain the new communities.</p>		

DMQTA8: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Improvements to / upgrading of existing rights of way as well as the creation of new rights of way to allow access for as many non-motorised users as is appropriate.		
Development Management Policies on Planning Obligations should be prepared in accordance with Circular 5/05. Planning Obligations should be justified and related to the proposed development. Preference should be given to Planning Conditions over Planning Obligations, as they are simpler for the LPA to amend or remove, there is a right to appeal and more robust enforcement powers.		
This largely depends upon the evidence available from the LSP and the priorities set out in the SCS and relationship / relevance to the development proposed.		
The planning system should not be operated as a proxy substitute for the proper funding of Local Government and it's various functions.		
Policy changes to ensure all new development must meet higher 'green standards' with infrastructure therefore separate policy is not required.		

Question DMQTA9 – Planning Obligations

DMQTA9: Under what circumstances should off-site provision of facilities and services (commuted sum) be allowed?

DMQTA9: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Where 'yes' respondents suggested: <ul style="list-style-type: none"> o Size of development o Small sites o Where on-site provision not possible 	Circular 05/05 states that planning obligations must be: <ol style="list-style-type: none"> 1. relevant to planning; 2. necessary to make the proposed 	Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning Obligations will be promoted with a general policy through the

<ul style="list-style-type: none"> ○ Related to the development ○ Justified <p>Should there be a time limit on the spending of that commuted sum? Responses ranged from 1 year up to 10 years. Other suggestions included a no-time limit approach.</p>	<p>development acceptable in planning terms;</p> <ol style="list-style-type: none"> 3. directly related to the proposed development; 4. fairly and reasonably related in scale and kind to the proposed development; and 5. reasonable in all other respects. <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The draft regulations were published in summer 2009, with the final regulations due in April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p>	<p>core strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligations should be promoted, subsequent to the adoption of the Core Strategy as a Supplementary Planning Document as a priority.</p>
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Other Issues – Development Management Policies – Transport and Accessibility

Summary of Issues	Evidence Base Consideration	Policy or Proposal
Support the reference to the Design Manual for Roads and Bridges (DMRB), which provides guidance on design requirements for the Strategic Road Network. Reference should also be made here (and elsewhere in the document as appropriate) to DfT Circular 02/2007 Planning and the Strategic Road Network.	The Design Manual for Roads and Bridges (DMRB) sets out national guidelines for the Strategic Road Network.	Appropriate references to Government guidance will be made within the core strategy.
Paragraph 10.9 - Reference should be made to 'sustainable transport' and not just public transport.	This reflects Government guidance in PPG13: Transport.	Make proposed amendment.
Paragraph 10.11 - Insert after LTP: '(along with the Rights of Way Improvement Plan)'	Noted.	Make proposed amendment.
Paragraph 10.12 - Replace 'walking and cycling' with 'sustainable modes of transport' to ensure that horse riding and carriage driving are accounted for.	Noted.	Make proposed amendment.

DEVELOPMENT MANAGEMENT POLICIES – ECONOMIC PROSPERITY

Option DMEP1 - Retention of Employment Land and Premises

DMEP1: Include a criteria based policy in the LDF identifying how, and what employment land and premises will be protected from unsuitable development.

DMEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>It would be entirely inappropriate and contrary to national policy guidance for the Core Strategy to seek to protect all existing employment land and premises from alternative development.</p> <p>Something similar is already contained in the draft RSS. If the policy doesn't add any value then there is no need to duplicate a higher order plan.</p>	<p>The comment is correct, it would be inappropriate to prevent the change of use of all employment land and premises, but the cumulative loss of employment land is an issue, which has been highlighted through Stages 1 and 2 of the Employment Land Review, and so strengthening the existing Saved Local Plan Policy ME6 and ME7 (which seek the protection of employment land and premises) would seem appropriate.</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 it does not protect established premises.</p>	<p>To ensure that suitable employment land and premises are sufficiently protected because at the moment the RSS only protects allocated sites, 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 DMQEP1 - Retention of Employment Land and Premises

DMQEP1: Should we protect all existing employment land and premises or can some be used for other uses?

DMQEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<ul style="list-style-type: none"> • Yes, all existing employment land and premises should be protected. • As a general principle it should all be protected with the local community having the final say over any changes to that status. 	<p>It would be inappropriate to prevent the change of use of all employment land and premises, and contrary to PPS4.</p> <p>Policy ES3 in the RSS protects employment sites</p>	<p>To ensure that suitable employment land and premises are sufficiently protected because at the moment the RSS only protects allocated sites, include a Development Management policy in the Core Strategy. The policy should adopt a similar</p>

DMQEP1: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>final say over any changes to that status.</p> <ul style="list-style-type: none"> Protected in towns, but case-by-case basis in rural areas. No, other uses are permissible, because the need for land and premises changes with time. <p>Clearly it would be absurd to put a blanket protection on all employment land. Derelict sites can be used. Sites that have been market tested to establish that the current use is no longer viable. If there is alternative land available, existing employment sites may be used for alternative uses. Land supply for employment and housing should be reviewed through an integrated approach to employment land reviews and strategic housing land availability assessments. We are facing a housing crisis and in South Somerset have only 1.3% unemployment. The answer to the question must therefore be that some employment land should be put to housing. Farming/allotment development should be the alternative use.</p>	<p>by enabling the release of only those, which no longer meet the needs of business or are poorly located for economic development purposes.</p> <p>In terms of allocated sites, 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>approach to that outlined in RSS Policy ES3.</p> <p>The criteria suggested by respondents to the Issues and Options 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>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>

Option DMEP2 - Retention of Employment Land and Premises

DMEP2: Include a strict policy ensuring that employment sites/premises are not lost to housing unless there is an absolute need for that housing. How would the need be demonstrated?

DMEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Do not agree with this, there is an absolute need for housing. Central government has been repeating this position again and again, yet the Council still proposes a strict policy to protect</p>	<p>These comments are correct, this position would be in direct conflict with National Guidance in PPS3 – the approach outlined above under Question DMQEP1 is more flexible and follows</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</p>

DMEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>employment land. The need for housing has been demonstrated by the plan, monitor and manage approach. All the monitoring indicators proposed by government at the introduction to the approach have gone through the roof, indicating an overwhelming need for additional housing provision. Yet, the Council still needs to ask 'How would the need be demonstrated?' It has been demonstrated, please move away from the arcane approach of protecting land for employment and restricting housing supply, it is damaging our economy, our social fabric and the future of our children.</p> <p>No, there should be a flexible approach to the retention of employment land. The approach should relate to demand, take-up and nuisance factors of existing uses.</p> <p>It is more important to ensure that adequate and spatially appropriate allocations for employment use are made so that the most appropriate uses can be found for each PDL opportunity as it arises.</p> <p>It would be entirely inappropriate and contrary to national policy guidance for the Core Strategy to seek to protect all existing employment land and premises from alternative development.</p> <p>The key criterion needs to be the suitability of the employment land not the housing need.</p>	<p>the approach outlined nationally and regionally.</p>	<p>approach to that outlined in RSS Policy ES3.</p> <p>The criteria suggested by respondents to the Issues and Options 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>
How would the need be demonstrated?		
<p>Public demand for property and housing needs surveys.</p>	<p>This position would be in direct conflict with National Guidance in PPS3 – the approach outlined above under Question DMQEP1 is more flexible and follows the approach outlined nationally and regionally.</p>	<p>None required.</p>

Question DMQEP2 - Retention of Employment Land and Premises

DMQEP2: If we allowed the loss of some employment land and premises, how would we decide what land and premises could be lost? For example would a judgement be made based on a percentage above which further losses would not be allowed? Would this be a District-wide percentage, or different for each settlement?

DMQEP2: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>The key is whether or not South Somerset provides sufficient employment land both in terms of quantity and quality and this will need to be based on evidence from a current Employment Land Review.</p> <p>We should consider all employment land, to assess whether the need for housing provision outweighs the need for jobs.</p> <p>Overall % for each type of settlement but allowing for special cases.</p> <p>Based on need, demand and future vision for area, so different for each settlement.</p> <p>No limits - each item/site should be reviewed individually.</p>	<p>In terms of allocated sites, 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>There is a need to identify employment land to meet the RSS targets for the District, and allowing further significant losses of employment land to housing or any other uses would result in the need to identify additional land.</p> <p>The approach to deciding what land and premises could be lost to other uses cannot be too prescriptive, and a judgement needs to be made on a case-by-case basis to ensure flexibility.</p> <p>Whilst the methodology behind establishing a percentage target seems logical, in practice it would be difficult to manage, and a percentage in one settlement may be acceptable whilst in another, it may not be. The percentage may also vary over time, based on economic climate etc.</p> <p>Additionally the approach would be above and beyond what is recommended in national and regional guidance. A robust, criteria based policy should afford sufficient protection and the prescriptive approach suggested by this question is not necessary.</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 suggested by respondents to the Issues and Options 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 DMQEP3 - Retention of Employment Land and Premises

DMQEP3: Should employment land and premises in Villages and Rural Centres be given greater protection than at present, as this encourages self-containment in those settlements?

DMQEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Support the greater protection of employment premises within villages and rural centres as this would assist with self-containment.</p> <p>No, the protection policy should be District wide.</p> <p>Needs to be assessed on each occasion depending upon the local circumstances and site characteristics.</p> <p>In settlements where specific employment allocations are not appropriate then there is a case for a more protective approach. However all the issues raised above are still relevant and more significant due to the lower values applicable to these settlements, mixed use redevelopments of PDL in these cases can help to overcome viability issues and often retain similar employment densities.</p>	<p>Draft PPS4 (May 2009) protects economic uses in rural communities by requiring consideration of the impact of their loss on the supply of economic sites in that community.</p> <p>A robust, criteria based policy should afford sufficient protection and the more prescriptive approach in Villages and Rural Centres suggested by this question is not necessary.</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 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, as outlined in PPS4 and policy will need to expand upon this.</p>

Question DMQEP4 - Retention of Employment Land and Premises

DMQEP4: 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?

DMQEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>The market force is probably the best method to determine the need and future potential of the site.</p> <p>It should be market tested for a specified length of</p>	<p>The District Council document "Commercial Marketing of Property in relation to Planning and Listed Building Applications" outlines how applicants should demonstrate that they have</p>	<p>Using the document "Commercial Marketing of Property in relation to Planning and Listed Building Applications" work this into the Development Management Policy for protecting</p>

DMQEP4: Summary of Issues	Evidence base consideration	Policy or Proposal
time - proven uneconomic viability. Aggressive marketing should be introduced to assist economic development within planning. Amenity Issues - negative impact on neighbours. Detailed and clear reasons should be given BUT the final decision should remain in the hands of the local community.	marketed a site sufficiently.	employment land and premises.

Question DMQEP5 - Retention of Employment Land and Premises

DMQEP5: This section is duplicated in the Economic Prosperity section of the Core Strategy, where should the issue of retention of employment land and premises be considered? Is it a core strategy, principle of development issue?

DMQEP5: Summary of Issues	Evidence base consideration	Policy or Proposal
14 (56%) = Core Strategy 5 (20%) = Development Management Policy 6 (24%) = Other There is no need for Development Management Policies on this or many other subjects. The Core Strategy should indicate that land supply for employment and housing will be assessed according to Government guidance and decisions will be taken on the basis of this evidence	This matter has been considered further and it has been resolved that the Development Management policies will not be in a separate section of the Core Strategy, this is confusing to end-users and could lead to duplication.	None required.

Option DMEP3 – The Rural Economy

DMEP3: Include a criteria based policy in the LDF identifying the type of farm diversification schemes we would view as acceptable.

DMEP3: Summary of Issues	Evidence base consideration	Policy or Proposal
Farm diversification should include the possibility of combining Employment Land with Residential Land. There will come a time sooner rather than later	PPS7 'Sustainable Development in Rural Areas' states that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises, local planning authorities should	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

<p>when all agricultural land will be needed to feed the expanding population. The most productive land should be safeguarded for that eventuality. With the above in mind, diversification of farms should be reversible i.e. that there are no permanent buildings allowed or activities which would permanently damage the productivity of the land.</p>	<p>set out in their LDDs the criteria to be applied to planning applications for farm diversification projects. Draft PPS 4 reiterates these principles.</p> <p>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. 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>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 the Agricultural Development Officer to determine the full scope of the proposed policies.</p>
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Question DMQEP6 – The Rural Economy

DMQEP6: Given the huge development potential, what type of criteria do you think we should used to assess farm diversification schemes? What forms of development is viewed as acceptable?

DMQEP6: Summary of Issues	Evidence base consideration	Policy or Proposal
<p><u>Criteria</u></p> <ul style="list-style-type: none"> In assessing farm diversification schemes we would highlight the requirement to consider the impact on the highway network and the extent to which additional car borne trips are generated as a result of proposals. We must retain the present farm diversification and avoid amalgamating them into large conglomerates that no longer reflect that diversification. 	<p>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.</p>	<p>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.</p> <p>The criteria should be explored further with colleagues in Development Management, to ensure a robust policy that protects the</p>

DMQEP6: Summary of Issues	Evidence base consideration	Policy or Proposal
<ul style="list-style-type: none"> • It is essential that diversification is that, and not redevelopment that removes the focus on the origin of the land. Diversification must be in keeping with rural affairs and should not be new urban business in rural location. • Development that will enhance the area economically and create employment and wealth. <p>Re-use of buildings, no agricultural land should be built on.</p> <ul style="list-style-type: none"> • Impact on landscape, impact on public amenities such as footpaths - otherwise same criteria as for any business (eg noise and environmental pollution, traffic etc). • Generally those that will give local employment. • Nothing which is irreversible. • Development that sustains the farm as a business while limiting the effects on the land, environment, bio-diversity, infrastructure, etc of the area. 		<p>countryside, but does not hinder development, which will sustain farming enterprises. Evidence of how the proposal will help to sustain the agricultural enterprise will be crucial, as outlined in PPS7 and policy will need to expand upon this.</p>
<p><u>Acceptable Development</u> Each proposal for diversification needs to be assessed on its merits - the range of possibilities is too great to stipulate. Small, horticultural forms of development are acceptable. Recreation/Tourism.</p>	<p>Agree with the comment relating to the need to assess proposals on a case-by-case basis, the range of possibilities are enormous and specifying acceptable proposals would not be logical. A robust criteria-based policy will ensure that only acceptable forms of farm diversification are undertaken.</p>	<p>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.</p>

Question DMQEP7 – The Rural Economy

DMQEP7: The issue of impact of large-scale uses in the countryside was discussed at the inception meeting, equine-related activities, popular forms of recreation in the countryside, can fit in well with farms seeking to diversify, and so have become popular.

DMQEP7: Summary of Issues	Evidence base consideration	Policy or Proposal
This is not a question!	The comment is correct and any comments related to large-scale uses in the countryside have been addressed in DMQEP8 below.	None required.

Question DMQEP8 – The Rural Economy

DMQEP8: There are issues surrounding large scale uses in the countryside, especially equestrian uses in the District – what do you think these issues are and how could they be dealt with? Do we need a separate policy for equestrian activity or could large-scale uses all be dealt with under one policy?

DMQEP8: Summary of Issues	Evidence base consideration	Policy or Proposal
Deterioration of landscapes needs controlling. Given the quality of the landscape we should seek to protect the land from large-scale use and consider policy that monitors the usage and scale of equestrian activity as it does have a significant impact on the rural networks, especially on bridle ways. One suggestion is to seek contributions towards the maintenance of bridle ways where new development comes forward for growth of equestrian activity. One of the biggest issues surrounding the increase in equestrian activity in the urban fringes and countryside is the lack of a connective off-road network for horse-riding. This is true across	PPS7 and draft PPS4 is clear that development should be of an appropriate scale in rural areas, to ensure that communities can prosper and thrive whilst ensuring continued protection for the countryside. Large-scale schemes are rare, and will require special justification in lines with PPS7. A policy is not required as national guidance covers the issue sufficiently. In terms of equine activities, the comments are supplemented by evidence supplied by the Councils Development Control Officers which shows that there are concerns over the impact such activities are having on the countryside, in particular the landscape impact.	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. Criteria to deal with the suggested issues should be explored further with colleagues in Development Management, to ensure a robust policy that protects the countryside, but does not hinder development, which will sustain farming enterprises and economic activities in the countryside.

DMQEP8: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>most of Somerset but is particularly the case in South Somerset. The Rights of Way Improvement Plan 2006-6011 is the prime means by which the County Council will identify changes to be made to the rights of way network for the benefit of walkers, equestrians. Assessment of route development takes into account the available off-road network as well as the numbers of horses locally.</p> <p>No Go-kart racing, Paint-balling or Raves.</p> <p>Allow all non-anti social activities that maintain integrity of landholding.</p>		

Question DMQEP9 – Live/Work Units

DMQEP9: Should we continue to support workplace homes? If so, how can we ensure that the unit functions as approved through the granting of planning permission? Can we ever ensure this?

DMQEP9: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>Workplace homes (as opposed to home-based working) can be facilitated by planning control, but residential occupancy of such workplaces cannot be enforced.</p> <p>The concept of Live/Work units is not generally supported. It is considered that there are few examples of where such accommodation has been constructed and retained in the intended use.</p> <p>Workplace homes as a concept has never really taken off, a great deal of home-based working takes place from normal unregulated residential property, and with the main required infrastructure being no more than a telephone line this is not</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>The Council should be supportive of new</p>	<p>Homeworking from existing residential properties can take place without the need for planning permission - the Council can support such homeworking through their business support 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 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.</p>

DMQEP9: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>really a planning issue. The advent of high quality and affordable flexible business centres can often fill in the gaps ie the need for postal addresses, meeting and conference facilities on a local basis. The sorts of business that require more substantial and permanent dedicated workspace are probably better located at such a business centre or in more traditional office or business unit locations, which are usually well located to residential development and or public transport, and certainly will be in the future.</p> <p>Has it been a problem with those approved in the past? How significant is it? How would you deal with it without such a policy? What gap is there that really needs to be filled?</p> <p>A workplace approved by the planning department should employ at least one person. Have them in groups in clearly designated areas. Give the Enforcement Officers the task of ensuring compliance.</p> <p>These should be supported but must be policed and enforced so this idea does not become a loophole for further residential development. This means the planning phase must be rigorous and clearly define what is expected in each case.</p>	<p>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>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"> • How much of the building should be residential/economic • Inclusion of a Business Plan to assess the viability of the proposed business • Design of the conversion – should live/work be clearly separated • Temporary permission until proved viable.

Question DMQEP10 – Live/Work Units

DMQEP10: Should we use a criteria based policy such as we do for agricultural and forestry workers dwellings, to assess whether the workplace home application is genuine? If so, what criteria should we use?

DMQEP10: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>14 people require a criteria-based policy 3 people do not want a criteria (out of 37 responses) Workplace homes (as opposed to home-based working) can be facilitated by planning control, but residential occupancy of such workplaces cannot be enforced. Why is there an issue over the genuineness? 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. A development can contain some business premises, some residential premises, and some workplace homes. The balance between them will depend on market forces and the needs of the people in them. The concept of Live/Work units is not generally supported. It is considered that there are few examples of where such accommodation has been constructed and retained in the intended use. Sounds good but is probably impractical. A case-by-case approach is probably the best one with the onus on the applicants to conclusively demonstrate the intentions and how a reversal of that intent would be avoided. Job specific requirements versus travel and level</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>PPS7 Annex A clearly outlines when new permanent dwellings will be allowed in the countryside for agricultural, forestry and other occupational dwellings.</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</p>	<p>Homeworking from existing residential properties can take place without the need for planning permission - the Council can support such Homeworking through their business support 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>of employee pay. Proof of turnover, business plan.</p>	<p>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>	
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Question DMQEP11 – Expansion of Existing Tourism Facilities

DMQEP11: Should Tourism be dealt with as a separate issue, or should it be considered as other forms of economic development? Should Policy ME4 be retained and expanded to relate to tourism facilities also?

DMQEP11: Summary of Issues	Evidence base consideration	Policy or Proposal
<p>The nature of tourism as an industry is very different from normal employment requirements. The customer base is generally mobile (by car) and will not easily be persuaded on the public transport, their interests are spread throughout the district and cannot be correlated into the settlements. Customers must ALWAYS be persuaded to come to the business and never the other way round. Such is the local scale of this activity that it warrants it's own policy consideration.</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>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>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>

DMQEP11: Summary of Issues	Evidence base consideration	Policy or Proposal
	<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>A review of National & Regional Planning Guidance demonstrates that 'The Good Practice Guide' and RSS contain sufficient guidance to steer and make decisions on tourism development in the district, this view is supported by the Tourism and Development Control Teams who confirm that there are no locally specific issues in South Somerset that would warrant a local policy.</p>	

Other Issues Development Management Policies – Economic Prosperity

None identified.

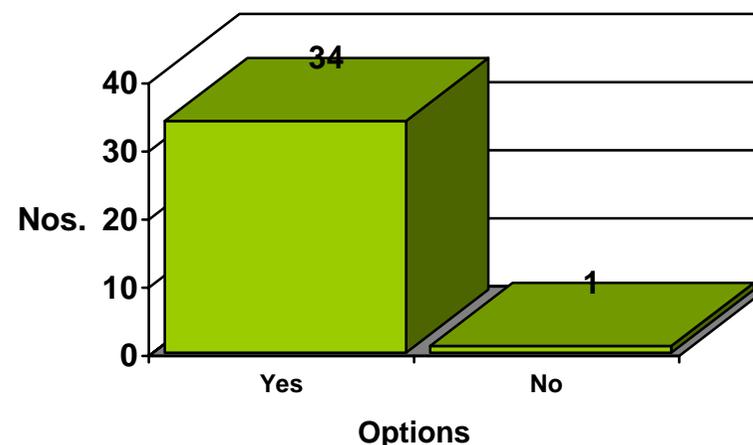
DEVELOPMENT MANAGEMENT POLICIES – ENVIRONMENTAL QUALITY

Option DMEQ1 – Design

DMEQ1: Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development deliver high quality places.

Response Levels to Options

Retain adopted Local Plan Policy ST6 and assess Design and Access Statements against this policy criteria to ensure all development delivers high quality places.



DMEQ1: Summary	Evidence Base Consideration	Policy or Proposal
	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements. Policy ST6 is the most used policy in the Local Plan (AMR, 2008). Good design is fundamental to the creation of high quality new development (PPS1 and 3).	Include appropriate design policy to ensure high quality places are delivered.

Option DMEQ2 – Design

DMEQ2: Identify a new list of criteria to assess Design and Access Statements against. What should the criteria be?

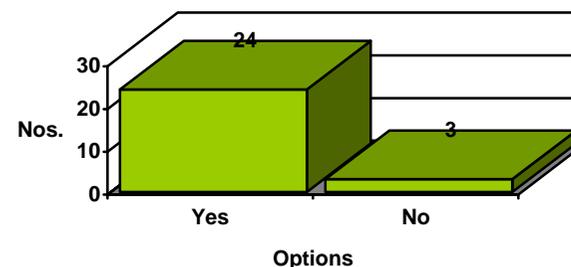
DMEQ2: Summary	Evidence Base Consideration	Policy or Proposal
Criteria to assess design & access statements: Accessibility to work, Commute to work, Sustainability, Community Cohesion, sustainable criteria, homes for living, Energy / Water Efficiency, Sustainable construction techniques, traffic impact assessment, Height, Impact upon adjacent properties and infrastructure.	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements.	Continue to use CABE guidance 'Design and Access Statements; How to write, read and use them'. Ensure policy promoting good design is locally distinctive.
Continue to use 'Design and Access Statements; How to write, read and use them' by CABE.	'Design and Access Statements; How to write, read and use them' by CABE provides detailed guidance on the assessment of submitted design and access statements.	Continue to use CABE guidance 'Design and Access Statements; How to write, read and use them'. Ensure policy promoting good design is locally distinctive.

Option DMEQ3 – Design

DMEQ3: Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.

Response Levels to Options

Require consultation from a Police Architectural Liaison Officer on schemes to ensure they are 'Secure By Design'. This could be a criterion of an overall design policy.



DMEQ3: Summary	Evidence Base Consideration	Policy or Proposal
	<p>'Safer Places - The Planning System & Crime Prevention' promotes the consultation of Police Architectural Liaison Officers. This aspiration is further supported by 'Secured By Design' a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks.</p>	<p>Proposed explanatory text will make reference to the consultation of Police Architectural Liaison Officers and secure by design. Consider inclusion of secure by design within a generic design policy.</p>

Question DMQEQ1 – Environmental Protection and Enhancement

DMQEQ1: Given the level of protection afforded to the natural and built environment through other forms of legislation such as landscape designations (Area of Outstanding Natural Beauty, AONB) or nature conservation designations (Site of Special Scientific Interest, SSSI), would a general policy seeking to protect and enhance the built and natural, including historic environment, be sufficient? What criteria would be required for such a policy?

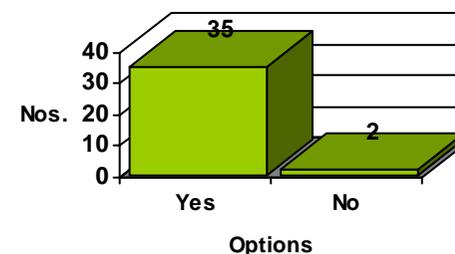
DMQEQ1: Summary	Evidence Base Consideration	Policy or Proposal
<p>Well-designed development that respects its setting and relates well to its context will always be acceptable.</p> <p>Special criteria are needed to protect historic buildings based upon the building's uniqueness, value to the community and usability.</p> <p>It is necessary to develop local policy that enhances the existing protection already given to local and nationally important features.</p> <p>General policy should be sufficient to give guidance of case by case basis.</p> <p>It is not considered that a general policy seeking to protect and enhance the built and natural, including the historic environment, would be appropriate.</p> <p>There is no need to repeat national policy.</p>	<p>The natural & built environment is extensively protected by National & Regional policy, e.g. PPS9 Biodiversity & Geological Conservation.</p> <p>Regional Spatial Strategy; ENV1: Protecting and Enhancing the Region's Natural and Historic Environment; ENV2: Landscape Character Areas; ENV3: Protected Landscapes; ENV4: Nature Conservation; ENV5: Historic Environment; RE8: Woodlands and Forests; SD1: The Ecological Footprint & SD3: The Environment & Natural Resources.</p> <p>Notable designations in South Somerset include: Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Ramsar, as well as numerous other local wildlife designations.</p>	<p>Reference protection of the historic and/or natural environment within explanatory text, signposting national and regional policy. The natural and historic environment will be important considerations in developing the overall strategy for development in the district.</p>

<p>The Core Strategy should identify the natural resources that are important in the plan area, where they are and the implications for development, infrastructure and resource management, etc Ensure consultation with other appropriate bodies. The policies in the current local plan are clear and comprehensive and these high standards for environmental protection should be maintained</p>	<p>numerous other local wildlife designations. PPG15 Planning & the Historic Environment, as well as Conservation Areas, Historic Parks and Gardens, & Listed Building designation protect the Historic environment.</p>	
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Option DMEQ4 – Environmental Protection and Enhancement

Response Levels to Options

Include a policy in the LDF addressing flood risk, impact on air quality, water quality, light pollution, noise and other potentially polluting impacts of development?



DMEQ4: Development can increase the risk of flooding and pollution. Include a policy in the LDF addressing issues such as flood risk, impact on air quality, water quality, light pollution noise and other potentially polluting impacts of development.

DMEQ4: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>You must ensure that flood risk management and pollution prevention is appropriately covered in the policies for your authority. You should consider developing a specific policy relating to flood risk based upon the outputs from the Strategic Flood Risk Assessment being</p>	<p>PPS25: Development and Flood Risk and accompanying practice guide provide advice on national flood risk issues. The completed Strategic Flood Risk Assessment (SFRA) for South Somerset identifies specific flooding issues for many of the district's main</p>	<p>The SFRA has identified flooding issues specific to South Somerset that should be referenced when considering the future development of the district. Flood risk can be incorporated into climate change policy. Consider introducing a general policy on pollution</p>

<p>undertaken by your authority.</p> <p>The potential impacts of development, such as adverse impacts on the water environment, need to be managed by pollution prevention and remediation of contaminated sites. Therefore, appropriate risk assessments need to be considered prior to developing sites.</p>	<p>settlements.</p> <p>PPS23: Planning and Pollution Control covers the impact of air quality, light pollution Water Quality and noise.</p> <p>National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.</p>	<p>control. Consider existing national guidance sufficiently covers specific issues.</p>
<p>With regards to noise, PPG24 should be considered. The consideration of noise arising from development is important when considering its effect on existing areas of tranquillity or areas of existing or future residential development. Areas of tranquillity will need to be identified and more general long-term development aims should result in the consideration of potential improvements in the noise environment of areas. This might be by the use of development acting as screening from the noise from major roads or by avoiding inappropriate development close to noise sensitive areas. General statements might be included to highlight the desire for the reduction of the environmental impact of new and refurbished buildings, including reducing air, land, water, noise and light pollution throughout the building's lifetime.</p>	<p>PPG24: Planning and Noise sets out national guidance on noise prevention and minimisation.</p>	<p>Agree that a statement on noise reduction should be included within the Core Strategy.</p>
<p>There is no need to repeat national policy. The Core Strategy should identify the areas at risk and the implications are for development, infrastructure and resource management, etc.</p>	<p>National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.</p>	<p>Reference SFRA, and include flooding in a climate change policy.</p>

Question DMQEQ2 – Environmental Protection and Enhancement

DMQEQ2: What criteria could be used to assess Option EQ4?

DMQEQ2: Summary of Issues	Evidence Base Consideration	Policy or Proposal
Professionally qualified officers should draft.	<p>PPS25: Development and Flood Risk and accompanying practice guide provide advice on national flood risk issues. PPS23: Planning and Pollution Control covers the impact of air quality, light pollution Water Quality and noise.</p> <p>PPG24: Planning and Noise covers noise issues from a National prospective.</p> <p>At the local level the South Somerset Strategic Flood Risk Assessment (SFRA) presents local evidence of flood risk.</p>	Policies will be drafted in consultation with stakeholders.
Use national criteria.		Should make reference to PPS25 & PPG24. These guidance notes already provide general policies on flood risk and pollution.
The advice of the Environment Agency.		Explanatory text should refer to the Environment Agency and their specialist knowledge of flood risk.
<p>Suggested criteria for assessing flood risk & pollution:</p> <p>Impact upon flood risk area, opportunities for mitigation, opportunities for general improvement (e.g. provision of flood alleviation), Do not build on any area liable to flood or be polluted, Ensure flood plains cater for some global warming sea rises, acceptable flood risk and environmental impact, Historical evidence, No building on flood plains, All risks should be taken into consideration including insurance.</p>		Flooding will be included in climate change policy, consistent with SFRA and PPS25.
No policy necessary.	National guidance is provided by PPS25: Development and Flood Risk. The South Somerset Strategic Flood Risk Assessment (SFRA) presents a local review of flooding issues.	The SFRA has identified flooding issues specific to South Somerset that should be referenced when considering the future development of the district.

Option DMEQ5 – Environmental Protection and Enhancement

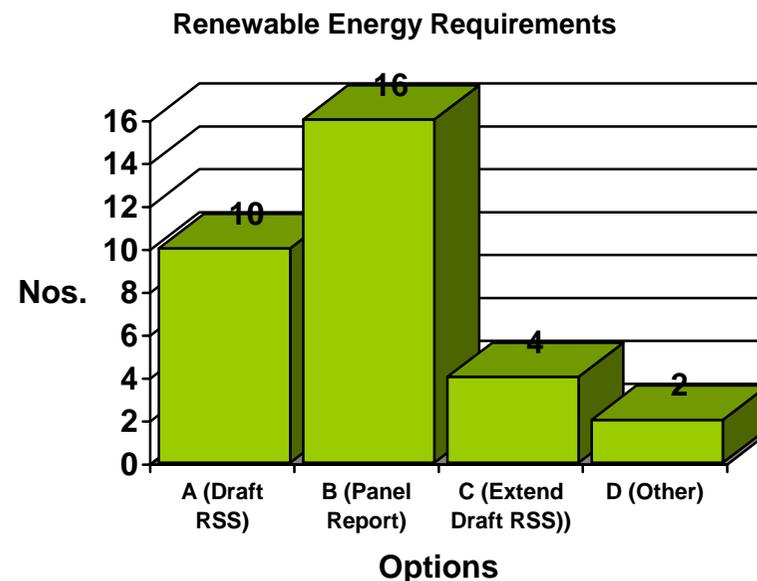
DMEQ5: *In light of the draft RSS include a policy which seeks:*

- A.** *The renewable energy requirement set out in Policy RE5 of the draft RSS, or*
- B.** *The renewable energy requirement set out in Policy RE5 of the Panel Report into the draft RSS, or*
- C.** *Go beyond the RSS target and develop an evidence based on-site renewable energy requirement policy, extending the RSS requirement to apply to all new buildings, or*
- D.** *An alternative option.*

In all cases to assist developers in complying with policy, they will be required to submit:

- 1.** *The target building carbon emissions TBE or the target site carbon emissions TSE assuming compliance of Part L 2006 of the Building Regulations and no use of on-site renewable energy expressed in CO2 tonnes/yr.*
- 2.** *An assessment of the renewable energy technologies chosen for the development and their expected contribution to the energy demand expressed as a percentage as measured in CO2 tonnes/yr..*

Response Levels to Options



DMEQ5: Summary of Issues	Evidence Base Consideration	Policy or Proposal
	<p>National guidance on renewable energy is contained in PPS1: Delivering Sustainable Development; Planning & Climate Change the supplement to PPS1; PPS22: Renewable Energy and Planning for Renewable Energy Companion to PPS22.</p> <p>RSS Policy RE5 now sets an interim renewable energy target for major developments of at least 10% in advance of local standards.</p>	<p>The core strategy % target will need to be based on evidence of local feasibility – currently being prepared.</p>
<p>Renewable energy resources vary widely in type, scale and location requirements (e.g. energy from waste, biomass crops, wind generators). No single approach will be appropriate</p>	<p>The Policy RE5 is non prescriptive in terms of the approach to be used. The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured (Planning and Climate Change – Supplement to PPS1, para 26).</p>	<p>Avoid prescribing renewable technologies in the core strategy.</p>
<p>Refer to PPS 1 Supplement, paragraphs 32 and 33. When proposing local requirements for sustainable buildings (ahead of national standards) planning authorities should focus on specific opportunities for development areas or sites; ensure what is proposed is evidence-based and viable; demonstrate that the approach is consistent with achieving the required housing supply trajectory; and advise on how the requirements will be monitored and enforced.</p>	<p>The target that is set should be viable and based upon evidence (Planning and Climate Change – Supplement to PPS1). The emerging RSS (Proposed Changes) specifies 10% for larger scale developments in advance of local authorities setting their own targets.</p>	<p>Agree that local renewable energy opportunities should be identified. A policy on renewable energy will be based on a robust local evidence base – currently being prepared.</p>
<p>Option D - see response to option EQ3 above. Use of off-site purchased renewable should be considered for at least part of the requirement, whilst distribution losses are a consideration, the economies of scale and the ability to substitute new low carbon or renewable technologies remotely from the site will be retained.</p>	<p>Decentralised and renewable or low carbon energy can include near-site provision (PPS1 Supplement), and the Government are considering whether to allow greater flexibility (CLG Zero Carbon consultation).</p>	<p>Ensure consistency with national policy on what can constitute decentralised energy. The core strategy % target will need to be based on evidence of local feasibility – currently being prepared.</p>

Other Issues – Development Management Policies: Environmental Quality

Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>Paragraph 10.39/10.41 - In relation to the "Natural, Historic and Built Environment" section of Development Management Policies - while there is a separate paragraph on the historic environment and a general statement on the environment, there is nothing specific on the natural environment. There should be something about building biodiversity into development and linking it into surrounding habitats.</p>	<p>National Government guidance on the natural and historic environment is held within PPS9: Biodiversity and Geological Conservation & PPG15: Planning and the Historic Environment.</p> <p>Regional Spatial Strategy; ENV1: Protecting and Enhancing the Region's Natural and Historic Environment; ENV2: Landscape Character Areas; ENV3: Protected Landscapes; ENV4: Nature Conservation; ENV5: Historic Environment; RE8: Woodlands and Forests; SD1: The Ecological Footprint; SD3: The Environment & Natural Resources & GI1: Green Infrastructure.</p>	<p>Introduce a policy on Green Infrastructure. This policy will seek to safeguard strategic open space and Biodiversity sites and enhance the Green Infrastructure network through Green Corridors in new developments.</p>
<p>Paragraph 10.39 - '...wildlife habitat dominates.' No - agriculturally produced habitat dominates, much of it of degraded or of little value to wildlife.</p>		<p>Supporting text will give greater clarity to the biodiversity differences between agricultural land and wildlife habitats.</p>
<p>Paragraph 10.46 - Historic environment and archaeology is specifically mentioned as being protected and enhanced. The natural environment is under increasing pressure but should also be protected and enhanced.</p>	<p>The Somerset Biodiversity Partnership have prepared the 'Wild Somerset: The Somerset Biodiversity Strategy 2008 - 2018' a Biodiversity Action Plan for Somerset.</p>	<p>The natural environment will be given equal weight with the Historic Environment in terms of protection and enhancement.</p>
<p>Paragraph 10.48 - Design criteria should include a statement on biodiversity as per PPS9.</p>		<p>Protect and enhance Biodiversity when assessing development proposals.</p>

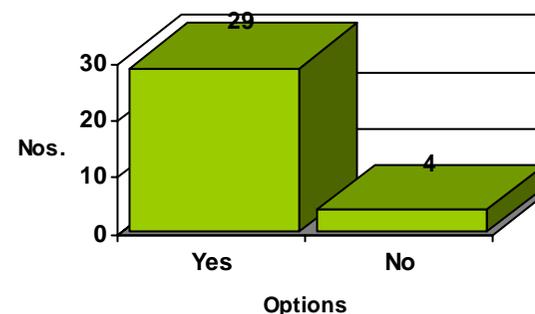
DEVELOPMENT MANAGEMENT POLICIES – HEALTH AND WELL BEING

Option DMHWB1 – Open Space Provision

DMHWB: Retain and expand Local Plan Policy CR2 to cover the provision of urban parks, the provision of which would be sought from all development.

Response Levels to Options

Retain and expand Local Plan Policy CR2 to cover the provision of Urban Parks, the provision of which would be sought from all development?



DMHWB1: Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>There is no justification for seeking contributions to urban parks from development in rural settlements, which will be at the expense of contributions to more relevant local amenities.</p> <p>If land is made available for recreation/open space, contributions made from smaller schemes toward these facilities should be reduced, as the land offsets the required contribution.</p>	<p>Circular 05/05 states that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p> <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.</p>

Other Issues – Development Management Policies – Health and Well Being

Summary of Issues	Evidence Base Consideration	Policy or Proposal
<p>The use of country parks on urban fringes should be considered as they are accessible and benefit quality of life, as well as biodiversity.</p>	<p>There are two Country Parks in the District, Ham Hill (Stoke Sub Hamdon) and Yeovil Country Park. By their very nature Country Parks comprise large areas of open space (Ham Hill being 400acres and Yeovil, 127 acres) and therefore would not be expected to be duplicated all over the District.</p> <p>National Planning Policy Guidance set out in PPG17 seeks Local Authorities to maintain an adequate supply of open space and sport and recreation facilities.</p> <p>Although PPG17 provides advice for Local Authorities that can be used to steer development, paragraph 33 states that 'Planning Obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreation provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. It is essential that local authorities have undertaken detailed assessments of needs and audits of existing facilities, and set appropriate standards in order to justify planning obligations'.</p> <p>The Companion Guide to PPG17 provides further detail on how to prepare a PPG17 compliant open space strategy. The South Somerset open space strategy currently in production will undertake a robust assessment of existing and future needs of the community.</p>	<p>National guidance set out in PPG17 identifies the provision of new open space and recreation facilities in new development as an issue for local authorities to consider.</p> <p>A review of National & Regional Planning Guidance confirms that neither PPG17 nor the RSS provide the necessary mean to seek planning obligations towards open space, sports and leisure facilities. Instead PPG17 requires local authorities to prepare an open space strategy to determine future local open space provision and the manner in which this is to be secured.</p> <p>The open space strategy when completed will define quantity, quality and accessibility standards and identify the open spaces and recreation facilities that are needed to readdress local deficiencies. A Development Management policy is needed in order to secure the appropriate planning gain required to implement this locally specific strategy.</p> <p>The proposed Development Management policy will seek to secure open space and recreation facilities in accordance with the quantity, quality and accessibility standards set out in the councils open space strategy. This will be firstly through on-site provision before a financial contribution is sought.</p> <p>Further work should now be undertaken in conjunction with Development Control Officers to</p>

	<p>Circular 05/05 clarifies that planning obligations must be relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.</p>	<p>determine the full scope of the proposed Development Management Policy for inclusion within the Core Strategy.</p>
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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?

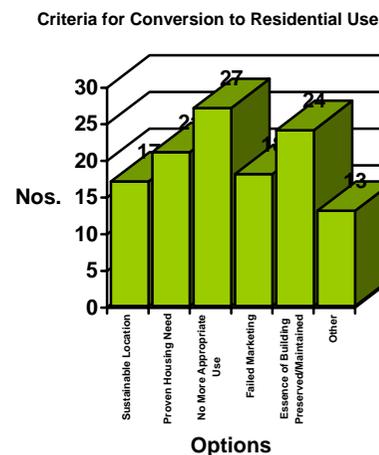
Note: This question duplicates Option DMH4 and so it is dealt with under that option, see below. All relevant comments have been transferred to Option DMH4.

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.

DEVELOPMENT MANAGEMENT - ADDITIONAL ISSUES

Have any issues been missed?

Summary	Evidence base consideration	Policy or Proposal
The Development Management policies should also include an overarching requirement for future developments to be accessible by a variety of transport modes and ensure that all major development proposals are supplemented by a Travel Plan. The Highways Agency considers that the Core Strategy needs to be sound in terms of assessing future travel demand by all modes of transport and outlining how this will be managed.	Travel plans should be submitted if the proposal is likely to have significant transport implications (PPG13), so it would not be possible to seek travel plans for 'all' proposals. Yeovil's entire urban area has been designated as an Air Quality Management Area so travel plans should accompany development proposals that would generate significant amounts of traffic in, or near to, this area (PPG13).	Seek travel plans in and around Yeovil for developments that will generate significant amounts of traffic, and elsewhere as appropriate. Prepare a policy supporting travel plans.

Question QDMAI1 – Additional Issues

QDMAI1: Looking at the information above, which issues do you think need to be addressed by us in a DM policy?

QDMAI1: Summary -	Evidence base consideration	Policy or Proposal
The Development Management policies should include appropriate reference to ensuring that development proposals are fully assessed in terms of their impact on the highway network and in particular the Strategic Road Network (A303 and M5). The policy should include a requirement for the negative impacts of traffic from new proposals to be assessed in the context of policy set out in Government Circular 02/07 'Planning and the Strategic Road Network' and guidance supplied in 'The Guidance for Transport Assessment' (GTA) published in March 2007.	National guidance on transport assessments is set out in Circular 02/07 'Planning and the Strategic Road Network' and guidance supplied in 'The Guidance for Transport Assessment' (GTA) published in March 2007.	Transport assessments will be required where appropriate and in accordance with national policy.

QDMA1: Summary -	Evidence base consideration	Policy or Proposal
<p>National Planning Guidance set out in PPS12 Local Spatial Planning is clear that Development Management policies should not duplicate higher-level policies. Bourne Leisure considers that the retention, enhancement and expansion of existing tourism sites should be specifically addressed in a DM policy.</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>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>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>A review of National & Regional Planning Guidance demonstrates that 'The Good Practice Guide' and RSS contain sufficient guidance to steer and make decisions on tourism development in the district, this view is supported by the Tourism and Development Control Teams who confirm that there are no locally specific issues in South Somerset that would warrant a local policy.</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>

QDMAI1: Summary -	Evidence base consideration	Policy or Proposal
Development management policies should be kept to a minimum and should not repeat national or regional policy. Policies should be included only where they are essential and provide a clear local interpretation of national policy or a clear statement of the Council's expectations.	PPS12 Local Spatial Planning paragraph 4.30 is clear that 'The core strategy should not repeat or reformulate national or regional policy.'	Agree. Policies should not duplicate national policy.
There is no need for DM policies to repeat the advice given within PPSs. DM policies should focus on achieving positive outcomes in terms of delivering the levels of development required, addressing community priorities relevant to planning matters, and promoting high quality places and facilities.		

Question QDMAI2 – Additional Issues

QDMAI2: Given that we are only supposed to have a small number of DM policies are there any policies that could be addressed by a couple of over-arching policies, maybe one already suggested earlier in the document?

QDMAI2: Summary	Evidence base consideration	Policy or Proposal
<p>Given that we are only supposed to have a small number of DM policies are there any policies that could be addressed by a couple of over-arching policies, maybe one already suggested earlier in the document?</p> <ul style="list-style-type: none"> ○ Tourism ○ PPS23 ○ Focusing on 'positive outcome' policies ○ Simple checklist of factors 	PPS12 Local Spatial Planning paragraph 4.30 is clear that 'The core strategy should not repeat or reformulate national or regional policy.'	The Core Strategy will contain a limited range of policies.

Question QDMAI3 – Additional Issues

QDMAI3: Are there any issues that you feel we do not need to cover? Why are you of this opinion?

QDMAI3: Summary	Evidence base consideration	Policy or Proposal
<p>Planning Obligations. It is important that the need for developer contributions for the infrastructure of community and cultural activities is identified as well as for housing, and the details of this should be broadened out in the form of a supplementary planning document. The document should develop detailed policies setting out what achievements are expected from section 106 agreements including cultural provision. Investing time and resources in such a document will set down clearly what is required of the developer and other funding partners.</p>	<p>Circular 05/05 states that ‘The local authority’s generic policies on payment types should be contained in Development Plan Documents, and the details of their application in Supplementary Planning Documents.’</p> <p>The Planning Act 2008 contains enabling powers to empower local councils to apply a Community Infrastructure Levy (CIL) on new development in their area to support infrastructure delivery. The regulations will not enter into force before April 2010. It is at the discretion of each local authority whether they introduce a CIL and they will be required to consult on their proposals.</p>	<p>Uncertainties associated with CIL mean that consideration of CIL should await formal introduction of regulations. Planning obligations will be presented through a general policy through the Core Strategy. Should the introduction of CIL not be taken forward after uncertainties have been resolved then a tariff based more detailed approach on obligation should be promoted. This will be a priority subsequent to the adoption of the Core Strategy as a Supplementary Planning Document.</p>

Please include any other comments you may wish to make with regards to the Core Strategy Issues and Options: If your comments relate to a particular paragraph, option or question please state to which paragraph, option or question they relate?

Summary -	Evidence base consideration	Policy or Proposal
<p>In the South Somerset area, our interest relates to potential impacts on the A303 and the M5 motorway, particularly Junction 25. Strategic level modelling undertaken by us shows that the operation of the A303 to the north and west of Yeovil is constrained under existing conditions.</p>	<p>Dualling of the A303 in South Somerset is no longer proposed (RSS Proposed Changes). Sustainable travel should be prioritised (PPG13, RSS).</p>	<p>Noted. Responsibility of the A303 is with the Highways Agency. The agency will be consulted on proposals that may affect it.</p>

Summary -	Evidence base consideration	Policy or Proposal
<p>Stress levels on parts of the A303 already exceed 100% and the extent of the area affected is expected to increase further by 2026. The A303 becomes single carriageway to the west of Yeovil making it vulnerable to seasonal changes in traffic. Additionally, sections of the A303 north and west of Yeovil are in the worst 15% of the SRN in the south west in terms of accident rates.</p> <p>The Highways Agency welcomes the reference to the A303 SRN in light of its importance to the highways network in the district, but would suggest stronger reference to interactions with the M5 motorway, notably at Junction 25 (Taunton).</p> <p>We note the reference to the trend in increased transport movements and traffic congestion. Land use planning should assist in reducing this impact by ensuring that any new development is led by sustainable transport objectives and is located within accessible urban areas, supported by access to a range of means of transport other than the private car, providing the opportunity to reduce the need to travel.</p> <p>Increased traffic will also exacerbate the safety issues affecting the roads in the region. As highlighted previously, we have ascertained that the A303 north and west of Yeovil is in the worst 15% of SRN routes in the region for observed accident densities. Safety on the SRN is a high priority for us and developments with negative safety implications will not be supported until mitigating measures are in place</p>		

Summary -	Evidence base consideration	Policy or Proposal
Key diagram - The key diagram could include principal bus routes, such as the 54, as well as any national cycle routes.	PPS12 Local Development Frameworks suggests that a Key Diagram can identify future development together with linkages between areas.	Consideration will be given to strategic bus and cycle routes for inclusion in the Key Diagram where they present important linkages.
Concerns are raised about the Government's demographic predictions and the need for significant housing growth. It is noted that there is a presumption that families will continue to break up and live in single occupancy dwellings, generating a need for more housing, disagree that this trend is set to continue.	The Core Strategy should reflect the growth figures set out in the RSS.	Reflect adopted RSS growth figures upon adoption.
Concerns are raised about the sub-division of land into single use types. Predict that land will be used for multi-purposes in the future for example working from home. The Core Strategy should recognise this change with a more flexible approach to land use designations.		Agree that any land allocations such as Strategic Sites should not be considered as simply single use allocations but as proposals for sustainable communities.
The Core Strategy document makes little reference to public transport provision instead recognising the role of Somerset CC. Consider that South Somerset DC should take responsibility for its strategic planning role in the area.	The Yeovil Transport Strategy Review 2 (YTSR2) and Countywide Parking Strategy will review this issue.	None required.
The Theatres Trust wish to be consulted at all stages in the production of the South Somerset Core strategy.	Request noted. The Theatres Trust will be consulted at all stages in the policy development process inline with the Council's Statement of Community Involvement (SCI).	
Concern that the Core Strategy is providing significant housing development without the appropriate increases in employment opportunities.	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. This approach allows for greater self-containment. The South Somerset Employment Land Review, will seek to identify the amount of	Not accepted. The ELR will identify appropriate employment provision.

Summary -	Evidence base consideration	Policy or Proposal
<p>Support Saved Policies CR6, CR7, CR9 & CR10. Rights of way should be extended to horses. Support the Bournemouth to Sturminster Newton bridleway and suggest its extension onto Wincanton.</p> <p>The South Somerset Core Strategy should tackle issues of public transport/walking/cycling.</p>	<p>employment land required in Yeovil.</p> <p>PPS12 Local Spatial Planning paragraph 4.30 is clear that 'The core strategy should not repeat or reformulate national or regional policy.'</p>	<p>Noted.</p>
<p>Support the synergy between the Core Strategy themes and the themes in the Sustainable Community Strategy, being developed by LSP South Somerset Together. Demographic projections show 90% of the population growth between 2004 and 2028 is forecast to be in the 60 years and older age group. With this growth in mind, feel that the Core Strategy fails to adequately address the significance of older people and related issues.</p>		<p>Noted.</p>
<p>The Church Commissioners own and manage a very significant amount of land in the District. The Church Commission seek the value of assets protected, but also that, where appropriate, those assets are productively used for the benefit of the Church as a whole, and for the wider community in which are located.</p>		<p>Comment noted.</p>
<p>Request designation of East Coker as an RSS Development Policy C settlement 'Small Towns and Villages'.</p>	<p>The Settlement Role and Function Study informs the spatial strategy and settlement hierarchy in the Core Strategy. East Coker does have a community service role but does not meet any of the other criteria in the Role and Function study to be classed as Policy C.</p>	<p>Consider including East Coker/North Coker as a small town or village.</p>
<p>Natural England note that the South Somerset Core Strategy document is subject to The Conservation (Natural Habitats, &c) Regulations. To this end South Somerset District Council are currently working in</p>	<p>South Somerset District Council along with partner organisations have completed stage 1 of the Appropriate Assessment for the Somerset Levels and Moors SPA.</p>	<p>Comment noted.</p>

Summary -	Evidence base consideration	Policy or Proposal
Partnership with other Somerset Local Authorities (including Somerset County Council) to undertake a joint 'in combination', Appropriate Assessment of the impact of the Somerset's development upon the Somerset Levels and Moors SPA.		
Page 3: Planning Policy Framework - Should include explanatory diagram of the Local Development Framework.	PPS12: Local Spatial Planning sets out the process for preparing the Local Development Framework.	Agree. A diagram in the introduction section would help users to understand how documents relate to each other.
Page 4: Regional Context - The Core Strategy needs to be in conformity with the RSS.	As the latest version, the Regional Spatial Strategy Proposed Modifications will be used until the RSS is adopted.	Noted.
Page 4: Paragraph 1.8, line 9 - Changes to the draft RSS are being considered by the Secretary of State, not the Regional Assembly.	The Core Strategy will make clear the role of the Secretary of State in preparing the South West RSS.	
I would like to inform you that the SWRA has commissioned work to develop an infrastructure coordination framework helping local authorities to better assess, manage and plan for infrastructure which will also be available by the end of May.	South Somerset District Council are currently preparing an Infrastructure Delivery Plan (IDP) that will assess, manage and plan infrastructure requirements for the Local Authority.	Comment noted.
Para 2.8 should refer to 48 villages and not 84.		Amendment noted.
<p data-bbox="147 946 801 1181">Within the section on Environmental Quality mention of the archaeological assets of the District should be made. It is not clear within the text that Ham Hill is an important archaeological site as well as providing the link to how influential it has been in dictating the local vernacular architecture of the District.</p> <p data-bbox="147 1204 801 1300">English Heritage is reassured that that South Somerset DC will appropriately manage the historic environment.</p> <p data-bbox="147 1332 801 1431">It is considered that Option EQ6 should include criteria on how new design should relate to its context especially in respect of historic areas.</p>		<p data-bbox="1458 946 2098 1045">The importance that Ham Hill has played towards local design will be referenced within the Core Strategy where appropriate.</p> <p data-bbox="1458 1077 2098 1109">Comment noted.</p>

Summary -	Evidence base consideration	Policy or Proposal
<p>Design Guides at national level should help to frame this part of the document.</p> <p>English Heritage strongly advises that the conservation and archaeological staff of the District and County Councils are closely involved throughout the preparation of the Core Strategy.</p>		
<p>Include web links where appropriate.</p>		<p>Noted.</p>
<p>Page 11: Paragraph 2.11 - The Somerset Levels and Moors SSSI is a wildlife rather than landscape designation. Future versions of the document should include reference to the Levels and Moors international wildlife designations - Ramsar site and Special Protection Area.</p>		<p>Comment noted. Suitable references will be made where appropriate.</p>
<p>Page 11: Trends Table - Shows limited information - what about trends in biodiversity, public transport or alternatives to the car, for example?</p>		<p>Comments noted.</p>
<p>Page 12: Paragraph 2.14 - Assumes the certainty of dualling improvements to the A358/A303 Second Strategic Route. However, the EiP Panel of the Draft RSS has recommended that reference to this be deleted from the Draft RSS.</p>	<p>Dualling of the A303 in South Somerset is no longer proposed (RSS Proposed Changes). Sustainable travel should be prioritised (PPG13, RSS).</p>	<p>Alternatives to the car will be promoted in order to tackle congestion, climate change and promote healthier living.</p>
<p>Page 13: Key Diagram - This shows SPA and Ramsar sites. It also shows SSSIs, but only for the corresponding sites. SSSIs should be shown for the rest of the District, including borders, while Local Wildlife and Geological Sites should also be considered. More than one diagram would be required for the sake of clarity.</p>		<p>Disagree. This information is considered too detailed for the Core Strategy Key Diagram although it will be used in dealing with planning applications.</p>
<p>Optimise the provision of social/affordable housing and to ensure the evolution and preparation of consistent policies throughout the region.</p>		<p>Agree. It is important to continue to ensure that affordable housing is delivered through planning obligations and by the retention of a rural exception policy.</p>

Summary -	Evidence base consideration	Policy or Proposal
<ul style="list-style-type: none"> Emerging planning policies should allow for the expansion of existing tourism facilities and sites. Welcome the recognition of tourism as a key component of the local economy. The Core Strategy should recognise the ageing demographic profile of tourists and plan accordingly. The Core Strategy should balance the needs of tourism and environmental quality/protection. 		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'.
We note that the issues and options document deals with a number of issues in relation to development that we believe are best determined by national planning policy.	PPS12 Local Spatial Planning paragraph 4.30 is clear that 'The core strategy should not repeat or reformulate national or regional policy.'	Agree. Emerging policies will not repeat or reformulate National or Regional policy.
Paragraph 2.3 states that 'Taking both population and area together, South Somerset is the largest district in England'. Is this meant to mean the largest district in Somerset? In terms of population density it is 26th of 45 districts in the South West region and there are 8 districts in the South West with a larger land area.		Agree. The Districts size will be quantified by Area, Population and Population Density.
Consideration should be given to dramatically reducing the amount of issues to be covered by Core Strategy in accordance with Government Guidance and advice.	PPS12 Local Spatial Planning paragraph 4.30 is clear that 'The core strategy should not repeat or reformulate national or regional policy.'	Agree. Emerging policies will not repeat or reformulate National or Regional policy.
The Core Strategy will also need to incorporate any development of a strategic nature that goes to the heart of the strategy. For example, the proposed Urban Extension to Yeovil is fundamental to the Spatial Strategy for the District and must therefore be incorporated within all stages of the Core Strategies progress. This will necessitate the completion of a significant amount of technical research and the compiling of sound and credible evidence to		The Council's Core Strategy will include Strategic provision. These are proposals that go to the heart of the Plan and will be supported by an appropriate evidence base.

Summary -	Evidence base consideration	Policy or Proposal
<p>prove sustainability, deliverability and viability. Without the inclusion of this level of information for the Urban Extension the Core Strategy will not be sound.</p>		
<p>There is no assessment of the risks and benefits of following different options. In fact there are little if any options. Insufficient evidence is provided to answer questions.</p>	<p>Strategic options will undergo analysis in the Council's Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA).</p>	<p>None required.</p>
<p>The Key Diagram of District (p 13) shows four major employers, three in Yeovil and one in Chard, yet omits RNAS Yeovilton, where about 4,500 are employed, which must be considerably more than at the Oscar Mayer factory. Merryfield is a satellite of Yeovilton, not an RAF base (para 2.5), and employs a negligible number.</p>		<p>Comments noted. Appropriate amendments will be made to the Key Diagram.</p>
<p>Para 2.14 refers to two major railway lines running through the district but omits mentioning that one (Salisbury/Exeter) is now largely single track, so cannot really offer a major line service; and that on the other (Westbury/Exeter) there is not a single station open between Castle Cary and Taunton, which rather limits its usefulness to local residents. No specific mention is made of the third line (Weymouth/Bristol), of which much greater use could be made.</p>		<p>Comment noted. Suitable references will be made where appropriate.</p>
<p>Dualling of the A303/A358 (para 2.14) is said to be "eagerly-awaited" as part of creating a Second Strategic Route, even though this project is dropped in the Regional Spatial Strategy (RSS) Panel Report and the Government has given up plans for dualling at Stonehenge. It must therefore be assumed that within the time of the LDF the M4/M5 will remain the sole major road route between London and the South West peninsula.</p>	<p>Dualling of the A303 in South Somerset is no longer proposed (RSS Proposed Changes). Sustainable travel should be prioritised (PPG13, RSS).</p>	<p>Alternatives to the car will be promoted in order to tackle congestion, climate change and promote healthier living.</p>

Summary -	Evidence base consideration	Policy or Proposal
Planning can no longer assume low cost road transport in light of future oil provision.		Alternatives to the car will be promoted in order to tackle congestion, climate change and promote healthier living.
Higher oil prices also have major direct and indirect effects on the costs of food production and distribution. The conservation of farmland should now be recognised as a national necessity.		A suitable balance will need to be achieved weighing up the need for agricultural land against the need for housing.
Is it right to assume a reduced demand for school places in light of in-migration (also para 2.4)?	Paragraph 8.18 states that the Office of National Statistics projections show that there will be a decrease in school-age residents in South Somerset. Despite in migration the population of South Somerset can be seen as generally aging. The SCC School organisation management plan, projects population numbers and consultation will be undertaken with SCC to confirm school place numbers.	Noted.
The Core Strategy should reflect the most up to date RSS document.	As the latest version, the Regional Spatial Strategy Proposed Modifications will be used until the RSS is adopted.	Agree. The Core Strategy will reflect the South West RSS on its Adoption.
The Issues and Options Draft document should include an index of the various partnerships and strategies referred to in the document together with the constituent members, authors etc and the statutory status of each of these bodies.		Agree. Where statutory organisations and bodies are referred appropriate references will be made to their status.