

Council – 17th January 2013

10. Amendments to the Proposed Submission Local Plan and Submission for Examination - Report by Local Development Framework Project Management Board

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1. Introduction

- 1.1 This report presents the summary of representations made on the Proposed Submission South Somerset Local Plan 2006 – 2028 following last summer's final consultation and puts forward the subsequent proposed amendments to the Plan consequential to that consultation. The Report details the nature of the amendments and why they are proposed. The report also updates growth projections as a result of the publication of ONS Census information for 2011 and the Business Register Employment Survey for 2010 – 2011 received during and after the Proposed Submission South Somerset Local Plan consultation period. Amendments resulting from the advice of the visiting Inspector of the Planning Inspectorate are also set out in detail in this report.

2. Recommendations

That Council:

1. Endorse the Proposed Submission South Somerset Local Plan to be submitted to the Secretary of State for Examination together with the Proposed Amendments set out in appendix 1 (with accompanying annexes and plans)
2. Note that the proposed amendments have been subject to a Sustainability Appraisal, Habitat Regulation Assessment and Equalities Impact Assessment as required and considered to be sound
3. Delegate final editing of text for submission to the Local Plan Examination Inspector to the Local Development Framework Project Management Board
4. Note the next steps leading to the local Plan Examination (set out in Section 3.8)

3. Report

3.1 Background

- 3.1.1 The Proposed Submission South Somerset Local Plan 2006 – 2028 and associated documents were placed on deposit on Thursday 28th June. The consultation period closed on 10th August 2012 and was undertaken in accordance with regulations.
- 3.1.2 A total of 797 people and organisations responded to the consultation and a total of 2,418 points were raised. All of these comments have been evaluated and summarised within a database as required by the Inspectorate.
- 3.1.3 All matters raised have been brought to the Project Management Board's attention. The implications of the census population estimate for 2011 and the Office of National Statistics revised population projections have also been taken into account along with the Business Register Employment Survey information for the period 2010 – 2011.

- 3.1.4 A Summary of Representations on the Proposed Submission South Somerset Local Plan 2006 – 2028 document has been produced and presented for consideration by the Project Management Board. It sets out all the representations in summary form and whether they merit an amendment to the Plan or not. Where amendments are proposed it shows the amendment and the reason for it. This Summary has been made available for inspection in the Members Room and is available for inspection electronically on the Council's web site via the following link <http://www.southsomerset.gov.uk/localplan>
- 3.1.5 A schedule derived from the main schedule and presenting only the proposed amendments to the Proposed Submission South Somerset Local Plan 2006 – 2028 with justifications is set out with this report as appendix 1.
- 3.1.6 The Housing Trajectory, job growth aspirations and employment land provision have been reviewed as a result of changes suggested by the new census material, the updating of the housing monitoring database to April 2012 and consideration of representations received. Policies SS3, 4 and 5 and their supporting text have been amended in consequence. These policies and their supporting text are presented in detail in annexes 1 and 2 of appendix 1.
- 3.1.7 This report sets out and explains the most notable proposed amendments derived from the growth projection update and consideration of representations received (Sections 3.4 below). The outstanding concerns raised by English Heritage in relation to the proposed Yeovil Sustainable Urban Extension (YSUE) are also set out and addressed (Section 3.5 below).
- 3.1.8 The work undertaken on sustainability appraisal, habitat regulation assessment and Equalities Impact assessment of the proposed amendments is detailed (Section 3.6 below).
- 3.1.9 The report concludes by setting out the next steps for the Local Plan towards its Examination and seeks delegation to the Project Management Board for any final editing of the Plan consequent on the proposed amendments (Section 3.8 below)

3.2 Planning Inspectors visit and resultant Plan amendments

- 3.2.1 A Planning Inspector representing the Planning Inspectorate visited the Council in August of 2012 and provided an initial assessment of the document. As a result of his feedback amendments have been made to the Plan relating to
- undertaking a site allocations Development Plan Document
 - submitting a single figure for the provision of housing
 - provision of an updated Housing Trajectory
 - deletion of reference to prioritising brownfield development ahead of greenfield in policy SS7 on Phasing of development (and consequent amendment to Policy YV1)
 - amendment of para 4.110 of the plan to indicate that the Infrastructure Delivery Plan is to be monitored and updated
 - a contingency and risk assessment of the Local Plan and its findings presented within the Plan
- 3.2.2 These amendments, which are addressed at appendix 1 were also the subject of a specific detailed report considered by the Project Management Board at meeting 18 on 4th October 2012. The report and notes of the meeting are

available on the Council's web site at <http://www.southsomerset.gov.uk/local-plan-pmb>

- 3.2.3 In addition the Inspector's recommendation to undertake a Local Development Scheme (LDS) update is being actioned as is his suggested promotion of a Gypsy and Traveller Development Plan Document (jointly if Somerset Council's partners agree). These are contained within the new LDS to be considered for endorsement by Council at the same meeting as this report (17th January 2013).
- 3.2.4 A "Duty to Co-operate" paper has also been produced as recommended by the Planning Inspector. This is a factual description of the action undertaken to comply with this element of the Localism Act.

3.3 Growth Projection updates and resultant plan amendments

- 3.3.1 The Housing provision for South Somerset has been reconsidered in the light of representations made on the Proposed Submission Local Plan, new Census data for 2011 and interim 2011 based sub national population projections plus the Business Register and Employment Survey for 2010 – 2011. This was the subject of detailed reports considered by the Project Management Board at its meetings. The reports and notes of the meeting are available on the Council's web site at <http://www.southsomerset.gov.uk/local-plan-pmb>
- 3.3.2 The Housing Trajectory has been updated to reflect a further year's monitoring information from April 2011 to March 2012, further information gained from various sources including recent appeal decisions and the adjustments occasioned by the change in total housing provision for the District. The Trajectory is shown at annex 3 to Appendix 1. The likely manner of the housing's delivery is amplified and presents a simple but robust housing implementation strategy.
- 3.3.3 Policies SS3, 4 and 5 are the key policies establishing the scale of employment and housing growth and its distribution across the settlements of South Somerset. These policies are affected in detail by a number of amendments. Most crucial are the changes to the housing provision due to updating because of Census and Survey data and by the new Housing Trajectory which itself has been updated and influenced by a number of factors. The revised policies detailing the distribution of job growth, employment land and total housing provision and distribution are at annexes 1 and 2 of Appendix 1.

3.4 Representations and resultant plan amendments

- 3.4.1 The schedule of Proposed Amendments identifies some 71 recommended changes to be made to the Local Plan. Those amendments and reasons are set out in Appendix 1. The most notable changes proposed in the schedule are as follows.

One Housing provision total (Appendix 1 pages 5-21, 23-27, 32, 34 – 35 and 55)

The issue is dealt with within the response to objections relating to housing provision – annex 1 of appendix 1 now shows the housing provision total in amended Policy SS4 to be the same total as shown in amended Policy SS5 (page 66 of Appendix 1)

- 3.4.2 To conform to the strong advice of the visiting Planning Inspector that one figure only should be offered as the sum of housing provision to be met. The reworking of the housing requirement in the light of census and BRES survey updates has been the opportunity to address this matter and deliver one definitive figure. The reduction from the total in Policy SS5 in the Proposed Submission Local Plan to match the one final figure for District housing provision was done on a proportionate basis with regard to the prospects of development set out in the housing trajectory. The housing provision for Chard and Wincanton has not been reduced as the former figure derives from identified market projections and the latter reflects current commitments. The minor consequent readjustment downward of other settlements' provision has been applied to all the other Market Towns, Rural Centres and Rural Settlements.

Intention to undertake a Site Allocation Development Plan Document (Appendix 1 pages 28, 52 - 55)

- 3.4.3 The requirement to be consistent with national policy and provide appropriate certainty to developers and public alike as to where major development will be located was made clear by the visiting Planning Inspector and several representees. This requires a firm statement of intent in the Local Plan indicating that a site allocations Development Plan Document will be produced as a priority backed up by a clear statement to this effect in an up to date Local Development Scheme. A new section in the Settlement Strategy chapter is proposed after the Policy SS5 "Delivering New Housing Growth". This will be headed "Delivering through Allocations" and will make the Council's intentions clear in this regard.

Clarification of on going nature of Infrastructure Delivery Plan (Appendix 1 page 28)

- 3.4.4 In response to concerns from the visiting Planning Inspector and from Somerset County Council, the Infrastructure Delivery Plan needs to be shown to be an on going process that will keep infrastructure requirements and delivery matters up to date to ensure that the Plan is implementable. An additional text section to this effect is to be added under the Infrastructure Delivery section of the Settlement Strategy.

Removal of sequential requirement for site phasing (Appendix 1 pages 28 – 30)

- 3.4.5 A number of representations have pointed out that the requirement in Policy SS7 Phasing of Previously Developed Land has no basis in the National Planning Policy Framework (NPPF) and is therefore contrary to national policy. Despite the strongly held views of Members previously expressed, the visiting Inspector confirmed that position and thus the policy needs to be adjusted to be in line with the NPPF. It is therefore proposed that the first sentence of the policy is deleted and replaced as follows:

"The Council will encourage early development of previously developed land"

This will maintain the Council's aspiration whilst according with national policy.

- 3.4.6 This issue also requires a change in Policy YV1 "Urban Framework and Greenfield housing for Yeovil" and its supporting text (page 30 of Appendix 1). This is necessary to remove the implication that development within the Urban Framework of Yeovil must necessarily be completed in advance of the commencement of the Yeovil Sustainable Urban Extension.

Changes to Yeovil Sustainable Urban Extension (YSUE)

Greggs Riding School (Appendix 1 pages 31 and 35 and plan at page 84)

- 3.4.7 Land at Gregg's Riding School was not included in the YSUE as the landowner originally indicated that it was not available for development. Subsequent letters and a formal representation have confirmed that the riding school would be relocating and therefore the land should be included in the urban extension.
- 3.4.8 Two of the three fields identified by the landowner are already adjacent to the urban area on two sides and are now available to be included within the potential area for the urban extension. As a result it is considered generally acceptable given the forthcoming master plan process that these two eastern fields be removed from the buffer zone but for the remaining field in the landowner's ownership on the western side to be retained within the buffer to protect Naish Priory and the hamlet of Nash. As such it is not considered that the role and nature of the buffer zone would be affected. A site plan is attached in Appendix 1 showing the proposed amendment.

Urban Extension density (Appendix 1 pages 30,31, 33 – 35 and 58)

- 3.4.9 Several comments were submitted suggesting that the reference in the supporting text of the plan (para 5.33) to the urban extension being developed at 45 dwellings per hectare (dph) is too high to be consistent with the proposal for Garden City principles which advocate around 30 dph. This is considered a valid comment, and reference to housing density at the urban extension should therefore be removed from the Local Plan. The size of the location identified for the sustainable urban extension would allow a range of housing densities in delivering 2,500 dwellings, which will be determined by master planning.

Ilminster Direction of Growth curtailment (Appendix 1 pages 37, 40 – 52 and plan on page 85)

- 3.4.10 Whilst there is no proposed change in principle to the Ilminster Direction of Growth presented in the Proposed Submission South Somerset Local Plan, there is considered to be some justification to the concerns that its potential scope as drawn on the Ilminster Inset map may have an impact on the landscape of Pretwood Hill and the southern valley slopes. These concerns are indeed recognised in the Council's Peripheral Landscape Study for Ilminster. It was not the intention, when assigning the direction of growth to the south and east of Ilminster, to develop land identified as landscape with a low capacity to accommodate built development. Accordingly it is proposed to reduce the direction of growth to exclude such sensitive land. The remaining land identified is sufficient to accommodate the housing land requirement for the town and indeed the Direction of Growth was put forward on that basis. Site plans are attached at the rear of Appendix 1 showing the amendment.
- 3.4.11 Reference is made to the need for development to contribute to a replacement primary school following clarification of this requirement from Somerset County Council.

Road link between Station Rd and Torbay Rd, Castle Cary (Appendix 1 page 52)

- 3.4.12 Several organisations queried the necessity of a road link between Station road and Torbay road set out as an expectation within the policy. Clarification has been sought from the Highway Authority who have commented as follows:

"The county council recognises that the proposed road may be a desirable link to facilitate proposed development, and furthermore acknowledge that there is significant local community aspiration for such infrastructure. However, at this point the county council cannot confirm its specific need in relation to the development since no formal assessment has been undertaken by either the county or the relevant developers by way of robust evidence. As the link has no strategic importance we would not normally take a view on the requirement or otherwise of this local highway link until we were in receipt of an appropriate Transport Assessment that set out the evidence, whereupon we would make comments and advise on our position in the normal way."

"For the purposes of evidencing the local plan, while the county recognises that such a link may be desirable, we are not in a position to be able to confirm that such infrastructure is required."

- 3.4.13 On this basis whilst the expectation within the Policy can remain unchanged the supporting text should be amended in para 6.119 to replace the word "requirement" with "expected to be provided"

Direction of Growth Policy for Langport/Huish Episcopi (Appendix 1 page 53)

- 3.4.14 At the request of Natural England the policy for growth for Langport/Huish Episcopi has been moderated from "precluding development until it can demonstrate that it will not adversely impact on the Levels and Moors Special Protection Area" to "requiring an appropriate assessment when considering any significant planning application in the growth area". The statutory body believed the policy as currently worded is in excess of statutory requirements.

Historic Heritage policy expansion (Appendix 1 pages 1, 31 and 58 and annex 6)

- 3.4.15 English Heritage expressed concern that the Historic Heritage policy did not accord with the NPPF. An addition to the policy has been agreed with English Heritage as follows.

"Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited".

- 3.4.16 On this basis English Heritage, together with some additional supporting text, have now indicated their support on these policy issues.

3.5 English Heritage representation on the Yeovil Sustainable Urban Extension

- 3.5.1 English Heritage previously made representations on the YSUE and its location. The presence of nationally significant properties and Parks and Gardens in close proximity to Yeovil was noted in their response to the Core Strategy 'issues and options' document (March 2008).

- 3.5.2 In The Council's development of its 'eco-town' bid, English Heritage expressed concern in a letter of 18th March 2010 that 2 of the 3 options being considered for

locating the urban extension would adversely affect the designated heritage assets in their vicinity. Therefore, English Heritage suggested land to the east (and south) of the A30, west of the A37 and north of North Coker should be considered for the urban extension. This location was subsequently outlined as the direction of growth for the urban extension. Following these comments from English Heritage, a Historic Environment Assessment of Yeovil Periphery (HEA) was prepared (involving English Heritage) to provide further evidence on the impact of an urban extension on the historic environment.

- 3.5.3 During consultation on the 'draft Core Strategy (incorporating preferred options)', English Heritage had reservations about the methodology used for the HEA as they wanted more detail to be included on the settings of individual historic buildings and conservation areas. However for purposes of identifying a strategic location for growth rather than an allocation this Council and Somerset County Council felt the HEA was adequate.
- 3.5.4 During consultation on the Proposed Submission South Somerset Local Plan 2006 – 2028, English Heritage made representations objecting to the plan. These comments principally relate to the impact of the YSUE on the Roman Villa north of Dunnock's Lane, but also in relation to other heritage assets in the vicinity such as listed buildings, and Historic Parks and Gardens and including Cheddars villa site. Dunnock's Lane and Cheddars villa sites are both within a predominantly rural environment bounded by a combination of small roads and hedgerows. There are no visible remains above ground. English Heritage advocated a 'multi-site' option of several smaller developments although they did not present any evidence as to which other sites would reduce the impact on historic heritage around Yeovil.
- 3.5.5 Following the end of consultation on the Proposed Submission South Somerset Local Plan 2006 – 2028, Officers from the District Council, along with the Senior Historic Environment Officer (SHEO) at Somerset County Council, engaged with English Heritage to try and resolve the issues that had been raised through ongoing correspondence, meeting, site visits and further work. Despite this a further letter was received from English Heritage on December 6th (set out in Appendix 2a) re asserted outstanding issues relating to:
- The proposed location of the Yeovil urban extension.
 - The 'multi-site' option in relation to the Yeovil urban extension.
- 3.5.6 The views of the SHEO were obtained as part of the consideration of English Heritage's position. His views are set out in Appendix 2b.
- 3.5.7 These outstanding issues are addressed in more detail below with a statement of the key issue from English Heritage followed by the response of the Council's Archaeological advisor and then wider commentary from the Project Management Board.
- 3.5.8 *English Heritage: We recognise there is scope for some development in the proposed area of the urban extension, but subject to a large area being drawn around Roman Villa site at Dunnock's Lane. This needs to be undertaken prior to master planning (this should also apply to designated and non-designated sites). Also wish to see a conservation management plan produced.*

response:

3.5.9 The SHEO responded that

I believe that the document agreed with English Heritage (see Appendix 2b) outlines the setting issues concerning the villa (Dunnock's Lane) Villa site that need to be addressed in an assessment which should take place as part of the masterplan stage”

3.5.10 The SHEO is agreeing with EH that development can take place in the proposed Urban extension location and clarifying that it is a masterplanning issue not one of principle. He considers that potential negative impacts on the Dunnock's Lane villa are low, but no development should take place in its immediate environs, and landscaping and enhancement of the immediate setting could promote a positive use of the site and community engagement.

3.5.11 A potential Conservation Management Plan isn't a Local Plan matter and can happen independently of the Local Plan.

3.5.12 *English Heritage: No scope for development close to Cheddars Villa site due to adverse impact on its setting.*

response:

3.5.13 SHEO responded that

“I do not believe that the setting of Cheddars Villa will be impacted by the Proposed Urban Extension”

3.5.14 No development is proposed close to the Cheddars Villa site. The Direction of growth for the urban extension is around 750 metres away at its closest.

3.5.15 *English Heritage: The HEA was produced before the National Planning Policy Framework (NPPF) and English Heritage (EH) Guidance on Heritage Settings. We recommend that consultants should assess in an appendix how it complies with the NPPF and EH guidance.*

response:

3.5.16 SHEO responded that

“As you can see from my attached documents (see Appendix 2b) I think that the HEA is sufficient as it compares very well with the NPPF and I believe covers the key areas of the EH guidance”

3.5.17 *English Heritage: Unknown archaeology requires an archaeological statement in the Plan outlining the requirement for archaeological assessment of development proposals*

response:

3.5.18 *The SHEO has prepared an archaeological statement in response to this concern, and agreed it with English Heritage. See Appendix 2b*

3.5.19 It is not considered necessary to include the detail of this statement in the Local Plan, but it will inform the forthcoming master plan.

3.5.20 *English Heritage: Still minded to support the view that a multi-site approach would provide better mitigation to the historic environment than a single site option. The Sustainability Appraisal (SA) was not informed by the HEA as it was produced prior to the HEA.*

response:

3.5.21 SHEO has not responded directly to this matter.

3.5.22 The EH comment does not recognise the presence of other heritage assets that would be affected under a multi-site option, for example the Roman Villa at Lufton, Thorne Coffin Conservation Area, the setting of Montacute House, along with several other archaeological sites. There are wider sustainability reasons for proposing a single 'site' as it would create a more sustainable community with access to services and community facilities, public transport, shops and jobs. The South Somerset Sustainability Appraisal is and has been the result of an iterative process and it does take the HEA into account in considering potential locations for the urban extension.

3.5.23 Unfortunately it has not been possible to come to an agreement with English Heritage on all of their points, and they maintain an objection to the plan; specifically that a single large urban extension is not necessarily the best approach to take given the high sensitivity of the historic environment around Yeovil.

3.5.24 Given the clarity that Chells villa site is not affected the key factor is the possible impact of development on the Dunnock's Lane Villa. The summary conclusion of the EH Inspector is reproduced here to make the case for continuation of the proposed location of the Sustainable Urban Extension as set out in the Proposed Submission South Somerset Local Plan 2006 – 2028.

"Based on the information I have accessed, together with the results of the site visit, I believe that the former site (Dunnock's Lane) would be less likely to suffer significant impacts to its setting from development in the surrounding area. I note that there also appear to be some opportunities to enhance the immediate setting of the monument and some possible gains through placing interpretation and encouraging community involvement in the management of the scheduled monument"

3.5.25 The Project Management Board, supported by the English Heritage Inspector's comments above and informed by the Council's retained archaeological advisor and the Council's conservation staff, are content that sufficient evidence has been produced to indicate that it is appropriate to locate a direction of growth for the urban extension to the south/south west of Yeovil. In doing so it can adequately protect and promote the Dunnock's Lane villa site as a central feature through the forthcoming master planning process. The South Somerset Sustainability Appraisal outlines that it is preferable to locate the development in a single location in order to create a more sustainable community that could support a range of community facilities and services, public transport, shops and jobs.

3.6 Required Assessments

Sustainability Assessment

- 3.6.1 A sustainability appraisal of the intended amendments to the Proposed Submission South Somerset Local Plan 2006 – 2028 has been undertaken and the amendments have required no further redrafting in consequence. The impacts of these minor amendments are also assessed as requiring no further changes to the plan.

Habitat Regulations Assessment

- 3.6.2 The “Appropriate Assessment” has been revisited in relation to the Proposed Amendments. The changes proposed to those policies potentially impacting on the internationally important habitat sites for protection are either neutral in terms of impact or (marginally) positive.

Equalities Impact Assessment

- 3.6.3 An assessment of the equalities impact of the Proposed Amendments to the Proposed Submission Local Plan reveals no undue adverse impacts nor requirements to mitigate the proposed amendments.

- 3.6.4 The detailed assessments are available on the Council’s web site at the final PMB meetings at <http://www.southsomerset.gov.uk/local-plan-pmb>

3.7 Nature of amendments

- 3.7.1 The amendments identified, range from typing mistakes, corrections, clarifications for consistency and adjustments to better reflect the NPPF and minor policy changes and marginal amendments to levels of growth. Changes in the levels of housing and employment provision are of some potential significance however the changes to levels of housing growth (in policy SS5) are downwards and of limited actual extent. They are largely the consequence of updating to take account of the latest survey data and information on development in the past year. Whilst job projections are now different, the changes to the Employment land provision again are limited in consequence.

- 3.7.2 Policy changes are generally clarifications, as in the case of Policy EP 11 for example, or expansions reflecting the thrust of the Proposed Submission South Somerset Local Plan 2006 – 2028 Policy as in the case of changes to Policy EQ 3. The policy SS7 “Phasing of Previously Developed Land” amendment is of note but is required to reflect Government guidance as is the consequent change to Policy YV1 “Urban Framework and greenfield housing for Yeovil”.

- 3.7.3 On this basis it is considered that the amendments made are minor in nature and can be made to the Plan without recourse to further consultation.

3.8 Next Steps and Delegation of editing for Plan Submission

- 3.8.1 The Council is requested to delegate to the Project Management Board any final editing of text consequent upon the outcome of Full Council’s deliberations and

subsequent proof reading prior to submission of the Proposed Submission South Somerset Local Plan 2006 – 2028 for Examination.

3.8.2 The Proposed Submission South Somerset Local Plan 2006 – 2028 along with the Proposed Amendments set out in appendix 1 are now considered ready to be submitted to the Secretary of State via the Planning Inspectorate for Examination together with all the other documentation required to comply with regulations. This consists of

- Sustainability Appraisal(s)
- Habitat Regulations Assessment(s)
- Equalities Impact Assessment(s)
- Consultation Statement
- All relevant evidence base
- Statement showing access arrangements for submitted documents
- Duty to Co-operate report
- Summary of PMB consideration of Housing and Employment provision.

3.8.3 All representees will be notified of submission.

It is intended that the Plan should be submitted to the Secretary of State on 21st January and this should result, due to the Service Level Agreement in place with the Planning Inspectorate, in an Examination no more than 14 weeks later (28th April). A Pre Examination Hearing is expected no later than 6 weeks before the examination start to discuss Examination procedures and timetables. Should the appointed Inspector have any issues in relation to soundness of the Plan process he/she may seek an early meeting to review these or even direct further work.

**District Council Proposed Amendments
to the
Proposed Submission South Somerset Local Plan 2006-2028**

January 2013

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District Council Proposed Amendments to the Proposed Submission South Somerset Local Plan 2006-2028 - January 2013

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
1 Introduction				None			
2 Spatial Portrait of South Somerset							
1205057	D Keen	20/07/2012	Spatial Portrait	Census shows higher level than quoted in the plan	No	Yes	Replace South Somerset District has a population of "159,700" with '161,300' with footnote to identify 2011 Census as the source.
3 Strategic Objectives and Vision							
1393729	English Heritage	14/08/2012	3.1	Strategic Objectives and Vision fails to include any reference to South Somerset's cultural and heritage assets, suggesting the vision has not been tested against NPPF and Policy SD1 that require equal weight to social, economic and environmental issues.	No	Yes	Add reference to the historic environment to the Vision in para 2: "There will be continued protection of distinctive historic, urban and rural environments."
1393729	English Heritage	14/08/2012	3.4 (9)	Propose change to include historic environment.	No	Yes	Add 'historic environment' after "natural environment" in strategic objective 9.
4 Settlement Strategy							
4322625	P J Burrows	13/08/2012	4.45	Para 4.45 states the NPPF states that housing in rural areas should not be located in places distant from local services - this is incorrect. Last sentence of SS2 should be deleted to allow more development in rural areas.	No	Yes	Amend supporting text (para 4.45) to reflect final NPPF rather than the draft. Replace 2nd sentence of para 4.45 with "The NPPF states to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities".
1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	09/08/2012	4.53	Objects. Working on past economic performance is flawed. SSDC has continually allowed businesses to grow in rural areas. Para needs honing to direct development only to those areas with an established need on an appropriate scale.	No	Yes	Amend para 4.53 to clarify that the methodology for projecting the district-wide scale of jobs growth is not based on past performance, but on the growth scenarios undertaken by Baker Associates (and amended by SSDC). Also amend para 4.53 to clarify that the methodology for distributing jobs across the settlement hierarchy is based on past economic performance. Cross refer to Policy SS2 in para 4.58 to explain that jobs growth in Rural Settlements will be in the context of Policy SS2 (increasing sustainability of Rural Settlements) rather than in the open countryside. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6816993	Lopen Parish Council	08/08/2012	4.53	Objects. Working on past economic performance is flawed. SSDC has continually allowed businesses to grow in rural areas. Para need honing to direct development only to those areas with an established need on an appropriate scale.	No	Yes	Amend para 4.53 to clarify that the methodology for projecting the district-wide scale of jobs growth is not based on past performance, but on the growth scenarios undertaken by Baker Associates (and amended by SSDC). Also amend para 4.53 to clarify that the methodology for distributing jobs across the settlement hierarchy is based on past economic performance. Cross refer to Policy SS2 in para 4.58 to explain that jobs growth in Rural Settlements will be in the context of Policy SS2 (increasing sustainability of Rural Settlements) rather than in the open countryside. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.
1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	09/08/2012	4.55 - 4.59, 4.63	Objects. Working on past economic performance is flawed. Based on early 2011 data which will be overly optimistic - should be revised to a more realistic level to prevent over supply. ELR inaccurate, approach to economic development inspirational - no supporting evidence to suggest it is the aspirations of local people. Jobs totals in SS3 under stated. 9,200 jobs increases to 11,882 due to these allocations. If Yeovil's 49% ratio to remain 5,134 jobs would need to be allocated to Yeovil and Rural Centres reduced accordingly. Jobs growth for Rural Settlements not based on individual settlements past performance. ABI and BRES data does not reflect current circumstances - hierarchy being eroded by allocating 11% of jobs to Rural Settlements and 9% to Rural Centres. Rural Centres and Settlements have not complied with two-thirds B uses ratio - should not apply an urban approach to Rural Settlements. Lack of employment allocations is flawed. If the 2.0 ha to remain identification of land is vital.	No	Yes	Replace Policy SS3 and para 4.52 to 4.69 with new text which takes into account the revised jobs data published in September 2012 by NOMIS and demonstrates that the number of jobs in the District has grown from 2010 to 2011, and consequently the economic projection for jobs has increased to 11,250 jobs district-wide by 2028. Revisions to Policy SS3 and SS5 result in a better balance (in relation to new jobs) between Rural Centres (9%) and Rural Settlements (10.5%), Yeovil retains 49% of new jobs. Revise land requirements identified in SS3 to take into account revised density ratios and projection that 61% of jobs will be in B uses, IT, creative industries, high-tech and manufacturing being prominent. New text added to note that an allocations Development Plan Document (DPD) will be produced. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.

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6816993	Lopen Parish Council	08/08/2012	4.55 - 4.59, 4.63 & 4.66	Objects. Working on past economic performance is flawed. Based on early 2011 data which will be overly optimistic - should be revised to a more realistic level to prevent over supply. ELR inaccurate, approach to economic development inspirational - no supporting evidence to suggest it is the aspirations of local people. Jobs totals in SS3 under stated - 2.0 ha in Rural Settlements (is arbitrary - implies that small sites are not viable - badly flawed) brings total jobs to 10,478 (from 9,200). If Yeovil's 49% ratio to remain 5,134 jobs would need to be allocated to Yeovil and Rural centres reduced accordingly. Jobs growth for Rural Settlements not based on individual settlements past performance. ABI and BRES data does not reflect current circumstances - hierarchy being eroded by allocating 11% of jobs to Rural Settlements and 9% to Rural Centres. Rural settlement have not complied with two-thirds B uses ratio - should not apply an urban approach to Rural Settlements. Lack of employment allocations is flawed. If the 2.0 ha to remain identification of land is vital.	No	Yes	Replace Policy SS3 and para 4.52 to 4.69 with new text which takes into account the revised jobs data published in September 2012 by NOMIS and demonstrates that the number of jobs in the District has grown from 2010 to 2011, and consequently the economic projection for jobs has increased to 11,250 jobs district-wide by 2028. Revisions to Policy SS3 and SS5 result in a better balance (in relation to new jobs) between Rural Centres (9%) and Rural Settlements (10.5%), Yeovil retains 49% of new jobs. Revise land requirements identified in SS3 to take into account revised density ratios and projection that 61% of jobs will be in B uses, IT, creative industries, high-tech and manufacturing being prominent. New text added to note that an allocations Development Plan Document (DPD) will be produced. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.
4103553	Somerset County Council (SCC)	09/08/2012	4.60 and Table 1	Need greater explanation as to why 5 ha is suitable as the degree of flexibility and not 10ha or else	No	Yes	Agree, need to explain in Table 1 the origin of the 5ha for Yeovil. Amend column 5 in row 2 of table 1 to insert the following explanation: "the 5 hectare figure derives from the previous Local Plan's Inspector's report, in which he recommended at least an additional 10 hectares of general employment land be provided in Yeovil. These 10 hectares were never allocated. In the context of the current economic climate and the existing supply of land, an additional 5 hectares of employment land is considered appropriate, to provide for a range and choice of sites."
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	4.64	English Partnership Development Ratios, 2001 are now superseded by Employment Densities Guide 2nd Edition, 2010 - this should form part of the evidence base - accuracy of Policy SS3 questioned.	No	Yes	Amend Policy SS3 and Table 1 (Local Plan additional employment land requirement for Yeovil Sustainable Urban Extension) to reflect the incorporation of revised employment density ratios (as suggested) and the resultant land requirements. Change has resulted in 5 hectares of land required for Yeovil SUE over the plan period, rather than 7 hectares. Amend Policy YV2 for the same reason, to read 8 hectares rather than 11 hectares of employment land. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.

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1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	10/08/2012	SS3	Objects. Policy not evidence based. Position stated in SA (4.3.7, 4.3.3, 4.3.9, 4.4.1) indicates that it's not sustainable to increase economic dependence on manufacturing sector. Necessary to quantify type of B uses to be delivered focus on more B1 rather than B2 or B8. Clear from Baker report that requirement for B2 & B8 uses is very low compared with B1. Higher priority should be given to the delivery of B1 uses. ELR relies on data that is 2 yrs old - experts have identified that in that 2.5 yr period the predicted employment need has halved. 2.0 ha for Rural Settlements is not evidence based - implies any site below that is not viable - much evidence available to disprove this. Spread of job allocations across the District is inconsistent - does not marry with housing allocations. SSDC are in conflict with NPPF by setting targets in the countryside. Setting job target on aspirations is not acceptable. SA option discussed. ELR includes employment land that is not in South Petherton. 3 fold increase in land allocated- not justified, impact of oversupply worrying	No	Yes	Replace para 4.52 to 4.69 with new text which explains methodology for jobs growth figure and explains that 61% of jobs will be in B uses IT, creative industries, high tech and manufacturing being prominent. As creative industries are new, innovative growth areas, likely that they will require a quasi B1/B2 'space', difficult to predict with accuracy, so retain approach which is based on past delivery and Council's aspirations for growth. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.
6816993	Lopen Parish Council	08/08/2012	SS3	Objects. Policy not evidence based. Position stated in SA (4.3.7, 4.3.3, 4.3.9, 4.4.1) indicates that it is not sustainable to increase economic dependence on manufacturing sector. Necessary to quantify type of B classes of use to be delivered focusing on more B1 rather than B2 or B8. Clear from Baker report that requirement for B2 & B8 uses is very low compared with B1. Higher priority should be given to the delivery of B1 uses. ELR relies on data that is 2 yrs old - experts have identified that in that 2.5 yr period the predicted employment need has halved. 2.0 ha for Rural Settlements is not evidence based - implies any site below that is not viable - much evidence available to disprove this. Spread of job allocations across the District is inconsistent - does not marry with housing allocations. SSDC are in conflict with NPPF by setting targets in the countryside. Setting job target on aspirations is not acceptable. SA option discussed. ELR includes employment land that is not in South Petherton.	No	Yes	Replace para 4.52 to 4.69 with new text which explains methodology for jobs growth figure and explains that 61% of jobs will be in B uses IT, creative industries, high tech and manufacturing being prominent. As creative industries are new, innovative growth areas, likely that they will require a quasi B1/B2 'space', difficult to predict with accuracy, so retain approach which is based on past delivery and Council's aspirations for growth. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.

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7130561	Barratt Developments (Agent S Fitton)	14/08/2012	SS3	Welcome promotion of more optimistic growth targets, a robust approach. Adheres to NPPF pro growth agenda. Notwithstanding this unclear how 9,200 jobs derived.	No	Yes	Replace Policy SS3 and para 4.52 to 4.69 with new text which explains methodology for jobs growth figure and takes into account the revised jobs data published in September 2012 by NOMIS and demonstrates that the number of jobs in the District has grown from 2010 to 2011, and consequently the economic projection for jobs has increased to 11,250 jobs district-wide by 2028. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.
6773313	M Horsley	30/07/2012	SS3/SS4	Object - plan fails to take into account job losses from the defence industry, NHS and Local Government and impact on South Somerset economy.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy
7257313	Donne Holdings & Somerset CC (Agent J McMurdo Bell Cornwell)	14/08/2012	SS3/SS4	SSDC have accepted that RSS is a material consideration and thus the overall growth should be accepted. Lack of evidence to the contrary so more housing and employment should be allocated within the district with proportionate amounts to relevant towns like Castle Cary	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6773313	M Horsley	31/07/2012	4.45/4.70-4.77 and tables 2a/b	Incorrect use of ONS data and wrong assumptions on scale of growth	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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1274689	West Coker Parish Council, A McPhee Chairman	10/08/2012	4.70-4.77	Demographic growth projections use figure of 2.1 per household - should be 2.25, ONS projections incorrectly used - huge difference in projected number of households, change in household size not properly analysed - data is unsound and equivalent to whole size of SUE	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4320641	CPRE (H Best)	14/08/2012	4.70	Aspirations based on economic situation, however as economic and demographic circumstance change rapidly, need to build in review on a regular basis. What is clear is primary cause for new housing is migration, which is declining. Also consideration declining average household size. Not happening as was predicted by DCLG. Also bad statistical practice to use household size figures to 1 decimal place.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4616897	P Benham	08/08/2012	4.70-4.77	Objects. Premise that economic growth is reliant on ongoing house building is flawed. Economic health better preserved by consolidation and improvement. Tax payer are subject to a philosophy they do not support.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	09/08/2012	4.70-4.77 Tables 2a & 2b	Objects. Continued reference to RSS not relevant. Employment projects are swept aside in favour of "aspirations" - CLG makes it clear that it is the aspirations of local people that count - no evidence to suggest this approach is supported by local people. Projections on ageing population, residents per household and economic activity rate have not materialised. Additional 5000 dwellings to cater for economically inactive in-migrants is unjustified. Table 2b total no. of households in both scenarios are incorrect - ONS 2011 data indicates that, when compared to the ONS 2001 data and projected to 2028 persons per household is 2.19 (at 2028) therefore the figures for both scenarios are too high. Table 3 - population growth projection are all incorrect - use outdated persons per household figure. Council's economic aspirations are not relevant in establishing housing stock. Housing figures not supported by need. Over supply of housing does not maximise economic growth. Opening housing stock figures for 2006 are understated and should read 68,287 - revises figure down to 12677 home required.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6816993	Lopen Parish Council	08/08/2012	4.70-4.77 Tables 2a & 2b	Objects. Continued reference to RSS not relevant. Employment projects are swept aside in favour of "aspirations" - CLG makes it clear that it is the aspirations of local people that count - no evidence to suggest this approach is supported by local people. Projections on ageing population, residents per household and economic activity rate have not materialised. Additional 5000 dwellings to cater for economically inactive in-migrants is unjustified. Table 2b total no of households in both scenarios are incorrect - ONS 2011 data indicates that, when compared to the ONS 2001 data and projected to 2028 persons per household is 2.19 (at 2028) therefore the figures for both scenarios are too high. Table 3 - population growth projection are all incorrect - use outdated persons per household figure. Council's economic aspirations are not relevant in establishing housing stock. Housing figures not supported by need. Over supply of housing does not maximise economic growth. Opening housing stock figures for 2006 are understated and should read 68,287 - revises figure down to 12677 home required.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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6996161	N Gage (Councillor)	09/08/2012	Chapter 8 economic prosperity/ Table 2	Object to overinflated figures used, data out of date, manufacturing base more likely to suffer with collapse of eurozone, consultants trends unrealistic and overestimate forecasts, need to update to BRES	No	Yes	Replace Policy SS3 and para 4.52 to 4.69 with new text which takes into account the revised jobs data published in September 2012 by NOMIS and demonstrates that the number of jobs in the District has grown from 2010 to 2011, and consequently the economic projection for jobs has increased to 11,250 jobs district-wide by 2028. See Annex 2 - amended paras 4.52-4.69 & Policy SS3.
1402209	South West HARP Planning Consortium, Agent J Sullivan Tetlow King Planning	13/08/2012	SS4	No detail on duty to cooperate. Housing shortfall sub regionally due to neighbouring authorities reducing their numbers. No justification for housing target. Housing total should be 19,000	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
1402209	South West HARP Planning Consortium, Agent J Sullivan Tetlow King Planning	13/08/2012	SS4	The plan does not state how the Council has met the Duty to Cooperate, and no consideration of how un-met housing needs of adjoining authorities have been met given their reduction from Regional Strategy targets. A higher housing figure of around 19,000 dwellings (14,000 as per Scenario 1 plus 5,000 from economically inactive older migrants) is required to help meet the very significant level of housing demand and need.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
1403585	Hopkins, Agent M Kendrick	13/08/2012	SS4	Housing requirements not based on a sound evidence base should be 19,700 as per RSS	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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4122433	B Hartley	14/08/2012	SS4	District housing figure should be lower as 2010 population projection for 2028 show a significant lower population figure than the proposed housing figures would be required to support, reinforced by the 2011 Census which will become the baseline for future projections; and the economic evidence base supports a weaker growth scenario.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4308833	Taylor Wimpey (Exeter), Agent H Sedman (Origin3)	13/08/2012	SS4	Housing provision figure of 15,950 is not justified by the material which precedes it. The first figure represents a spurious degree of precision. The detailed 2008 household projections indicate 17,900. NPPF requires full objectively assessed needs for market & affordable housing.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4310881	Redrow Homes South West (Agent G Williams Nathaniel Lichfield & Partners)	13/08/2012	SD1, Strategic Objectives & Vision, SS1, 4.86, SS4, SS5, SS6, 6.21- 6.23, PMT1, EQ1, TA1, TA3	SS4 - Employment led figure does not take account of number of retired moving to the District. No consideration of the impact of the ageing population - SNPP indicate a considerable increase (2008 & 2010). Baker report has assumed static economic activity level over the plan period. 2010 data means 49.6% and 2.02 figure should be amended to 48.8% and 2.07. Seems to assume that 2006 unemployment levels of 3% will be retained through the plan period - average was 4% 2004-2011 and 2011 rate was 5.4% HEaDROOM framework demonstrates 22,800 dwgs 2006-2028.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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4315809	Abbey Manor Group (submitted by Boyer Planning)	14/08/2012	SS4	District-wide scale of growth should be a minimum of 16,500 dwellings and up to 20,100 dwellings because economic projections are flawed in dealing with latest BRES data, underestimate self employment and concerns with agricultural employment projections. Supporting evidence from SHMA, SHLAA, house prices, Infrastructure Plan, SA indicate a higher figure can be achieved.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4320065	A J White	13/08/2012	SS4	Housing figures need to be rechecked	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4320641	CPRE (H Best)	14/08/2012	SS4	Housing figures too high, should be 13,000	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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4322625	P J Burrows	13/08/2012	SS4	The plan takes an overly optimistic view of employment growth and consequent housing demand. Current difficult economic conditions will continue for at least another decade, inward migration is falling, and Government cuts in spending on health, welfare and defence.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5411105	David Wilson Homes, Agent Mr A Penna	13/03/2012	SS4	Object to district wide housing provision, 15,950 not consistent with National Policy or based on appropriate evidence. Should be 21,670 (RSS). Jobs based approach no justified. Plan underestimates migration. 2008 household projections ignore migration. Proposed figure based on consultants work and other unjustified adjustments. Evidence base not robust.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6673153	M Sowerbutts	13/03/2012	SS4	Overall housing figure too high	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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6673153	M Sowerbutts	14/08/2012	SS4	District housing figure should be 12,355 dwellings	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6773313	M Horsley	30/07/2012	SS4	Object - evidence base is out of date and does not reflect 2011 census data.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6776577	N Colbert	25/07/2012	SS4	Number of new dwellings proposed is not sustainable. The Baker associates figure of 12,955 has been ignored and the Council has unrealistic economic aspirations. Figure of 12,955 should be taken forward which would allow for flexibility.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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6816993	Lopen Parish Council	08/08/2012	SS4	Objects. Figure should be revised to 12,677 (based on 2.19 people per household at 2028).	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6817921	N Boxall	06/08/2012	SS4	District housing figure should be 10,500 dwellings.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7016321	Paull & Co, Agent Ms C Phillips	13/08/2012	SS4	Consider that the Local Plan housing requirement should be increased to reflect the objectively assessed evidence of need.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7017473	Lloyd Family, Agent Ms C Phillips	13/03/2012	SS4	Housing shortfall from the Structure Plan period should be added to the housing requirement. Policy SS4 not justified or consistent with national policy. Fails the test of soundness	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7029153	Vaux Family, Agent D Crofts	13/03/2012	SS4	Objection to housing figure of 15,950. Consider it should be 17,900 (2008 household projection) + 5% = 18,800	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7043297	Persimmon Homes, Agent Ms C Phillips	13/08/2012	SS4	Housing requirement should be increased to reflect the objectively assessed evidence of need. Consider policy unsound	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7044449	East Chard Development Area Consortium (Agent Hunter Page Planning)	13/08/2012	SS4	SS4 - Policy considered to be inconsistent with para 47 of NPPF as plan not positively prepared. District wide housing requirement should be raised to 18,587 over plan period - 2008 ONS population projections, unmet need, vacancies, second home ownership and shortfall from last local plan should be 18,587 dwellings over the plan period. BANES Inspector said shortfall should be added.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7044449	East Chard Development Area Consortium (Agent Hunter Page Planning)	13/08/2012	SS4	Not the most appropriate strategy for South Somerset and not consistent with national policy	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7066529	Gleeson Developments (Agent Jackson)	13/08/2012	SS4	Housing numbers for the District too low	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7066529	Gleeson Developments (Agent Jackson)	13/08/2012	SS4	The pessimistic housing levels do not accord with the NPPF. Does not represent recent evidence of requirements	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7067425	Hammonds Yates Ltd, Agent M Orr	13/08/2012	SS4	Overall housing totals undersupply and not legally sound	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7085665	C Humphreys	10/08/2012	SS4	Object to level of growth - not reflective of employment opportunities and economy dominated by one employer	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7130561	Barratt Developments (Agent S Fitton)	14/08/2012	SS4	Housing targets should be based on population projections rather than economic projections. Recommended minimum housing target of 16,434	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7157313	M Trott	10/08/2012	SS4	Object to scale of growth as census indicates lower amounts	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7222785	Mr & Mrs A Noel and Charles Bishop (Agent M Dobson Pegasus)	13/0/2012	SS4	Object: Concerned that growth in document is lower than that of the draft plan. Below RSS figures (adjusted to 2028 and below ONS latest projections. RSS still part of the evidence base and this figure of RSS levels growth not tested. Highest growth scenario tested is based on ONS 2008 and although based economic growth on upper need of scale, housing based on lower end. SSDC likely to have greatest in-migration of Somerset Districts - predicted to continue. Evidence base not accurate and not based on latest census 2011. Plan moving in right direction being based on economic growth but housing provision is lower than ONS projections and housing provision at Yeovil should be increased. Minimum provision should be on ONS projections = 17,765 dwellings in plan period.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7284289	East Coker Preservation Trust (Agent R Burgess)	10/08/2012	SS4	The proposed housing requirement of 15,950 is too high, not supported by objectively assessed evidence. Recent evidence supports a requirement of 12,355 (full details of their calculations in their submission). Proposed housing in excess of demand and build rates exceed previously delivered.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7329185	J T Cullen, Agent K Price Brooke Smith		SS4	Support 15,950 dwellings as a minimum growth figure, but a 20% buffer should be added to this i.e. 3,190 dwellings to give a total of 19,140 dwellings to create competition in the market and help control house prices in the District. This is necessary to accord with the NPPF as there has been persistent under delivery with the average completion rate of 656 dpa between 1992-2010, less than the district target.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5434753	M Fysh	13/0/2012	SS4/4.72	Object. Alternative 1:- Substitute 15,950 with 14,000 being the optimistic latest forecast by consultants which is in the evidence base and sufficiently close to the 13,600 figure which has previously been appraised. 14,000 still too high but this approach superior to current methodology. No additional provision made for affluent older people as contended in SHMA and high figure unjustified. Extra migration on top of latest ONS mid year estimates is unsubstantiated . SHMA outdated and health warning on housing given in SHMA needs consideration as strong emphasis in SHMA guidance that there should be flexibility in responding to housing market demand. No convincing evidence as to why allowance for extra homes at Yeovilton made	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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5434753	M Fysh	13/0/2012	SS4/4.72	Object. Alternative 2 - the most robust alternative. Use the most recent population growth projections from ONS and divide the 2028 forecast figure, by 2.19 people per household (not 2.1) = 10,900 figure. Previous population growth figures and household projections discredited by recent ONS bulletins. Person per household not been falling as previously expected so 10,900 most robust figure	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5434753	M Fysh	13/0/2012	SS4/4.72	Object. Alternative 3 - use 13,600 as the requirement being somewhere between the figure consulted upon and the economic-led figure	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5434753	M Fysh	13/0/2012	SS4/4.72	Actual net in migration figure has dropped very substantially and is showing no sign of reviving.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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6963713	Powrmatic, Agent S Rackham (Pegasus Planning Group)	13/08/2012	SS4/SS5	Proposed housing target of 15,950 does not meet housing need in full. SS5 identifies a total housing requirement of 16,751 & the Council's SA identifies 16,600 can be delivered. The target should reflect this. In line with NPPF should also provide 20% buffer. 938 shortfall on Structure Plan target should be added on.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7066529	Gleeson Development s (Agent Jackson)	13/08/2012	SS4/SS5	NPPF sets high bar for future growth not catered for within SS Local Plan	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7067425	Hammonds Yates Ltd, Agent M Orr	13/08/2012	SS4/SS5	Overall housing target too low and undue focus on Yeovil & SUE	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	SS4 & SS5	Reserve view on population figures until further data published by ONS. Council figure of 16,000 dwellings in response to employment led approach fails to respond locally and positively to any upturn in the local economy, accurately reflect population change; improvements to the planning system and the success of a sound plan; and access to private and public funds and in response to investment's schemes. Concerned that employment led approach in Chard likely to be affected by the delivery of a single key site (CEDA). Concerned that Council cannot deliver a 5 year supply of housing land. Failure to deliver Chard KS/CHAR/1. Policy table fails to differentiate between 'Completions' and 'Existing Housing Commitments' 2006-2011. In Chard the number of commitments is significantly less than presented reflecting slow delivery rates. Policy should be reviewed and updated in association with suggested changes. A 20% buffer should be given (particularly in relation to Chard) in order to achieve the Vision for the District.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	4.91	Conflicting evidence base - AMR 2011 projected delivery to 2013 has not been achieved. Trajectory in Submission Plan based on Thomas Lister report which suggests CPO process will be underway - so is out of date. Promoting Mount Hindrance - concern that development will not come forward on eastern edge of Chard in time. Thomas Lister report does not fully appreciate the impacts and effects of land ransoms (likely to be substantial) and it's impact on delivery and timescales. Sensible to consider development in other areas e.g. Mount Hindrance which will support Town Centre regeneration and help fund delivery of infrastructure.	No	Yes	Housing trajectory is updated and reflects amended provision. See Annex 3.
6816993	Lopen Parish Council	08/08/2012	4.102	Objects. The accumulative surplus of housing numbers during each stage of allocation adds up to an unjustified over allocation. Uses out of date residents per household figure and projections.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	10/08/2012	Table 4	Objects. Housing allocations do not achieve objective of maintaining settlement hierarchy. Housing numbers not consistent with jobs.	No	Yes	Revisions to Policy SS3 and SS5 have resulted in a change in the balance between new jobs and homes. Amend Figure 5 to demonstrate that jobs/homes balance is now as follows: Yeovil (47% houses, 49% jobs. Market Towns: 32% houses, 31.5% jobs. Rural Centres: 7% houses, 9% jobs. Rural Settlements: 14% houses, 10.5% jobs). Disagree that there is no balance or consistency between jobs and houses. See annex 4
6816993	Lopen Parish Council	08/08/2012	Table 4	Objects. Housing allocations do not achieve objective of maintaining settlement hierarchy. Housing numbers not consistent with jobs.	No	Yes	Revisions to Policy SS3 and SS5 have resulted in a change in the balance between new jobs and homes. Amend Figure 5 to demonstrate that jobs/homes balance is now as follows: Yeovil (47% houses, 49% jobs. Market Towns: 32% houses, 31.5% jobs. Rural Centres: 7% houses, 9% jobs. Rural Settlements: 14% houses, 10.5% jobs). Disagree that there is no balance or consistency between jobs and houses. See annex 4.
1402209	South West HARP Planning Consortium, Agent J Sullivan Tetlow King Planning	13/08/2012	SS5	Welcome inclusion of housing trajectory for market housing, will need to widen the scope to cover affordable housing	No	Yes	Replace table 5 with updated trajectory. See annex 3.
1402209	South West HARP Planning Consortium, Agent J Sullivan Tetlow King Planning	13/08/2012	SS5	A housing implementation strategy is required, and the scope of trajectory should include affordable housing, as required by paragraph 47 of the NPPF.	No	Yes	Insert new trajectory including clarification of Housing Implementation Strategy. See annex 3.

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4288321	Bath & Wells Diocesan Board, Agent R Hull	10/08/2012	SS5	Object to housing figure, should use RSS 19,700	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4310881	Redrow Homes South West (Agent G Williams Nathaniel Lichfield & Partners)	13/08/2012	SD1, Strategic Objectives & Vision, SS1, 4.86, SS4, SS5, SS6, 6.21- 6.23, PMT1, EQ1, TA1, TA3	SS5 - Chard - historic failure to deliver KS/CHAR/1, Millfield link renders the scheme unviable without SSDC input, CIL evidence base is questioned, will lead to reduced levels of affordable housing in Chard, 2016 start seem optimistic, cannot be relied on to deliver continuous supply of housing land. Need additional sites to fill the gap. Para 6.21-6.23 Concerns regarding weight that can be attached to Chard Regeneration Framework. Has not had transparent scrutiny - all details should be set out in local plan. Lack of consultation on formulating options. Each site was not evaluated, SA, traffic impact would have no significant impact on delivery. PMT1 & Inset Map 3 - policy does not flow logically from Vision & Objectives - no separate appraisal of individual sites. Approach inconsistent with national policy. 61 dwellings will not undermine CEDA. Snowdon Farm site is sustainable. Great need for housing in Chard. All alternatives have not been considered in accordance with SEA Directive. Should not enshrine development beyond the Plan period - should be done at review.	No	Yes	In order to clarify why growth is planned beyond the plan period amend paragraph 6.21 by inserting the following additional text at the end of the last sentence: The strategic growth for Chard will be delivered within and beyond the plan period as part of a cohesive plan to regenerate the town and achieve build out. The number of homes expected to come forward within the plan period reflects market deliverability.
4315809	Abbey Manor Group (submitted by Boyer Planning)	14/08/2012	SS5	Level of housing should be amended: Yeovil should be increased; Chard should be reduced; Wincanton should be increased; too much reliance on windfalls; lack of flexibility in the overall supply of housing land. Yeovil can be increased by another urban extension to the NE and enlarge Bunford Park to a mixed use development including housing. Chard will start later and deliver less and should therefore be reduced to 1,000 dwellings. Wincanton provision is already substantially complete so more should be provided. No evidence of the continuing supply of windfalls. 5% oversupply does not relate to a typical 10% oversupply in previous Local Plans.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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4322593	S Owen	13/08/2012	SS5	Disingenuous to manipulate numbers and allow for growth outside of the Plan period - why mention 15,950 dwellings then add 5% to 16,751, then a further 935 at the Yeovil SUE and 1,376 at Chard post 2028.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4326593	W Boize & S Perry	13/03/2012	SS5	Quantity of housing is overstated and should be spread around the district	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5411105	David Wilson Homes, Agent Mr A Penna	13/03/2012	SS5	There should be allocations for Rural Centres. Delivery of large numbers of smaller sites would be detrimental to the delivery of benefits to the communities	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil Sustainable Urban Extension will also be undertaken as a priority."

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5411105	David Wilson Homes, Agent Mr A Penna	13/03/2012	SS5	Object to the distribution of housing. Need to reassess windfall assumptions for Yeovil. This figure should be redistributed to Chard and other Market Towns. Stoke Sub Hamdon should be a rural settlement, with no housing allocation. Scale of development under SS2 should be reduced and growth reassigned. Increase provision to S Petherton & Milborne Port.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5434753	M Fysh	13/0/2012	SS5	Reject argument that the figures add up to more than the strategic requirement. There is no need for a SUE at all especially given environmental harm that will result. Reject concept of housing in SUE going beyond the plan period. 7815 figure for houses to Yeovil not properly evidenced, SA'd or in compliance with NPPF - not sound	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
5813729	Perrin Construction Ltd, Agent J Terry	13/08/2012	SS5	Object to the reduction in housing growth. No reference to recent population projections, no account of cross boundary issues. Housing need should be taken from household and population projections rather than employment growth.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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6701281	P Cameron	18/07/2012	SS5	Projections not sound and over inflated. Object to the inclusion of housing beyond the plan date range, encourages developer land speculation	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6816993	Lopen Parish Council	08/08/2012	SS5	Objects. Projected population growth selected at highest predictions - out of date. 2006 housing stock understated. Household residents should be 2.085 SSDC have used 2.1. Conversion from projected population at 2028 uses 2.1 residents per household - out of date - figure of 2.19 is more realistic. SA (figure 6.1) calls to protect best quality agricultural land - this should be added to all development policies. Distribution of housing growth closest to Option 1 in SA (5.4.5) - the least sustainable option. South Petherton & Milborne Port's housing growth have not been reduced - inconsistent approach. Allocations do not support settlement hierarchy. Housing and employment growth not balanced. Town and Parish Councils should be involved in delivery bodies.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7066529	Gleeson Developments (Agent Jackson)	13/08/2012	SS5	A reliance on the failure to deliver housing in the past justifies low housing figures	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

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7067425	Hammonds Yates Ltd, Agent M Orr	13/08/2012	SS5	Significant allocation of spatial housing requirement should be made to rural settlements to generate a more buoyant market economy & less reliance on commuting to Yeovil	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7067425	Hammonds Yates Ltd, Agent M Orr	13/08/2012	SS5	Housing should be distributed more evenly throughout the District	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7329185	J T Cullen, Agent K Price Brooke Smith		SS5	Support most new development being located at Yeovil, but the housing provision should be 19,140 dwellings to allow for an additional 20% buffer. Each settlement should have their housing figure increased by 20%; the 935 additional dwellings in the Yeovil SUE should be brought forward to the plan period. Existing commitments in Yeovil are out of date- 391 dwellings should be removed from the commitments, increasing Yeovil housing requirement to 4,502.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
7071809	W & R Frankpitt (Agent S Gitsham GTH)	10/08/2012	SS5/Map 9	Support principle of 145 growth in plan period but without structure of location not convinced will be delivered. Will lead to problems for development management, unplanned growth in less than optimal locations, neighbourhood plans may assist but will take time. Need DOG for Martock or do allocations DPD, client has land in suggested direction of growth to west which is accessible and has services	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil Sustainable Urban Extension will also be undertaken as a priority."
6773313	M Horsley	31/07/2012	Table 5	Wrong assumption on deliverability rates	No	Yes	Insert new trajectory reflecting revised provision as tables. See Annex 3.
4103553	Somerset County Council (SCC)	09/08/2012	4.105-4.119	Infrastructure Plan (IP) needs to be live and reviewed regularly. Transport matters indicated as from FTP needs to take into account text of that document not just list of schemes. No decision or detailed plans done on infrastructure requirements for SUE until final location established. Work on YTSR2 underway and needs to be included - due 2013. SCC make several comments on the contents of the IP itself. "Open book viability" should be properly defined	No	Yes	Amend Para 4.110 to add after services "and to ensure that the Infrastructure Report is kept up to date. The Infrastructure Report is a living document as changes to infrastructure requirements and funding for these will be constantly changing and the Council will work with the relevant stakeholders to regularly review requirements." ADD following definition of "open book" to Glossary: "The sharing of verifiable information between the applicant and Local Planning Authority that might be potentially commercially sensitive for the purposes of establishing the degree of viability of the site in question under prevailing market conditions."
4103553	Somerset County Council (SCC)	09/08/2012	4.115	No overriding infrastructure issues could be misinterpreted as no new infrastructure being needed - suggest reword	No	Yes	Minor reword by adding text in italics to read "From the Infrastructure Report, it is evident that there are no overriding infrastructure issues which would prevent new development associated with..."
1251393	South Petherton Parish Council (B Davolls, Parish Councillor)	09/08/2012	SS7	Objects. The lands official grade should be the only determining factor - meaning PDL not as the Policy suggests, other non-PDL land being given similar development priority. Protection of best agricultural land should be added to all development policies. Delivery bodies should include Town and Parish Councils.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
4103425	Charles Bishop Ltd	14/08/2012	SS7	Object phasing of PDL not contained in NPPF, no reference to sequential test or brownfield first - will hinder development	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
5434753	M Fysh	13/0/2012	SS7	Object	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
5813729	Perrin Construction Ltd, Agent J Terry	13/08/2012	SS7	The reference to 'a 5 year land supply need to pertain' is not clear but if it relates to imposing a sequential approach within the 5 year supply of PDL then this is not justified nor will it be effective. There is no longer a minimum target (NPPF) so no justification for a 40% target	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7044449	East Chard Development Area Consortium (Agent Hunter Page Planning)	13/08/2012	SS7	SS7 - NPPF does not apply a sequential approach - confirmed in recent planning appeal. Policy should be deleted.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7044449	East Chard Development Area Consortium (Agent Hunter Page Planning)	13/08/2012	SS7	National policy does not include a sequential approach therefore unsound	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7252353	Mr & Mrs A Noel (Agent M Dobson Pegasus)	13/0/2012	SS7	Object Policy not justified and not supported by NPPF. Plan should provide choice of sites. Policy not consistent with NPPF para 157 and should be deleted.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7257313	Donne Holdings & Somerset CC (Agent J McMurdo Bell Cornwell)	14/08/2012	SS7	Object. Cannot see a reason for a phasing policy as would delay delivery. Understand sentiment but brownfield is more challenging and costly. There are brownfield sites in Castle Cary - though permission has lapsed and thus what council is saying is these sites should come forward first even though that site (BMI) didn't come forward during the property boom so must question its deliverability. Policy should be deleted.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7329185	J T Cullen, Agent K Price Brooke Smith		SS7	Accept policy wording but applications for residential development on greenfield land should not be refused solely on the grounds that other previously developed land is available elsewhere. Greenfield sites may sometimes be more appropriate.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	SS7	Minimum target of 40% appears to be unjustified having regard to the evidence base and does not sensibly reflect site allocations for some towns that are fundamental in encouraging more than piecemeal development. Suggest policy is amended ".....where this would not adversely affect delivery of local plan site allocations...."	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.
7130561	Barratt Developments (Agent S Fitton)	14/08/2012	SS7/HG2	SS7 seeks a sequential approach to delivering development sites without any justification that this approach is applicable. No thorough assessment of the evidence base to support 40% PDL can be achieved. How will this be applied in the Market Towns.	No	Yes	Delete 1st sentence of policy SS7. Replace with "The Council will encourage early development of previously developed land" as the requested approach promoting brownfield development over greenfield does not accord with the NPPF.

5 Yeovil - Vision and Proposals

7252353	Mr & Mrs A Noel (Agent M Dobson Pegasus)	13/08/2012	YV1	Support emphasis on growth in Yeovil but need to reinforce further. Not clear where some of the growth figures e.g. windfalls comes from and not sure this complies with latest definition of windfalls. Think given uncertainty of windfalls the amount of development in Yeovil SUE could be extended. Justification for phasing in para 5.16 is not supported; it appears to confuse justification for urban extension with justification for development beyond plan period. No consistency with Chard approach. Should delete the requirement for growth beyond plan period.	No	Yes	Delete paragraph 5.16, as this suggests a brownfield first provision that does not accord with the NPPF, and amend the Policy to read: within the overall provision of 7,441 dwellings at Yeovil 5,876 are anticipated in the Urban Framework of the Town and 2,500 dwellings at a Sustainable Urban Extension. The Housing Trajectory indicates delivery of 1,565 dwellings in the Sustainable Urban Extension within the Plan period.
1468929	Jesus College (R Stansfield), Agent S Briggs	09/08/2012	YV1 & YV2	Object. Para 47 of NPPF identifies need to have 5 year supply of housing, strategy for Yeovil over reliant on SUE and no contingency if it cannot be delivered. Economic downturn - quarterly starts down by 40% to less than 26,000 per quarter (pre 2008 42,000 per quarter). Starts reduced over last 2 quarters. Viability has been impacted, consumer confidence in housing market undermined. Knight Frank UK Housing Market Forecast shows most likely recovery will not be until post 2015 with house prices not reaching 2007 levels again until 2018. Infrastructure costs are substantial making delivery within anticipated timescales less likely. No masterplanning has been undertaken so far, levels of local objection high therefore number to be delivered likely to be reduced. Little reassurance that sufficient development can be delivered in the short to medium term. Approach advocated in YV1 & YV2 are not consistent with national policy - SUE will not deliver sufficient housing in the earlier part of the plan period. Measures need to be put in place.	No	Yes	Additional text to be added after para 13.5 on contingency and risk management - contingency planning is appropriate and advocated by Planning Inspectorate. See attached Annex 5 Contingency and Risk.
1205057	D Keen	03/08/2012	5.33	Object as 45 dph too high. Lyde Road 41 dph crammed - small gardens, difficult parking. Target should be 35 dph.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
4103425	Charles Bishop Ltd	14/08/2012	5.33	Object to density being 45 dph in SUE - think too high and will lead to flats, family housing should be 35 dph	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
5434753	M Fysh	13/0/2012	5.41	Density in proposed SUE too ambitious and not consistent with Garden City principles	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
4103553	Somerset County Council (SCC)	09/08/2012	5.44	How will standards be measured? Also suggest bullet 3 amended to read - "access to at least one employment opportunity" suggest bullet 4 amended to read 400m not 10 minutes walk as people walk at different speeds.	No	Yes	Add 400m in brackets after "a 10 minute walk" in 4th bullet of paragraph 5.44 for clarity.
1393729	English Heritage	14/08/2012	YV2	Consider the Plan provides insufficient consideration and protection of the historic environment and therefore unsound. Question how sustainable this policy will be and whether it reflects the requirements of NPPF. Subject to the principle of development being justified in this area, an historic character assessment and sensitivity analysis should inform any future masterplan. Any harm to the significance of the heritage assets & their settings affected should be minimised. Impact on Roman Villa is considered to preclude urban extension to south and west and a multi-site option for peripheral growth preferred instead.	No	Yes	<i>Add after 3rd sentence of para 5.33: The importance of the historic environment in and around the identified location has been a particular consideration, including the presence of a Roman Villa, listed buildings, Conservation Areas, and a Historic Park and Garden. A Historic Environment Assessment of Yeovil's periphery (July 2010) was undertaken to ensure robust evidence on this issue.</i> Add after 2nd sentence of para 5.46: <i>The heritage assets in the vicinity of the direction of growth will require particular consideration and assessment through the master planning process in order to ensure that these assets are conserved and, where possible, enhanced.</i>
1561153	L A Bennett	14/08/2012	YV2	Include my land in the Yeovil SUE. It should be removed from the buffer zone as it does not 'buffer' development from East Coker. Inclusion of this land will help bring development back from the southern edge. Development should be around Yeovil	No	Yes	The two fields proposed are considered generally acceptable for development as they are already adjacent to the urban area on two sides, their loss would not impact on the role and nature of the buffer zone, and there is evidence that they are now available for development. Amend Inset Map 15 to delete these two fields from the urban buffer (see plan attached to this Appendix).
4103425	Charles Bishop Ltd	14/08/2012	YV2	Support principle of Yeovil SUE, already access to SUE from Redlands (A37), only 2 land owners at Keyford with 73% (242 acres) of proposed SUE within consortia ownership, agree with good sustainability criteria and support masterplanning approach and energy efficient measures. Object to density of 45 dp acre - too high, should be max 35 dp acre otherwise need flats to gain density.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
4315809	Abbey Manor Group (submitted by Boyer Planning)	14/08/2012	YV2	Support the principle of the Yeovil SUE, but not east of A37, or land not identified in the SHLAA, and land in the buffer zone adjacent East Coker should be removed (plan attached). The density should be amended to 35 dph as few, if any, housebuilders would develop at 45 dph. As a consequence, the capacity of the southern urban extension should be 1,500 dwellings. Support inclusion of land north of East Coker Road.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
4320449	Wessex Farms Trust, Agent T Gent	06/08/2012	Spatial Portrait, Strategic Objectives and Vision, SS1, SS5, SS6, SS7, YV1, YV2, YV6 HG1, HG3 TA1	General support but has 3 key concerns: a) Overall aim should be higher, b) More growth should be directed to Yeovil and C) level of housing the extension can and should deliver, phasing and concept. Many points in section 2 and 3 set the context for other comments - mismatch between jobs (50% in Yeovil) and homes (only 25% of population live there). Para 4.53 strategy loses its way - seeking to repeat past performance instead of improving it and para 4.82 which see only half of required homes directed to Yeovil. Between 60% and 70% of new housing should be directed to Yeovil. Jobs should remain the same. Some of the development proposed at Chard should be directed towards Yeovil (at least 500 dwgs) Crewkerne and Rural Settlement figures could also be reduced giving an additional 750-1000 dwgs to Yeovil. Provisions of SS6 should be handled carefully. SS7 could obstruct necessary and needed development - policy should be removed from plan. YV1 - Figure of 6,250 from urban area of Yeovil considered to be much too high - 5,800 would be more sensible and comes from the NPPF approach.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy. Delete 1st sentence of policy SS7. Replace with: "The Council will encourage early development of previously developed land", as the requested approach promoting brownfield over greenfield does not accord with the NPPF.
4329537	C Holliday	08/08/2012	YV2/TA6	Object to SUE; road congestion and Infrastructure Plan, extra deliveries, requiring walking/cycling unrealistic, SA report inaccurate, more parking required in town centre or high street will die.	No	Yes	Delete ii) in respect of free bulk shopping deliveries in YV6, although retain in text as an example of what could be achieved. Suggested additional wording in 5.69 b first sentence: reducing the need to use the car for bulk shopping journeys (e.g. the weekly grocery shop), for example, by encouraging free deliveries by low emission/electric vans. This relies on a 3rd party to deliver, which may not be easy to achieve and is not a planning matter.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6701281	P Cameron	18/07/2012	YV2	Object - Not all options around Yeovil have been considered, previous consultation comments ignored. Object to housing density - no justification, and building on agricultural land - will increase flooding risk and not enough attention paid to loss of grade one land; importance of food security. No evidence that best practice in Green Transport can be followed - concerned over traffic, cycle-routes and footpaths linkages to town centre. Object to impact on East Coker facilities and character - Parish Plan for village not taken into consideration. Development should be spread across District. Object to 1,000 dwellings being proposed outside the plan period, should only include years within the plan. No proposals to illustrate how the employment land will be introduced. Sustainability not inextricably linked with concentration of population in one location. Proposed Changes - Revise SS1-SS5, delete YV1-3 &YV6. Develop at Sparkford - a community that wants to grow, is close to A303 and 10 minute train journey to Yeovil.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
7086241	Trustees WH Batten 73 Discretionary Settlement (Battens solicitors)	10/08/2012	YV2	Support Yeovil SUE but consider plan should be amended to include land at Barwick within Yeovil SUE, would allow better assimilation to town, could be open space, land is available, would work with masterplanning process/AAP.	No	Yes	Agree there may be potential to provide walking/cycling links through this land from the urban extension to the town centre. Add to the end of para 5.46: ...and will include potential links to and from the urban extension such as through the Aldon Estate.
7252353	Mr & Mrs A Noel (Agent M Dobson Pegasus)	13/0/2012	YV2	Support in principle but points of detail need clarifying. Considerable part of the allocation previously looked at by Local Plan Inspector who recommended additional land at Keyford - this indicates possibility of extending land southwards without significant harm. No reason why this can't happen. Archaeology can be protected, land has good access, no coalescence, well related to urban area. Yeovil SUE to south and west therefore supported consistent with NPPF para 52. Consider more development should be in Yeovil and could come forward within plan period. Do not agree with land lying east of A37 unless is low density and a buffer to Barwick. Density of 45 dph also not supported as too high and will not be attractive or be Garden City.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
7329185	J T Cullen, Agent K Price Brooke Smith		YV2	Support the principle of the Yeovil SUE, but the 935 dwellings should be within the plan period. The principle of a location to the south and west is supported, but the current location is not as it comprises areas that are significantly constrained. 45 dwellings per hectare is too high and will not promote high quality or enhance distinctiveness and character, contrary to Garden City principles and inconsistent with Policy EQ2. Highly unlikely that 50% non-car travel can be achieved within early phases.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
4322881	M O'Neill	03/08/2012	SS4, SS5, YV2	Object to housing numbers and their distribution; the need for a single block of urban extension; the location of Yeovil SUE.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
4328129	H Murrell	07/08/2012	SS4, YV2	Object to scale of development as calculated before economic downturn. Object to Yeovil.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6719457	S A White	09/07/2012	SS4 / YV2	Scale of growth & flooding.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6773313	M Horsley	02/08/2012	YV2/YV6	No justification for scale of Yeovil SUE, impact of Hendford Hill underestimated, infrastructure not properly assessed, no school capacity, hidden aspirations for incinerator, buffer zone does not protect North Coker (from North) reliance on electric vehicles, free delivery of shopping can't be delivered, need to focus on whole of Yeovil not SUE.	No	Yes	Delete ii) in respect of free bulk shopping deliveries in YV6, although retain in text as an example of what could be achieved. Suggested wording in 5.69 b: ... reducing the need to use the car for bulk shopping journeys (e.g. the weekly grocery shop) for example by encouraging free deliveries by low emission/electric vans. This relies on a 3rd party to deliver, which may not be easy to achieve and is not a planning matter.
6776577	N Colbert	20/07/2012	YV2 / SS4	Housing & population projections not based on up to date data. Object to Yeovil SUE loss of grade 1 agricultural land, impact on the historic environment,	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
6823777	M & E Hallett	03/08/2012	YV2, YV3, YV6	Locate Yeovil SUE to north to be better located to major employers and main roads. Proposed housing density is at odds with Garden City principles, lack of detail on delivering sustainable travel.	No	Yes	Delete 4th sentence of para 5.33 as density is a masterplanning matter.
6932801	R T Crouch	07/08/2012	YV2, SS5	Traffic impact, slowing economy means housing projections are too high.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See Annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and the policy.
7331105	E Bennett	14/08/2012	YV3	Particular fields should be removed from the buffer zone as they do not 'buffer' development from East Coker. Inclusion of this land will help bring development back from the southern edge. Development should be around Yeovil.	No	Yes	The two fields proposed are considered generally acceptable for development as they are already adjacent to the urban area on two sides, their loss would not impact on the role and nature of the buffer zone, and there is evidence that they are now available for development. Amend Inset Map 15 to delete these two fields from the urban buffer (see plan attached to this Appendix).

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
4103553	Somerset County Council (SCC)	09/08/2012	5.57	How has it been decided that parking needs replacing (and funding)?	No	Yes	Add reference to the Somerset County Council Yeovil Car Parking Analysis (May 2011) in a new sentence after paragraph 5.57 stating: The Somerset County Council Car Parking (May 2011) has provided substantive evidence of the need to provide additional car parking provision in Yeovil in medium to long term.
4103553	Somerset County Council (SCC)	09/08/2012	5.63	Should include access to education in the list of things to be accessible.	No	Yes	Amend to include education in list for access by sustainable travel in 5.63 in second sentence after "jobs".
4103553	Somerset County Council (SCC)	09/08/2012	5.65 - 5.66	not clear what seed projects are. "link" is not the right word, consider "case".	No	Yes	Change 'link' in 5.66 to 'case'. Also include 'Seed Projects' & Add to Glossary in Appendix 3 of Local Plan: Seed Projects: 8 seed projects make up proposals advocated in the UWE report on behalf of the DoH South West. The report is 'Active and Low Carbon Travel a transport vision for Yeovil' May 2010.
4103553	Somerset County Council (SCC)	09/08/2012	5.69(a)	Suggest amended to read 400m not 10 minutes walk as people walk at different speeds.	No	Yes	Add 400m in brackets after "a 10 minute walk" in the last sentence for clarity.
1558977	East Coker PC (Vertex Planning)	14/08/2012	YV6	The measures required for a 50% sustainable travel target at the Yeovil SUE is not deliverable as it relies on free supermarket deliveries, contrary to national supermarkets' pricing structure.	No	Yes	Delete ii) in respect of free bulk shopping deliveries in YV6, although retain in text as an example of what could be achieved. Suggested additional wording in 5.69 b first sentence:...reducing the need to use the car for bulk shopping journeys (e.g. the weekly grocery shop), for example, by encouraging free deliveries by low emission/electric vans. This relies on a 3rd party to deliver, which may not be easy to achieve and is not a planning matter.
4103553	Somerset County Council (SCC)	09/08/2012	YV6	Word "served" should read "severed". Bullets (i) and (vi) poorly worded and should be amended.	No	Yes	Replace "served" with: severed in last para of policy. Bullets i) and vi) are key to delivering sustainable transport.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6 Market Towns - Vision and Proposals							
4310881	Redrow Homes South West (Agent G Williams Nathaniel Lichfield & Partners)	13/08/2012	SD1, Strategic Objectives & Vision, SS1, 4.86, SS4, SS5, SS6, 6.21- 6.23, PMT1, EQ1, TA1, TA3	SS5 - Chard - historic failure to deliver KS/CHAR/1, Millfield link renders the scheme unviable without SSDC input, CIL evidence base is questioned, will lead to reduced levels of affordable housing in Chard, 2016 start seem optimistic, cannot be relied on to deliver continuous supply of housing land. Need additional sites to fill the gap. Para 6.21-6.23 Concerns regarding weight that can be attached to Chard Regeneration Framework. Has not had transparent scrutiny - all details should be set out in local plan. lack of consultation on formulating options. each site was not evaluated, SA, traffic impact would have no significant impact on delivery. PMT1 & Inset Map 3 - policy does not flow logically from Vision & Objectives - no separate appraisal of individual sites. Approach inconsistent with national policy. 61 dwellings will not undermine CEDA. Snowdon Farm site is sustainable. Great need for housing in Chard. All alternatives have not been considered in accordance with SEA Directive. Should not enshrine development beyond the Plan period - should be done at review.	No	Yes	In order to clarify why growth is planned beyond the plan period amend paragraph 6.21 by inserting the following additional text at the end of the last sentence: The strategic growth for Chard will be delivered within and beyond the plan period as part of a cohesive plan to regenerate the town and achieve build out. The number of homes expected to come forward within the plan period reflects market deliverability.
7123809	H Lofthouse	14/08/2012	PMT1	Object to proposed DoG for Chard, area very beautiful and would be better as a countrypark.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
7252353	Mr & Mrs A Noel (Agent M Dobson Pegasus)	13/08/2012	PMT1	Broadly support Chard scheme but note that site failed to come forward and deliver and phasing needed to ensure viability. Acknowledge provision is phased beyond plan period and this is supported but needs to be more realistic and suggest more growth be delivered beyond the plan period, balance of growth should be delivered at Yeovil. Suggest Policy PMT2 be amended to 1,200 dwellings in the plan period to 2028	No	Yes	As dwelling numbers are inconsistent with emerging Policy SS5 amend Policy PMT1 by deleting "3237" on the total strategic allocation and replacing with "2716" dwellings to reflect option 3 of the Chard Regeneration Scheme, which has been endorsed by the Council and is the total provision for the strategic allocation. Policy PMT2 needs to be amended in consequence by replacing "1861 dwellings" to be built in the plan period with "approximately 1220 dwellings" leaving " approximately 1496 dwellings" to be built post 2028 (and this figure to replace the post 2028 figure identified in PMT2) to match the 2716 dwelling overall allocation. The figures for employment provision in Policy PMT2 should have "approximately" attached to each. First sentence of Policy PMT2 should be amended to refer to "Chard Eastern Development Area" to clarify that the policy relates specifically to the allocated site. Reference in para 6.47 to delivering of dwellings in the Plan period and beyond to be amended to match the policy change.
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	PMT1 & PMT2 (Inset Map 3)	Propose that land at Mount Hindrance, Chard - 27.3ha Cuttifords Door/Crimchard and 4.3ha to the north of Chard Business Park should be allocated for mixed development in accordance with para 47 of NPPF to accommodate 450 dwellings as part of the wider allocation for Chard to 2028. Wider text should support this allocation. Land at Mount Hindrance was promoted through the adopted Local Plan. Land should be allocated to meet the four tests of soundness. A "Mount Hindrance Vision Document" has been produced informed by 6 supporting technical reports. A confidential addendum on badgers has been produced but not included in the reps due to its sensitivity. Also included are suggested amendments to the SA. respondent has engaged with the community - public exhibition in Chard on 11th & 12th July 2012. Site is deliverable in the context of para 47 of NPPF. Site is deliverable and viable. Consider that it would not prejudice the local plans strategy.	No	Yes	To correct an annotation error amend notation on Inset Map 3 by deleting CV1 and CV2 and changing to PMT1 & PMT2
4103553	Somerset County Council (SCC)	09/08/2012	6.35	Change "in comparison with car journeys" to "comparison to car journeys"	No	Yes	Correct grammatical error, amend to read "in comparison to car journeys" in para 6.35

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4103425	Charles Bishop Ltd	14/08/2012	PMT2	Support principle of phased approach but believe unrealistic and overly optimistic on delivery dates. Believe numbers within plan period should be reduced by 500 to 1361 and surplus moved to Yeovil SUE	No	Yes	As dwelling numbers are inconsistent with emerging Policy SS5 amend Policy PMT1 by deleting "3237" on the total strategic allocation and replacing with "2716" dwellings to reflect option 3 of the Chard Regeneration Scheme, which has been endorsed by the Council and is the total provision for the strategic allocation. Policy PMT2 needs to be amended in consequence by replacing "1861 dwellings" to be built in the plan period with "approximately 1220 dwellings" leaving "approximately 1496 dwellings" to be built post 2028 (and this figure to replace the post 2028 figure identified in PMT2) to match the 2716 dwelling overall allocation. The figures for employment provision in Policy PMT2 should have "approximately" attached to each. First sentence of Policy PMT2 should be amended to refer to "Chard Eastern Development Area" to clarify that the policy relates specifically to the allocated site. Reference in para 6.47 to delivering of dwellings in the Plan period and beyond to be amended to match the policy change.
7044449	East Chard Development Area Consortium (Agent Hunter Page Planning)	13/08/2012	PMT2	PMT2 - policy lacks flexibility and should be amended to say "at least" 1,861 dwellings, "around" 13ha employment to 2028 and "around" 1,376 and "around" post 2028. Millfield link should be seen as a public benefit rather than a requirement - support the use of CPO to deliver. Consortium control the land between A358 and A30 - have agreed to equalise infrastructure costs - proposing more dwellings than planned in plan period - housing led approach to improve viability.	No	Yes	As dwelling numbers are inconsistent with emerging Policy SS5 amend Policy PMT1 by deleting "3237" on the total strategic allocation and replacing with "2716" dwellings to reflect option 3 of the Chard Regeneration Scheme, which has been endorsed by the Council and is the total provision for the strategic allocation. Policy PMT2 needs to be amended in consequence by replacing "1861 dwellings" to be built in the plan period with "approximately 1220 dwellings" leaving "approximately 1496 dwellings" to be built post 2028 (and this figure to replace the post 2028 figure identified in PMT2) to match the 2716 dwelling overall allocation. The figures for employment provision in Policy PMT2 should have "approximately" attached to each. First sentence of Policy PMT2 should be amended to refer to "Chard Eastern Development Area" to clarify that the policy relates specifically to the allocated site. Reference in para 6.47 to delivering of dwellings in the Plan period and beyond to be amended to match the policy change.

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7252353	Mr & Mrs A Noel (Agent M Dobson Pegasus)	13/0/2012	PMT2	Broadly support Chard scheme and note phasing proposed but given past problems with delivery of infrastructure and lack of comprehensive solutions consider no more than 1,200 dwellings within the plan period. Believe 100 homes per annum after 3 years to gain permission.	No	Yes	As dwelling numbers are inconsistent with emerging Policy SS5 amend Policy PMT1 by deleting "3237" on the total strategic allocation and replacing with "2716" dwellings to reflect option 3 of the Chard Regeneration Scheme, which has been endorsed by the Council and is the total provision for the strategic allocation. Policy PMT2 needs to be amended in consequence by replacing "1861 dwellings" to be built in the plan period with "approximately 1220 dwellings" leaving "approximately 1496 dwellings" to be built post 2028 (and this figure to replace the post 2028 figure identified in PMT2) to match the 2716 dwelling overall allocation. The figures for employment provision in Policy PMT2 should have "approximately" attached to each. First sentence of Policy PMT2 should be amended to refer to "Chard Eastern Development Area" to clarify that the policy relates specifically to the allocated site. Reference in para 6.47 to delivering of dwellings in the Plan period and beyond to be amended to match the policy change.
4103553	Somerset County Council (SCC)	09/08/2012	6.54	wrong spelling of "fourth"	no	Yes	Typing error: Amend to read "fourth" in para 6.54
6867617	D Gordon	09/08/2012	6.66 - 6.73	Objects. Consultation process re change from Option 2 (Canal way) to Option 1 (Shudrick Lane) Ilminster has been opaque - has not complied with the spirit of consultation. Landscape beauty of Shudrick Lane Option has been under estimated.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
4103553	Somerset County Council (SCC)	09/08/2012	6.68 and 6.87	Size of Ilminster compared to Wincanton makes it 5th largest not fourth	No	Yes	Replace "fourth" in 1st line of para 6.68 with "fifth"
4103553	Somerset County Council (SCC)	09/08/2012	6.82	Why has infrastructure plan not identified road as required and "critical". Somerset County Council now identify the need for a replacement 1st school required	No	Yes	Refer to the need for a new development to contribute to a new replacement school at the end of para 6.82 as follows "There has been an identified need for a new replacement first school for Ilminster associated with the overall scale of growth identified for the town to which it is appropriate for further growth to contribute."

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1285409	Kingstone and Allowenshay Parish Meeting (Baranowski)	13/03/2012	PMT3	Object to proposed DoG for Ilminster due to access, traffic, landscape, flooding, detriment to farming interest, wildlife.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
4925345	Ilton Parish Council, S Morley	30/07/2012	PMT3	Object - Consultation process was flawed and unsound because in 2010 the preferred option was Canal Way (backed by the Sustainability Appraisal), very few people objected to this, as they were content with the DOG. Between Draft Core Strategy and Proposed Submission Local Plan the DOG changed and there was not sufficient publication locally of this, preventing people from making their views heard at Full Council and other decision making meetings. The Town Council's view was very influential in the decision to change the DOG, but their view and document (Strategic Vision for Ilminster) is not representative of the town's views. The plan is also unsound in relation to the road cited in the DOG policy - there is no need for the road, the Town Council's aspiration was formed prior to Tesco development which has created a one-way system. There are safety concerns and increased congestion would result, Canal Way (original option) is better from a transport perspective (closer to A303 and A358 to Taunton etc). There are no bus stops near to Shudrick Lane, but Canal Way is well served by public transport. Flooding would effect the Shudrick Valley site and development would impact on wildlife and landscape amenity, which would not be issues to the same extent in Canal Way. Development in Shudrick Lane requires a road, this money could be better spent on other community facilities. Canal Way is a better, more sustainable site.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6634177	B Daley	04/08/2012	PMT3	Objects. Inadequate consultation. Canal Way preferred - more sustainable location. Impact on wildlife and landscape. Impact on character of the area. Traffic impact. Road not needed - Atkins report.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6645505	JA & JA Stacey	05/07/2012	PMT3	Object DOG -Traffic impact, Special Landscape Area, agric land, no need for Eastern Relief Road, impact on landscape including ancient Oak. Logical to extend from Canal Way or existing Horlicks site.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

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6645537	S Powell	30/07/2012	PMT3	Object. Why Shudrick Lane chosen over Canal Way. Local Plan is 'unsound' Council did not fully consult. Canal Way better option because in an area where growth has already occurred and can take advantage of the arterial road network. Canal Way has Dr's surgery, pub and potential local employment nearby. 'Relief road' would exacerbate existing traffic problems. Shudrick Valley is an Area of Outstanding Special Landscape Value (noted in Town Plan 1983) and should be protected.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6719137	C W Jones	10/07/2012	PMT3	Object to Ilminster Direction for Growth at Shudrick Valley, no requirement for relief road, special landscape area	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6723617	S Bennett	16/07/2012	PMT3	Object to Ilminster DOG at Shudrick Valley, no requirement for relief road, special landscape area, the Council has made a huge change with little consultation.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6723937	H Graves	19/07/2012	PMT3	Object to Ilminster DOG due to Shudrick Valley being an area of beauty and valued wildlife. Prefer original choice of Canal Way	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6725345	M Thurstan	13/08/2012	PMT3	Objects. Inadequate consultation, SA is not sound - decision to change from Canal Way to Shudrick Lane not reconciled. New road not needed. Canal Way preferred as more sustainable. Negative impact on wildlife. Increased risk of flooding. Shudrick Valley area of Special Landscape Value.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6725441	P Jolley	17/07/2012	PMT3	Object to Ilminster Direction for Growth at Shudrick Valley, valley steep & prone to flooding, no requirement for relief road, poor access, increased traffic, special landscape value, wildlife and insufficient consultation. Supports option 1.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6735297	M Pleeth	23/07/2012	PMT3	Insufficient consultation, South West should be preferred option as adjacent new surgery, playing fields, bus route, land owned by SCC. Development to West would protect smaller businesses, Shudrick Valley is Special Landscape Area in the Ilminster Town Plan. Adversely impact on wildlife, loss of high grade agricultural land, used for walking and amenity space, Atkins Report states the town does not need a relief road, various junctions in the town are unsuitable for further growth, narrow pavements, high development costs, flooding, availability of employment, road safety issues,	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

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6735297	M Pleeth	23/07/2012	PMT3	Insufficient consultation, South West should be the preferred option as adjacent new surgery, playing fields, bus route, land owned by SCC. Development in the West would protect smaller businesses, Shudrick Valley designated a Special Landscape Area in the Ilminster Town Plan. Adversely impact on wildlife, loss of high grade agricultural land, used for walking and amenity space, Atkins Report states the town does not need a relief road, various junctions in the town are unsuitable for further growth, narrow pavements, high development costs, flooding, availability of employment, road safety issues,	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6735297	M Pleeth	08/08/2012	PMT3	Object to Shudrick valley, lack of consultation, road safety, West option better, Special landscape area, flooding, wildlife, high grade agric land, loss of amenity space, need more employment to counter housing	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6759265	Mr M Pleeth	24/07/2012	PMT3	Object to DOG at Shudrick Valley. Policy unsound - insufficient public consultation, no requirement for a relief road. Location to west better with access to services. Road access to Shudrick Lane unsuitable. Development to west would protect smaller businesses in the town centre. 1983 designated a Special Landscape Area, nothing has changed. Cost of road infrastructure would mean higher unit costs. Would cause flooding further downstream. Adverse effect to wildlife. Loss of high grade agricultural land. Should be retained as an amenity to the town. Need to recognise the balance between employment and housing.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6760129	A Geering	06/08/2012	PMT3	Object to Ilminster DOG. SW Option preferred - flat, good road connectivity. Plan not positively prepared, justified or effective. Shudrick valley is an asset to the whole town. No need for the additional housing - would cause an imbalance and infrastructure such as schooling and medical facilities already inadequate. Inadequate consultation, impact on wildlife and woodlands. Road would lead onto the Crewkerne Road which would increase danger - no need for the road Atkins report makes this clear, cost would be substantial. There are better alternatives in Ilminster - Canal Way, Horlicks site, Winterhay Lane. Decision based on flimsy evidence. Would benefit Tesco. Detrimental impact on beautiful valley. Town Council aspiration for pool and gym - can be delivered by private sector. Illogical, damaging and costly to develop Shudrick Valley.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6760513	P Izatt	25/07/2012	PMT3	Proposed Ilminster relief road would cause more problems than it solves. Two sets of traffic lights on Bay Hill/Townsend and East St/The Butts needs serious consideration. SW of Ilminster better placed for road access to Taunton Chard, Exeter and Yeovil and within walking distance to town's amenities and buses. proposal would also destroy a beautiful wooded landscape unnecessarily.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6760545	P Croot	25/07/2012	PMT3	Town Council option not representative. Contrary to SA which identified Option 2. Difficult topography, new residents would not use new road. Visual impact would be high and character would be altered. Detrimental impact on wildlife and amenity. Development should be located to the south west (identified in SA), easier and cheaper to build and better related to existing facilities.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6770625	G M Walker	30/07/2012	PMT3	Object to Ilminster DOG. Town Councils arguments are unsound - they want Shudrick Lane Option so that the developer can pay for an eastern relief road - the Atkins report says this road is not need now or in the future. Canal Way is closer to Tesco and Pretwood Hill is steep and not easy for walking or cycling, the medical centre is closer to Canal Way. There are no bus stops to the east of the town. How can the SA be finely balanced towards Option 1? The View from the proposal DOG is the most attractive from Ilminster. Option 2 is County Council owned so the money would go back into the public purse - not the case with Option 2. Recorded colony of bats at the end of Townsend which use Pretwood Hill as well as other wildlife. Why was the Consultation Bus located in Tesco car park? Why not in the Market Place? Can find no proof of support for the Town Council's proposal.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6770625	G M Walker	30/07/2012	PMT3	Object - The document has not taken into account wildlife surveys which have been undertaken in Shudrick Lane (identifies Badgers, Slow Worms & various Bats). Development would have a considerable impact on the Shudrick Valley and hillside which is significant to Ilminster.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6771041	Beryl Burden	27/07/2012	PMT3	Object to DOG due to impact on valued landscape, south west option is closer to community services, facilities, and town centre shops; south west option is closer to employment land, has good pedestrian access to town centre, and served by buses along Canal Way- the proposed DOG does not have access to public transport. Access for construction traffic would be easier in south west as could use existing roads, much more difficult for proposed DOG. The DOG would add to flooding problems that already exist with Shudrick Brook culvert. The District Council owns land in SW option, the profit of this could be used to benefit community. There is an over provision of 1-2 bed flats in the town.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6771265	Barry Burden	27/07/2012	PMT3	Object to DOG due to impact on valued landscape, south west option is closer to community services, facilities, and town centre shops; south west option is closer to employment land, has good pedestrian access to town centre, and served by buses along Canal Way- the proposed DOG does not have access to public transport. Access for construction traffic would be easier in south west as could use existing roads, much more difficult for proposed DOG. The DOG would add to flooding problems that already exist with Shudrick Brook culvert. The District Council owns land in SW option, the profit of this could be used to benefit community. There is an over provision of 1-2 bed flats in the town.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6774401	K Ronaldson	30/07/2012	PMT3	Object to DOG. Canal Way has more advantages than Shudrick Lane - it already has a relief road, which leads to major routes outside of the town and is well related to the new Dr's surgery. The ground is flat and is outside the Town Centre so construction traffic would not conflict with day to day traffic. in 1983 Prestwood Hill was designated a Special Landscape Area - this would be lost as would trees, woodland and abundant wildlife. There is still other housing land available.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6775649	P Willis	30/07/2012	PMT3	Objects to proposal in Shudrick Valley. Insufficient consultation, no consideration of the visual impact on the town. Canal way DOG preferred as already developed. Need to have the necessary infrastructure schools etc. need joined up thinking between District and County Councils.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6776705	Stuart Hart		PMT3	Object Ilminster DOG - Canal Way preferred option, Road not required - Atkins report, 1983 Shudrick Valley Special Landscape Value, footpath loss.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

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6809697	S Crawley	10/08/2012	PMT3	Object Ilminster DOG, not legally compliant, lack of consultation on changes, contrary to SCI, Town Council not representative, no need for road for planned number of houses, road infrastructure already in place in Canal Way and land flat. Shudrick valley unspoilt, impact on wildlife. Canal way better sited for access, facilities and employment land	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6815137	R Moore	02/08/2012	PMT3	Object to Shudrick Valley DOG; SLA designation, wildlife, flooding, no requirement for an eastern relief road; support Canal Way, road infrastructure, access to sports facilities, medical centre, opportunity for by-pass town centre	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6815361	E Bowler	02/08/2012	PMT3	Object to Shudrick Valley DOG, sloping land, landscape, flooding, distance from health centre, recreation facilities & connecting roads, Canal Way better suited as near medical centre / park with connecting roads	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6817025	M E Talbot	04/08/2012	PMT3	Objects. Inadequate consultation. Canal Way preferred - more sustainable location. Impact on wildlife and landscape. Cost unnecessary money could be used in other areas of the community. Impact on small businesses due to people being closer to Tesco.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6817729	S Neave	05/08/2012	PMT3	Objects. Inadequate consultation. Canal Way option preferred. Road not needed. Landscape impact - SLA.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6825313	John Gidlow	03/08/2012	PMT3	Object to Ilminster DOG as area was designated as a special landscape area, SW option is closer to main roads, ecology, road cost, impact on schools, employment allocations should be developed for housing, poor consultation.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6825345	S Gidlow	03/08/2012	PMT3	Object to Ilminster DOG as area was designated as a special landscape area, SW option is closer to main roads, ecology, road cost, impact on schools, employment allocations should be developed for housing, poor consultation.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6825505	P Thackeray	03/08/2012	PMT3	Objects. Traffic impact, social problems - increased crime, impact on wildlife and landscape.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6827553	R J and GM Cooper	06/08/2012	PMT3	Object. Lack of consultation. Should revert to the Canal Way option which has infrastructure in place. Area of Special Landscape Value, impact on wildlife, flood plain. New road unnecessary. Townsend and Ditton St would not cope with additional traffic.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

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6828193	M Fry-Foley	06/08/2012	PMT3	Objects. Inadequate consultation contravenes SCI another round needed. No justification for link road. Impact on Ditton St and Canal Way. Increased traffic, landscape impact, increased surface water. More houses will be needed to improve viability. Should revert to Canal Way Option publicly owned - would benefit tax payers	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6828257	J de Bowen	06/08/2012	PMT3	Objects. Should reconsider Canal Way. Shudrick Valley has special landscape value. Canal Way more sustainable location. Shudrick Valley too far from Town Centre and will have a detrimental impact on business. Dangerous for more cars to use Bay Hill. No new road needed Shudrick Lane should be connected to Frog Lane. Canal Way publicly owned - would benefit tax payers. Proposal high density not suitable for a small market town.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6828289	P Fry-Foley	06/08/2012	PMT3	Objects. Inadequate consultation contravenes SCI another round needed. No justification for link road. Impact on Ditton St and Canal Way. Increased traffic, landscape impact, increased surface water. More houses will be needed to improve viability. Should revert to Canal Way Option publicly owned - would benefit tax payers.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6828321	P J Tebbs	06/08/2012	PMT3	Objects. Canal Way was generally accepted. Previously stated that south east option could not sustain the required number of dwellings. Will unbalance the town. Increased traffic. Impact on wildlife, landscape and archaeology. High infrastructure costs - gas and water pipes cross the valley. Aspiration of Town Council - would be beneficial to Tesco. Road not needed. South west Option should be adopted.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6828385	P Radford & L Marshall	06/08/2012	PMT3	Object. Should reconsider Canal Way. Inadequate consultation. Town Council only in favour of Shudrick Lane as they want a relief road - not needed (Atkins report). Shudrick Valley has special landscape value. Impact on wildlife. Public right of way runs across. Increased traffic. Canal Way more sustainable location.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6829985	P Haimes	14/08/2012	PMT3	Object to proposed DoG. Housing commitments not up to date. Should include Powermatic site as brownfield and should be supported first. The planned 332 houses too many and number should be addressed accordingly.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6830337	D & J Gundry	06/08/2012	PMT3	Object. Inadequate consultation. Oppose road. Landscape impact. Canal Way a more sustainable option. Will destroy character.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6830497	J Small	06/08/2012	PMT3	Objects. Dreadful scheme. Traffic impact, brownfield sites should be used, impact on countryside.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6831425	Revd A de Bowen	06/08/2012	PMT3	Objects. High density affordable homes not appropriate. Inadequate consultation. Canal Way preferred, more economical, logical, less harmful. Impact on landscape, loss of amenity space, traffic impact, flooding, impact on employment, road unnecessary.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6831585	P D Brown	06/08/2012	PMT3	Object - steep slope, landscape impact, wildlife impact, no need for a road (cited in Atkins report), destroy the ancient copses & giant Oak trees which would impact on the town's Conservation Area. Canal Way is more sustainable, better road connections and less landscape impact. Consultation which took place was limited and renders plan unsound.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6832449	D & W Westwood	06/08/2012	PMT3	Object. Canal Way more sustainable. Impact on the valley, traffic impact and link road not required.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6832481	E Drayton	06/08/2012	PMT3	Object. Canal Way preferred - more sustainable. Landscape and wildlife impact. Traffic impact. No space to widen pavement.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6850721	S Fuller	10/08/2012	PMT3	Object to Shudrick Valley - SW would be natural continuation of existing development and more cost effective, closer to doctors and playing fields, easy access to major routes, less environmental impact. Narrow valley acts as amphitheatre for noise and increased risk of flooding. Shudrick Valley designated SLA, impact on wildlife, no need for relief road, additional traffic dangerous, lack of consultation	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6879393	W Mann	09/08/2012	PMT3	Object Ilminster DOG - reversal of previous decision, fundamental change, evidence doesn't support SE option, SA favours Canal Way not Shudrick Valley, relief road not needed nor acceptable nor desirable, cost of road. Peripheral landscape study shows sites equal, Shudrick site of insufficient size to accommodate all growth needed, high landscape value area, Canal Way better suited to take growth	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6885121	P Carbin	09/08/2012	PMT3	Object Ilminster DOG - no consultation, huge visual impact, lack of facilities such as secondary school, bus services and jobs, impact on town centre of growth not considered. No need for road - goes nowhere, potential for flooding	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6903041	Stewart Wilson	07/08/2012	PMT3	Large increase in population of Ilminster. "feel" of market town at threat. Lack of jobs. Lack of affordable homes. High migration within country to area. Infrastructure will be too strained. Shudrick Valley and Canal Way wrong areas. Former Horlicks site preferable.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6903201	A Ferry	10/08/2012	PMT3	Object to DOG - no proper consultation, why change DOG?, town council doesn't represent people, SE option is unsound and SW much more appropriate. SE - steeply sloping, floods, poor access, road expensive and not needed, away from employment area, existing roads poor, impact on wildlife, valley of Special Landscape Value. SW option is continuation of existing growth, near facilities, in SCC ownership, not agricultural land, has good road links,	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6910177	R Neave	10/08/2012	PMT3	Object Ilminster DOG - no need for relief road, SW option already has roads and is close to employment and facilities. Road through valley would be rat-run. Only benefit is close to Tesco. Valley Special Landscape Area	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6910401	S E Bampton	07/08/2012	PMT3	Object to Ilminster DOG and prefer Canal Way option - less scenic. Lack of consultation, inadequate roads - Tesco traffic, Bowling Club and SSDC car park, Kingstone Cross to Townsend Rd road unsafe. Unacceptable impact on landscape and wildlife.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6913761	W Best	10/08/2012	PMT3	Object to DOG - lack of consultation, ruin valley, climate change, being rushed through	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6945569	S Peasland	10/08/2012	PMT3	Object proposed DoG - ecologically, environment, road	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6959393	P M Sellers	09/08/2012	PMT3	Object to DOG - Shudrick Valley AONB, wildlife, need for affordable housing, Canal Way better, traffic problems in town centre	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6959745	David Baker	10/08/2012	PMT3	Support Ilminster DOG - extensive consultation. SW development would mean loss agricultural land, footpaths, beauty and wildlife.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6967809	T Overton	13/08/2012	PMT3	Object to DoG due to lack of public consultation rendering the plan unsound. Concerns over traffic management, impact on the character of Ilminster, the landscape and wildlife	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
6994593	R & P Sage	09/08/2012	PMT3	Object to DOG, lack of consultation, will destroy area of beauty, impact on wildlife, 1983 designation, Canal Way better as builds on recent growth here, transport and traffic difficult sharp bends etc	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7031873	R Lee	10/08/2012	PMT3	Object to Shudrick Lane - Plans not made public, no need for relief road, Valley is Special Landscape Area, Ditton St too narrow for traffic, need further consultation	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7072801	M Rawstone	10/08/2012	PMT3	Object Ilminster DOG, not legally sound as DOG changed to SE, lack of consultation, better alternative to SW. More impact on ecology, conservation area and visual impact if go SE. Alternatively go north near Winterhay Lane.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7081953	N Pugh	10/08/2012	PMT3	Object to DOG Shudrick Valley - destroy unspoilt valley and wildlife habitat, better site with infrastructure in SW, no need for relief road, lack of consultation, valley steeply sloping, SW has level land, road system, surgery and would be less costly. Concerns about surface water run-off in SE area, Sustainability Appraisal inconsistent, land to SW owned by SCC who need revenue income. Should consider Horlicks site or allocated employment sites that haven't come forward.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7082081	Fortnum Place Management Company Ltd	10/08/2012	PMT3	Object to Shudrick Lane - lack of consultation, site unsuitable - topography, landscape amenity, flooding/surface water, roads, detrimental to farming interests, should go to Canal Way, Sustainability Appraisal not sound.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
7085537	M Woodcock	13/08/2012	PMT3	Ineffective consultation on the change in Ilminster's DOG from Canal Way to Shudrick Valley, and little evidence that Ilminster Town Council did consult with the people of Ilminster in recommending that a change should be made. Need more certainty on scale and extent of development rather than just a vague direction. Shudrick Valley has far greater landscape and amenity value, would marginalise high street as consolidate Tesco as the central retail focus, most employment land (existing and proposed) is to the west of the town, as is access to A303, which will increase the need to travel.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7087329	Save Shudrick Valley Group (Drayton)	10/08/2012	PMT3	Object to Shudrick Valley on grounds of lack of consultation, lack of need for road, adverse landscape impact, loss of hedgerows, contrary to Peripheral Landscape study, impact on Conservation Area adjoining	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7212833	N D Hatherell	13/08/2012	PMT3	Object. Area of Special Landscape Value. Canal Way Option preferred would allow better access.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7213185	E Clark	13/08/2012	PMT3	Objects. Canal Way preferred. Inadequate consultation, what was the role of Ilminster Town Council? More traffic on old A303 to Kingstone will have a negative impact. New road not needed - Atkins. Canal Way more sustainable better access to A303, A358 & M5 and facilities such as schools, shops etc. brownfield land should be developed first - Horlicks, Powrmatic. negative impact on landscape and wildlife.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7213217	J L Sapstead	13/08/2012	PMT3	Object to Ilminster DOG due to lack of consultation, dangerous access at Shudrick Lane/Ditton Street, special landscape value, ecology. Canal Way is better related to A303, flat land, near new medical centre, playing fields, recreation, and town centre.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7213249	S Nicholas	13/08/2012	PMT3	Object to Ilminster DOG due to lack of consultation, reliance on draft Ilminster plan that has not been published, traffic impact, special landscape value, ecology, lack of public transport in east of Ilminster, cost of road. Canal Way is better related to A303, flat land, near new medical centre, playing fields, recreation, and town centre.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7213345	N Daley	10/08/2012	PMT3	Object Ilminster DOG, not a balance between housing and employment, destroy scenic part of town, road unnecessary, loss of farmland of environmental value, SW option has better transport links, closer to amenities, less flooding, belongs to SCC, no negative impact on agriculture and biodiversity of Shudrick Valley.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.

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7213729	W Hutchings	10/08/2012	PMT3	Object to DOG Shudrick Valley loss of food production, loss of valley and its history, impact on landscape and views	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7213857	C Wheatley	13/08/2012	PMT3	Object to Ilminster DOG due to lack of consultation, reliance on draft Ilminster plan that has not been published, traffic impact, special landscape value, ecology, lack of public transport in east of Ilminster, cost of road. Canal Way is better related to A303, flat land, near new medical centre, playing fields, recreation, and town centre.	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
7214209	C Drayton	10/08/2012	PMT3	Object Ilminster DOG - change of DOG not consulted upon, Town council's vision not sound or adopted, town not signed up to TC's views, relief road not necessary, steep sloping site, too far from new facilities, destroy valley, damage to Conservation Area, road strained at moment, walking and cycling impractical, south-west much better access to roads and services	No	Yes	In order to ensure that future development does not extend up Pretwood Hill amend Inset Map 7 - Ilminster by reducing the DOG deleting those parts that impact on Pretwood Hill. See attached plan.
4103553	Somerset County Council (SCC)	09/08/2012	6.116	Where is the evidence for the new road being needed at Torbay Road?	No	Yes	Change para 6.119 "required" to be replaced by "expected to be provided"
4103553	Somerset County Council (SCC)	09/08/2012	6.119	Where is the evidence for the new road being needed at Torbay Road?	No	Yes	Change para 6.119 "required" to be replaced by "expected to be provided"
7257313	Donne Holdings & Somerset CC (Agent J McMurdo Bell Cornwell)	14/08/2012	6.119	Land should be allocated now to ensure comes forward in time to deliver employment and school. Any other way is contrary to national policy and creates uncertainty	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from South Somerset Local Plan 1991-2011. In order to provided certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the MTs and RCs where housing provision has yet to be met. A specific DPD for the Yeovil SUE will also be undertaken as a priority."
7085409	R Tizzard (Agent N Jones)	10/08/2012	LMT1	LMT1 DOG - should be revised to be primarily land east of Station Road for both employment and housing. Early phase should be Well Farm. Proposed road link not necessary and waste of resources	No	Yes	Change para 6.119 "required" to be replaced by "expected to be provided"

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4103553	Somerset County Council (SCC)	09/08/2012	6.124	Word "route" is missing	No	Yes	Amend to read "national cycle route" in last sentence of para 6.124
7028993	Natural England (L Horner)	13/03/2012	LMT2	From a habitat regulation perspective it is considered to be stronger than absolutely necessary and questions how this policy could be monitored to trigger the release of land. Suggest rewording.	No	Yes	Stronger policy wording than absolutely necessary for the Habitats Regulations, therefore replace 2nd para with "Development at Langport/Huish Episcopi will be subject to a project level Habitats Regulations Assessment of potential impacts on the Somerset Levels and Moors Special Protection Area/Ramsar".
7130561	Barratt Developments (Agent S Fitton)	14/08/2012	LMT3	Object to Somerton being re-categorised as a Local Market Town. Acknowledge this is based upon local community's desire for a lower status than Market Town. However NPPF requires Local Plans to meet objectively addressed housing need of an area. Somerton's population and facilities comparable to Ilminster & Wincanton. Less likely reduced housing will input delivery of infrastructure. Needs a Site allocations DPD	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil Sustainable Urban Extension will also be undertaken as a priority."

7 Rural Centres - Vision and Proposals

4103553	Somerset County Council (SCC)	09/08/2012	7.6	Amend "network" to "route"	No	Yes	amend "network" to "route" in para 7.6
4153793	J Edmondson	05/08/2012	7.21	Objects. True that Parish Council stated that traffic and parking are issues - but they failed to say that there are no practical solutions to solve them. PC have never expressed concern over viability of local businesses this has only been done by the local ward member.	No	Yes	Delete sentence after "parking"

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
5411105	David Wilson Homes, Agent Mr A Penna	13/03/2012	7.44 -7.56	Object to the failure of the allocate sites. Inconsistencies as some sites are allocated others aren't. Site in South Petherton should be allocated.	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from the South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil SUE will also be undertaken as a priority."
4308001	Dorset County Council, Ms G Smith	13/03/2012	7.48 & 7.55	Requirement for a cycle link between Milborne Port and Sherborne. This has not been included in the plan	No	Yes	Amend 7.48 to include "there is an aspiration in the Milborne Port Parish Plan to see a safe bicycle route to Sherborne".
5411105	David Wilson Homes, Agent Mr A Penna	13/03/2012	7.57-768	Object to the failure of the allocate sites. Inconsistencies as some sites are allocated others aren't. Site in South Petherton should be allocated.	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from the South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil SUE will also be undertaken as a priority."

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
6816993	Lopen Parish Council	08/08/2012	7.61 - 7.65	Objects. 7.61 - statement does not accord with evidence base which shows no need for employment land and "modest housing growth". Growth too high given constraints. 7.62 - Scale of growth not commensurate with Martock, settlement hierarchy not maintained. 7.64 FOI requests have established that "efforts were made to find a site" was not the case - no need established (Lopen). Lopen Head site is divorced from South Petherton in open countryside - allocated despite objection from GOSW, SCC and Planning Policy Team. Document is contradictory re link with South Petherton. Lopen Head has a disproportionate amount of employment land compared with other much larger settlements - not supported by need and is not sustainable. Local Plan offers no protection against further inappropriate development in this location.	No	Yes	Replace paragraphs 4.70-4.77 with new text derived principally from the Housing Provision Review Report presented to the Project Management Board (meetings 19 & 20) updating the housing requirement in the light of representations made and the content contained in Business Requirement Employment Survey information and ONS population projections. Policies SS4 & SS5 are amended in consequence. See annex 1. Matters discussed in PMB meetings 21-23 also inform final wording of text and policy.
7029153	Vaux Family, Agent D Crofts	13/03/2012	7.62	Should have site allocations	No	Yes	Insert new heading after para 4.103 and following text to read "Delivering through allocations: This plan presents strategic Directions of Growth for Yeovil and the Market Towns and a specific allocation for Chard. It also identifies carried forward saved plan allocations for housing from the South Somerset Local Plan 1991-2011. In order to provide certainty for developers, public and other stakeholders the council will undertake as a priority a site allocations DPD for the Market Towns and Rural Centres where housing provision has yet to be met. A specific DPD for the Yeovil SUE will also be undertaken as a priority."

8 Economic Prosperity

6863617	V Cooper	09/08/2012	8.61	Need to correct "were possible" to "where possible" in last sentence. Worthy sentiments.	No	Yes	Typing error, correct to "where possible" instead of "were possible" in last sentence
4103553	Somerset County Council (SCC)	09/08/2012	EP11	Clarify parking " will serve centre as a whole".	No	Yes	Replace last paragraph of Policy EP11 with the following text: "Parking will be considered in the context of wider Town Centre parking", this ensures that parking does not become an unenforceable planning obligation as current wording implies parking requirements beyond those specific to each individual application should be taken into account.
4103425	Charles Bishop Ltd	14/08/2012	EP14	General thrust of Policy accepted but believe neighbourhood centre shouldn't be confined to serving just the new development if there are few facilities in local area. Helps to integrate old and new.	No	Yes	Add the following text at the end of the last sentence of para 8.111 "The opportunities for serving the wider community in the Yeovil area with new infrastructure and facilities should be fully explored in the Master plan."

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
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9 Housing

7394401	Charles Bishop Ltd (Agent M Dobson Pegasus)	13/08/2012	HG3	Acknowledge affordable housing is an important component of government policy but need to cross refer to viability. Open book viability not discussed in any detail Figure 9 implies need for only small properties.	No	Yes	In order to suggest a less prescriptive approach delete Figure 9. Amend para 9.37 by deleting the following: "the findings are set out below" and "It is noteworthy that 18% of that demand comes from pensioner households."
6775297	Yeovil Labour Constituency Party	30/07/2012	SS3, SS5, PMT3, YV2, EP11, SS2, HG4,HG5 HG6, YV5	Object that plan does not break down the need to owner property, private rent, social housing, Lifetime homes or retirement housing. There is a need for extra care housing and this has not been taken into account.	No	Yes	In order to suggest a less prescriptive approach delete Figure 9. Amend para 9.37 by deleting the following: "the findings are set out below" and "It is noteworthy that 18% of that demand comes from pensioner households."
7394401	Charles Bishop Ltd (Agent M Dobson Pegasus)	13/08/2012	HG5	Generally supported as consistent with NPPF para 50, however would not support a detailed prescriptive approach as that is not dependent solely on demographic factors. Reliance on SHMA not totally sound, nor is reliance solely on demographic factors. Should not be the role of the planning system to artificially constrain choice.	No	Yes	In order to suggest a less prescriptive approach delete Figure 9. Amend para 9.37 by deleting the following: "the findings are set out below" and "It is noteworthy that 18% of that demand comes from pensioner households."
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	HG5	SHMA does not focus in sufficient detail on individual areas. Policy should also refer to the evidence of applicants in support of a proposal which will help in determining the mixture of housing to achieve balanced and sustainable communities. Suggest policy amended "...based on the market knowledge and local evidence which an applicant might provide and from the...." "... or successor documents where it is up-to-date and relevant. The mix...."	No	Yes	In order to suggest a less prescriptive approach delete Figure 9. Amend para 9.37 by deleting the following: "the findings are set out below" and "It is noteworthy that 18% of that demand comes from pensioner households."

10 Transport and Accessibility

4103553	Somerset County Council (SCC)	09/08/2012	10.2	Not all alternative fuels are low emission and more encouragement of all public transport.	No	Yes.	Delete comma between low emission and alternative fuels.
6867617	D Gordon	09/08/2012	10.8	Objects. Document difficult to understand. What is a DPD? Makes no mention of encouraging car free estates or zones - both of which have been successfully trialled in UK and Europe. Also no mention of potential for express - bus services where you leave your car at the beginning of the process - work well in Ilminster, South Petherton & Martock for trips to Yeovil and Taunton. No mention of making drastic changes to meet commitments on climate change.	No	Yes	Add explanation of DPD to Glossary - "Development Plan Documents set out policies and proposals and have development plan status and therefore have full weight in the determination of planning applications. They will be subject to community involvement and Sustainability Appraisal/Strategic Environmental Assessment throughout their preparation and will have independent assessment at an examination by an Inspector. The main types of DPD, which local planning authorities should prepare, include the Local Plan, Allocations DPD, Area Action Plans and Proposals Map".

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4103553	Somerset County Council (SCC)	09/08/2012	10.8a	Should cross refer to SCCs Manual for Travel Plans. Suggest also use web based info to give smarter travel advice.	No	Yes	Insert sentence after bullet points 'Somerset County Council offer useful guidance on Smarter Travel Information Packs' Insert footnote to http://www.movingsomersetforward.co.uk/new-developments/planning-guidance
4103425	Charles Bishop Ltd	14/08/2012	TA1	Thrust of policy accepted but part unviable and not sensible - cannot provide transport concurrent with first occupancy for all transport modes. Does designed in work space include dining room table or does it mean specific room? Needs clarity, suggest Part V amended to ensure viable and Part VI removed.	No	Yes	Amend subtext in 10.8 d Home working to include statement that "this does not always mean a dedicated room and the work area could be within a lounge or bedroom". No change re Part V.
4315809	Abbey Manor Group (submitted by Boyer Planning)	14/08/2012	TA1	Considered unduly onerous and contrary to the NPPF and CIL regulations. Provision of charging points for each parking space is excessive and not reasonable, so delete criterion 2. Question whether matters such as broadband provision and home working space are land use planning matters.	No	Yes	Amend subtext in 10.8 d Home working to include statement that "this does not always mean a dedicated room and the work area could be within a lounge or bedroom". No change in respect of charging points.
4103553	Somerset County Council (SCC)	09/08/2012	10.14	Should refer to Manual for Travel Plans.	No	Yes	SCC's Manual for Travel Plans is an extremely useful guide on setting up and on-going management of Travel Plans. Amend 10.16 (not 10.14) to add a sentence 'Reference should also be made to SCC's 'Manual for Travel Plans' that offers practical advice on the measures included the implementation and on-going management of Travel Plans'.
4103553	Somerset County Council (SCC)	09/08/2012	10.34/TA6	Proposed parking should not be at a level which undermines travel plans. Whilst noted that SCC standards are to be applied on parking why exceed them on electric charging points?	No	Yes	16 amp charging points as set out in policy TA1 ii) are not expensive. The NPPF (para 35 page 10) indicates that we should incorporate facilities for charging plug-in and other low-emission vehicles. Similarly in para 39 page 11 it also indicates the need for local planning authorities to reduce the use of high-emission vehicles. Amend para 10.31 to add a sentence at the end with the following text: 'To further encourage the use of plug-in and other ultra-low emission vehicles Policy TA1 ii) includes the provision of charging points over and above that set out in the County Council's Parking standards and Policy TA1 ii) will prevail in this instance'

11 Health and Well Being

None

Inovem Ref	Name	Ack date	Policies/Proposals/Paragraph Ref	Summary of Issue	Major Change Required (if yes see separate report)	Minor Change Required	Reason for and Nature of Change
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12 Environmental Quality

1284353	Bull (Environment Agency)	13/08/2012	12.1	Aspects related to protection of water quality not sufficiently developed. Environmental Quality only considers air quality, none of the Environmental Policies consider water quality. Improvement to water quality is essential objective of the Water Framework Directive. Accordingly we recommend a new policy to protect the water environment.	No	Yes	Add "water quality" after "noise" in 1st line of policy EQ7
1537089	Blackdown Hills AONB, L Turner	13/08/2012	EQ2	It does not offer a strategy or guidance in relation to landscape. Not clear if final 3 bullets are general or just relate to innovative designs. Lacks clarity.	No	Yes	Format only - remove bullet points as noted to correct a grammatical error
7329185	J T Cullen, Agent K Price Brooke Smith	10/08/2012	EQ2	Agree with the principle of this policy, but the rationale is not adhered to in the Plan, particularly the density of the Yeovil SUE which is too high.	No	Yes	Delete 4th sentence of para 5.33 as density is a master planning matter.
1393729	English Heritage	14/08/2012	EQ3	Plan fails to positively address South Somerset's heritage assets at risk. No indication of intention to continue to carry out at risk surveys in future, perhaps a role for the Heritage Strategy. Reference to registered battlefields not included. Needs greater evidence of assets within SSDC and how they will be managed.	No	Yes	Points accepted and annex provides expansion of policy and text of EQ3 as agreed with English Heritage. See annex 6.
4103553	Somerset County Council (SCC)	09/08/2012	EQ4	Policy needs amending to ensure not conflicting with EQ2.	No	Yes	Amend the final paragraph of policy EQ4 from "protected" to 'protected and priority species'.
4103553	Somerset County Council (SCC)	09/08/2012	12.66-12.67	Insufficient consideration given to noise pollution. Removal of PPG24 by NPPF removed clear planning guidance so need clear guidance locally. No reference made to Noise Policy Statement for England 2010 (NPSE) which usefully attempts to define noise impact.	No	Yes	Add footnote at end of para 12.67 to refer to Noise Policy Statement.

13 Implementation and Monitoring None

Sustainability Appraisal None

Other

6832353	M Nichols	08/08/2012	Foreword	Objects. Proposed density at Yeovil SUE too high.	No	Yes	delete 4th sentence of para 5.33 as density is a master planning matter.
7401761	Mactaggart & Mickel (Agent J Edwards Colliers International)	13/08/2012	Inset map 3	Inset map should be amended to correct CV1 & CV1 notation to PMT1 & PMT2. propose that policies PMT1 & PMT2 are amended to reflect this allocation and that the schools are delivered in the Eastern Development Area and supporting text amended to say that land at Mount Hindrance will come forward as part of a first phase (text supplied).	No	Yes	To correct an annotation error amend notation on Inset Map 3 by deleting CV1 and CV2 and changing to PMT1 & PMT2

Glossary

ABI	Annual Business Inquiry
AONB	Area of Outstanding Natural Beauty
AMR	Annual Monitoring Report
B1, B2, B8	Use Classes for land and buildings (Business, General industrial, Storage or distribution)
BANES	Bath and North East Somerset
BMV	Best and most versatile (agricultural land)
BRES	Business Register and Employment Survey
CEDA	Chard Eastern Development Area
CIL	Community Infrastructure Levy
CPO	Compulsory Purchase Order
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DM	Development Management
DOG	Direction of Growth
DPD	Development Plan Document
DPH	Dwellings per hectare
ELR	Employment Land Review
FOI	Freedom of Information
FTP	Future Transport Plan
GOSW	Government Office for the South West
GVA	Gross Value Added, a measure in economics of the value of goods and services produced
IP	Infrastructure Plan
LDF	Local Development Framework
LP	Local Plan
NOMIS	Official Labour Market Statistics website
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
ONS	Office for National Statistics
PC	Parish Council

PDL	Previously Developed Land
PMB	Project Management Board
PPG	Planning Policy Guidance (now defunct)
RSS	Regional Spatial Strategy (due to be withdrawn)
SA	Sustainability Appraisal
SAM	Scheduled Ancient Monument
SEA	Strategic Environmental Assessment
SCC	Somerset County Council
SCS	Sustainable Community Strategy
SD	Sustainable Development
SHMA	Strategic Housing Market Assessment
SHLAA	Strategic Housing Land Availability Assessment
SNPP	Subnational Population Projections
SS	South Somerset
SSDC	South Somerset District Council
SUE	Sustainable Urban Extension
TC	Town Council
TTWA	Travel to Work Area
UWE	University of Western England
YTSR2	Yeovil Transport Strategy Review 2
YUE	Yeovil Urban Extension

Annex 1 District Housing Provision – amended text (replacing paras 4.70 – 4.80 of the Proposed Submission Local Plan) and Policies SS4 and SS5

Housing

4.70 The Regional Spatial Strategy (Proposed Modifications) proposed 19,700 dwelling completions from 2006 – 2026 with a breakdown of 11,400 for Yeovil of which 6,400 were to be within the urban frame and 5,000 as an adjacent urban extension(s). Some 8,300 dwellings remained as the provision for the rest of the District. The revised timescale to 2028 inflates all these figures by 2 additional years with the overall requirement being 21,670 dwellings.

4.71 The Regional Spatial Strategy (Proposed Modifications) figure is discounted from consideration however because it is based on evidence that is now too dated and not in accord with the up to date information provided within this Plan and obtained from the supporting evidence base. Furthermore the Government statement that;

“the proposed revocation of the Regional Strategies may be regarded as a material consideration by decision makers when determining planning applications and appeals”

points to the limited validity a Local Plan would have if based on the Regional Spatial Strategy for the South West.

4.72 The determinants of the broad range of the District's scale of growth are economic job projections requiring concomitant housing provision, household projections and population projections. These set the range of future growth from within which a provision figure must derive.

4.73 The economic growth projections are considered the most important and these are presented below in table 2 which is derived from the methodology set out in the Housing Requirement for South Somerset and Yeovil document updated to a 2011 base date incorporating the publication of the latest Business Register Employment Survey information. The methodology has been developed further from that in the original report in 2 ways. Firstly by accommodating evidence of a fluctuating self employment figure for the District over the Plan period by means of averaging the percentage of self employed in relation to the total District employees in employment over the plan period to date and applying this average percentage. Secondly by accounting for the national trend for “double jobbing” ie employees having 2 jobs or more. A 5% discount has been applied to the overall employment growth figures for 2011 – 2028 to ensure that the Council, through the economic projection methodology, is not seeking to provide 2 houses for a worker that has two jobs. The self employed percentage of 15.4% and the 5% figure for double counting are derived from evidence from the ONS relating to South Somerset over the Plan period to date.

4.74. The methodology applied to deriving housing growth from employment growth projections has entailed putting forward two prospective employment growth scenarios based on positive private sector led growth in the future or slow faltering recovery as below.

Table 2 Housing Requirement for South Somerset and Yeovil

	Scenario 1 Positive Private Sector Led Growth	Scenario 2 Slow (faltering) Recovery
a) Economically active 2006 (ONS Annual Population survey)	77,700	77,700
b) Population 2006 (ONS mid year estimates)	156,700	156,700
c) Households 2006 (ONS mid year estimates)	68,000	68,000
d) Net gain of jobs 2006 – 2028	13,400	9,100
e) Net gain of jobs discounted for double jobbing	12,750	8,650
f) Net increase in unemployment 2006 - 2028	400	200
g) Economically active 2028 (g = a+e+f)	90,850	86,550
h) Total population 2028 (h = g x 2.02)	183,500	174,850
i) Private households population 2028 (i = h - 2%)	179,850	171,350
j) Total number of households 2028 (j = i ÷ 2.1 persons per household)	85,650	81,600
k) Number of additional homes 2028 (k = j – c)	17,650	13,600
l) Population change 2006 - 2028 (l= h- b)	26,800	18,150

Notes: Italics denotes 2006 baseline data - start of the plan period.

Figures rounded to nearest 50

Communal living in the 2011 Census stands at 2% rather than the 2.2% used in the original Housing Requirement for South Somerset and Yeovil report hence row i =h – 2%

4.75 The two scenarios for growth positive private sector led growth and slower (faltering) growth yield a net job growth for the District for the period 2006 – 2028 of 13,400 jobs and 9,100 jobs respectively. These discount to 12,750 and 8,650 when account is taken of double jobbing (to nearest 50). When these job figures after discounting are placed into the Housing Requirement for South Somerset and Yeovil methodology (Table 2 above) they yield a housing provision requirement of 17,650 dwellings and 13,600 dwellings respectively.

4.76 The Household and Population projections used to present the full range of projection information are the latest available at the time of writing the document and are the 2008 based household projections produced in 2010 and the more recent 2011 sub national population projections derived from the 2011 Census. These indicate a potential population of 172,400 for 2021 from 162,100 (the derived mid point 2011 figure). This equates to an average increase of 1030 per annum, thereby assuming an almost identical continued level

of growth to that of the last 10 years. Extending that forward to 2028, gives a potential projected population of 178,810. This is higher than the 2010 Population Projections (173,800).

4.77 The household projection and revised population projections are used in the reworked demographic growth projection methodology based on that in the Housing Requirement for South Somerset and Yeovil report. The resultant outcome is set out in table 3 below.

4.78 The census has shown that the number of people living in communal establishments is 3,300 representing 2% of the population. This is slightly lower than the 2001 Census figure of 2.2% used in the Housing Requirement for South Somerset and Yeovil report and subsequent work on these matters. The reworked demographic growth projection in table 3 has used the Census 2011 proportion of 2% as more appropriate.

4.79 The household projection remains at 17,000 dwellings whilst the dwelling requirement based on recent population projections is 15,450 to the nearest 50 as shown below.

Table 3: Demographic Growth Projections

			Benchmark figure 2008 based on CLG household projection (+1200pa)	Actual population change (06 - 11) + average rate of population change (01 - 11) (1033)
a		Total population 2006	156,700	156,700
b		Total household 2006	68,000	68,000
c		Population change (mid 06 - 2011 census: 161,300 - 156,700		4,600
d	17yrs x growth	Projected population change (11 - mid 28)		17,500
e	c + d	Projected population increase 06 - 28		22,100
f	a + e	Total population		178,800
g		Total projected private household's population (98%)		175,200
h		Number of total households (based on 2.1 per household)	85,000	83,450
i	h - b	No. of additional households/dwellings required	17,000	15,450

Figures to nearest 50

4.80 Three significant trends are indicated by the 2011 Census data released so far that require consideration. The first of these relates to occupancy rates. The 2011 Census identifies 69,500 households within South Somerset giving an increase of 5,731 from the 2001 Census. This gives a 2011 census occupancy rate of 2.27 (excluding 2% population in communal establishments). This is higher than that anticipated.

4.81 The second trend relates to the changing demographic of the population. There is an increase in the 40+ age range, compared to a similar drop in the 15 to 39 year olds in South Somerset over that previously projected. The 2011 Population projections based upon the results of the Census demonstrate this trend over time.

4.82 The third relates to economic activity rates which are shown to differ slightly from those identified in 2006 and that are assumed to continue broadly unchanged buy the methodology applied.

4.83 It is unclear the extent to which these trends are linear or self adjusting and the Government are yet to factor these statistics into household projections. There are arguments that the trends reflect issues and problems such as dwelling overcrowding and labour force issues that need to be addressed in policy terms. It is considered appropriate to proceed with established occupancy and economic activity rates. Future monitoring will indicate the need and immediacy of any review of job and housing projections.

4.84 The projection work shown above presents 4 specific figures that set the range of housing provision from within which the overall District Provision figure should be determined from consideration of relevant matters The figures for housing requirement derived from the projections used are:-

District Population projection	15,450 dwellings
District Economic projections	
Slow faltering growth	13,600 dwellings
Positive private sector led growth	17,650 dwellings
District Household projection	17,000 dwellings

4.88 Key determinants of the Housing Provision sought are considered to be

- The primacy of economic projections
- Need to accommodate additional housing provision for service personnel at Yeovilton
- Need to ensure that non economically active incomers are accommodated but not to the detriment of housing provision for the future workforce
- Need to consider economic projections in the context of latest household and population projections
- Consideration of the Council's overall policies and aims for the District
- Consideration of land availability
- Consideration of market deliverability
- Consideration of sustainability factors through the Council's Sustainability Appraisal

4.89 In relation to these determinants and in particular the primacy of economic projections in order to ensure that the housing market is not a drag on the economic prospects of the District it is suggested that the prime figures from which to present the actual District Housing provision are the two economic projections. It is then felt appropriate to determine the mid point of job provision from the two figures available from the economic projections and consequently this housing requirement between the two alternative economic scenarios is the prime provision figure. Such a figure provides the opportunity to address the ongoing

nature of the current recession and to take on board the implications of the sustainability appraisal work and the likely market delivery of dwellings (see below). This alternative and preferred option is therefore for 15,650 (to nearest 50) dwellings based on the mid point of the two economic projections.

4.90 Any option chosen should have the current 300 dwellings requirement for off base housing for service personnel indicated during the Plan period from RNAS Yeovilton added as they do not feature in the projections for population, households or jobs. Thus the preferred option is now 15,950 dwellings.

4.91 The preferred provision figure of 15,950 dwellings sits within the range of provision from all Projections. the government's specific household provision is relatively aged now and must be considered with slightly less weight as a result and the importance of the economy and confidence in the validity of the economic projections point to the preferred option rather than the higher housing provision derived solely from the Government's household projections .

4.92 The lower provision suggested by the population based housing requirement projection suggests that the higher preferred provision of 15,950 dwellings provides for some additional housing over and above population growth pressures to ease any potential worker/retiree competition for housing.

4.93 The Council's wider aims are bulletted below and are thought to be best met by the preferred provision figure given the constraints on adopting the higher economic based figure. The identified housing provision:-

- reflects more closely the Council's economic aspirations to encourage economic growth;
- maximises economic growth potential and avoids potential growth inhibition due to lack of workforce;
- minimises in commuting;
- maximises opportunities for affordable housing provision and CIL returns (given that the local building capacity appears in place following discussions with Developers and the Strategic Housing Land Availability Assessment identifies sufficient land);
- minimises upward pressure on house prices other things being equal; and
- avoids administrative issues and cost associated with early review of the Local Plan in the event of more rapid economic growth out of the recession than currently anticipated.

4.94 Market delivery of the provision is an important consideration in determining the final figure for housing provision. If one applies the best five individual year's dwelling completion rate over the last 20 years an average house build of 843 dwellings p.a. is shown and this indicates a potential when applied for each year from 2016 onwards (and added to what is built to 2012 and anticipated in the next few years) of 16,654 dwellings. This and other evidence indicates that the housing provision figure is deliverable.

4.95 The Council's Sustainability Assessment associated with this Plan indicates that the figure chosen is better in sustainability terms than the upper and lower end of the range between 13,600 and 17,650 dwellings presented above.

4.96 The Housing Requirement for South Somerset and Yeovil report indicates two additional final factors relevant in the determination of housing provision namely affordable

housing and empty homes. A housing figure required to deliver the affordable housing levels identified in the Strategic Housing Market Assessment would be completely unfeasible and unachievable, so whilst a consideration it is not a determinant in establishing housing requirement for the District. The evidence of low empty homes proportions to total housing stock in South Somerset set out in the original Housing Requirement for South Somerset and Yeovil report remains valid and indicates that no allowance should be made for decreasing the proportion of empty homes relative to the number of new homes required.

4.96 The Yeovilton service requirement is expected to be met within the existing settlement provision.

Policy SS4: District Wide Housing Provision

Provision will be made for sufficient development to meet an overall District Requirement of at least 15,950 dwellings in the Plan period April 2006 – March 2028 inclusive.

Policy SS5: Delivering New Housing Growth

Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 – 2028 of which 7,441 dwellings will be located within or adjacent to Yeovil, including a sustainable urban extension of 1,565 dwellings within the plan period, and a further 935 dwellings beyond the plan period.

The provision will include development and redevelopment within development areas, greenfield development identified within this plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements

The distribution of development across the settlement hierarchy will; be in line with the numbers below

Settlement	<i>Former Proposed Submission Local Plan housing requirement</i>	Local Plan 2006 - 2028 Total Housing Requirement	Existing Housing Commitments 2006-2012 (as at April 2012)	Additional Housing Provision required (Total Housing Less Existing Commitments) (as at April 2012)	Additional Housing Provision required (Total Housing Less Existing Commitments) (as at April 2011)
Strategic Town					
Yeovil	7,815	7,441	3,951*	3,490	4,111
Market Towns					
Chard	1,861	1,852	1750**	102	1,340
Crewkerne	1,028	961	916	45	127
Ilminster	531	496	181	315	332
Wincanton	703	703	698	5	11
Somerton	400	374	286	88	165

Castle Cary/Ansford	400	374	156	218	273
Langport/Huish Episcopi	400	374	289	85	105
Rural Centres					
Bruton	217	203	103	100	104
Ilchester	151	141	1	140	151
Martock	246	230	106	124	145
Milborne Port	299	279	202	77	89
South Petherton	245	229	151	78	94
Stoke Sub Hamdon	55	51	7	44	49
Rural Settlements	2,400	2,242	1,331	911	1,133
Total	16,751	15,950	10,128	5,822	8,229

* A further 935 dwellings are proposed at Yeovil Sustainable Urban Extension post 2028

**1750 Commitments at Chard reflects built and committed sites and that part of the strategic allocation proposed for Chard that is expected to be built out in the plan period. This latter is shown as committed as it is currently part of the saved proposal from South Somerset Local Plan 1991 - 2011. The additional provision is windfall development prior to April 2017 not currently consented (April 2012). The strategic allocation provides for 2,716 dwellings of which 1220 are anticipated in the Plan period with the rest , 1496 expected post 2028.

Annex 2 – Revised Wording of Policy SS3 and Supporting Text (paras 4.52-4.69)

Scale of Growth for the District and the Main Settlements

Employment

4.52 There is an undeniable link between jobs and homes, economic changes are a key driver affecting housing demand, and in order to support economic expansion and investment in an area, new homes are required to support a growing workforce.

4.53 Two scenarios for growth have been undertaken to inform the Local Plan. The first looks at the potential number of new jobs that would be associated with positive private sector led growth, and the second, slower, faltering growth. These are set out in the Housing Requirement for South Somerset and Yeovil report part of the Plan's evidence base. These projections have been updated to 2028 to comply to the Plan period by use of the same methodology with slight additions that are set out in the Housing section that follows this section. The net growth in jobs ranges between 13,400 jobs derived from scenario 1 (positive growth) and 9,100 jobs from scenario 2 (slower, faltering growth). These scenarios, whilst taking into account recent employment data, were informed by evidence gathered locally at the start of the recession, and whilst locally there is evidence of jobs growth, given the nature of the on-going recession, which was not anticipated, it is considered that a 'third' scenario should be taken forward into the Local Plan, one which is the mid-point between the two economic projections. This figure (11,250 jobs) allows the Council to follow its aspirations for economic growth whilst injecting a degree of realism into the scenarios in light of the recession.

4.54 The District's past economic success has been used to inform the distribution of these jobs and subsequently homes across the District. The presumption is that the past economic performance of the District's settlements and rural areas is repeated into the future. The Council's Settlement Hierarchy, therefore reflects the District economic profile. The settlement strategy within this Local Plan presents a mechanism whereby the Council seeks to maintain and improve the economic function of Yeovil, the Market Towns and Rural Centres. The growth of businesses in rural areas should be focused on the most sustainable and accessible locations and therefore the development of employment land will be strictly controlled in the open countryside away from existing Rural Settlements or outside areas allocated for development.

4.55 The Local Plan's approach to balancing the distribution of jobs and homes seeks to ensure more sustainable and self-contained communities that are better placed to offer a range of opportunities to all of their residents. This approach will support the retention of strong, vibrant and healthy communities.

Jobs and Employment Land Provision

4.56 Despite the recession and recent job losses, the District is in a strong position to recover and grow beyond the peak employment levels of 2008 and recent evidence demonstrates that this is happening and jobs are being created¹. Local growth projections undertaken by Baker Associates as part of their report on 'Housing Requirement for South Somerset and Yeovil' illustrate the robust nature of the District's employment structure, which is based on a resilient high technology manufacturing sector and prolonged growth in

¹ Business Register Employment Survey data from NOMIS, published in September 2012 illustrates that in 2011 the number of employees in the district has risen by 1,600 since 2010 and the total employed (including self-employed) has risen by 3,600 since 2010.

business services. They also demonstrate that indigenous companies are confident that they can grow over the longer-term.

4.57 The more positive scenario presented in the 'Housing Requirement for South Somerset and Yeovil' report is promoted in the first instance by the Council because it is more optimistic, more reflecting South Somerset's approach to economic development and more appropriate to enable the potential the economy has for growth. The length and depth of the recession however and continuing uncertainty have led the Council to consider the third scenario, that is growth in jobs at the mid point between the two scenarios of positive private sector led growth and slow faltering growth. The implication of this is that a total net employment growth provision of -11,250 jobs should be provided for South Somerset and provide the context for determining job growth for individual settlements.

4.58 Yeovil is the prime employment location in the District and its positive and strong economy has consistently supported almost half of the District's jobs (over the period 2003-2010, it has averaged 49% of the District's jobs). Based on these historic trends and the Council's aspirations for growth in Yeovil, it is anticipated that 49% of new jobs that will be generated over the plan period (approximately 5,513) will be based in Yeovil.

4.59 The Market Towns (both Primary Market Towns and Local Market Towns) and Rural Centres will also perform a strong employment function, which is based on an individual settlement's past performance (based on an analysis of jobs growth and its distribution from the Annual Business Inquiry (ABI) and Business Register Employment Survey (BRES) data between 2003-2010) and is commensurate with its role in the settlement hierarchy. Job creation in Rural Settlements is supported in the context of Policy SS2, and the growth and expansion of businesses and enterprises in rural areas should be focused on the most sustainable, accessible locations, re-using existing buildings where possible. Approximately 31.5% of new jobs (3,542jobs) will be spread across the Market Towns and 9% (1,013 jobs) across the Rural Centres and 10.5% (1,181 jobs) across the Rural Settlements.

4.60 Of the 11,250 new jobs anticipated in the District by 2028, Baker Associates identified in their analysis of growth sectors in the Housing Requirement for South Somerset and Yeovil report that approximately 61% (6,864) will be in 'traditional' sectors, i.e. those that fall within planning 'B' Use Classes (B1-offices/ light industry, B2-manufacturing and B8- warehousing and distribution), which is reflective of the District's strong and resilient manufacturing base and potential to diversify into high tech, creative industries and IT related business services.

4.61 To support the growth of these new 'traditional' jobs, there is a requirement for 159.35 hectares of employment land (for Planning Land Use Classes B1, B2 and B8). This requirement stems from a combination of quantitative and qualitative need and Table 1: Employment Land Justifications illustrates the case for each settlement.

4.62 As there is an existing supply of employment land in many of the settlements either from Saved Local Plan allocations, outstanding commitments (sites that either have planning permission or are currently under construction) or vacant land (land that has obtained planning permission for an employment use but the planning permission has lapsed/expired, yet the land is still suitable and available for an employment use), the amount of land to be identified through the Local Plan in reality it is much smaller in net terms 40.0 hectares of new employment land.

4.63 Clearly land will be required for the 'non' traditional jobs that will come about over the plan period (approximately 4,385 of the 11,250 jobs), but the diverse nature of non B Use Class activities makes it difficult to generate a figure for the amount of land required to accommodate them. The Local Plan recognises that there is a need for land for activities

such as main town centre uses, health, social services, education and other commercial uses, but no land is formally identified for these sectors of the economy, because the focus for such uses should be in and around the District's Town Centres, and it is felt that through the application of the sequential approach to development and other policies contained in the Local Plan and at a national level, the Development Management process can adequately deliver the required land.

4.64 The Local Plan does not make specific employment land allocations at Yeovil as a strategic location for growth is being promoted within which provision for employment land is sought and will be delivered through a future masterplan. Additional provision for the wider town is also sought but not allocated. A strategic allocation is proposed at Chard but not in the other Market Towns and Rural Centres because the scale of additional land in each settlement is not of a significant level to be strategic in terms of the District wide Local Plan. The approach taken allows flexibility amongst both developers and the local community to bring forward sites at the moment, and it is intended that an allocations Development Plan Document (DPD) will be produced to guide development in conjunction with the community.

4.65 The figures cited in Policy SS3 are not prescriptive or inflexible, but in general terms, provision of these levels of employment land will ensure that the economic potential of the District's economy and of the individual settlements within it can be enabled and potentially achieved. The gross land requirements are identified in the policy, as is an overall District floorspace figure (in net terms) required to deliver the identified job growth.

4.66 The preferred approach does not restrict the type (Use Class) of employment land in any of the settlements identified. There may be sound Development Management or highways reasons that will limit the use of land on certain sites and this will be established at pre-application stage.

4.67 The following saved South Somerset Local Plan 1991-2011 employment allocations are contained within Policy SS3 and therefore form part of this plan's employment provision:

- Proposal KS/BRYM/1: Land at Luton
- Proposal ME/WECO/1: Land off Bunford Lane
- Proposal ME/WINC/3: Land between Lawrence Hill and A303
- Proposal ME/CACA/3(I): Torbay Road
- Proposal ME/MART/2: West of Ringwell Hill
- Proposal ME/LOPE/1: Lopen Head Nursery
- Proposal ME/YEOV/4: Land south of Yeovil Airfield, Yeovil
- Proposal ME/CHAR/6: Land North of Millfield
- Proposal ME/CREW/4: Land North of Fire Station, Blacknell Lane

4.68 These are also set out in Appendix 2 which also shows the South Somerset Local Plan 1991-2011 employment allocations that are no longer to be saved.

Table 1: Employment Land Justifications

	Local Plan jobs growth (B Use jobs in brackets)	Employment land required for B Use jobs growth (ha) ¹	Existing employment land commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan additional employment land requirement (ha)
Yeovil Town	3,948 (2,408)	13.03	39.84	Existing commitments more than provide for the quantitative requirement for land, however, given the significance of Yeovil and the fact that there are only two strategic sites (one of which is for a specific use, a high quality business park - 11.5 hectares, the other under construction) and the remaining sites are small scale commitments and vacant land it is suggested that an additional 5 hectares of land be provided in Yeovil. The 5 hectare figure derives from the previous Local Plan's Inspector's report, in which he recommended at least an additional 10 hectares of general employment land be provided in Yeovil. These 10 hectares were never allocated. In the context of the current economic climate, an additional 5 hectares of land is considered appropriate, to provide for a range and choice of sites. This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations.	5.0
Yeovil Sustainable Urban Extension	1,565 (955)	5.16	0	In the Sustainable Urban Extension the aspiration is to develop enough employment land to provide a job for each economically active resident, roughly one per dwelling. This land is location specific, so it all needs to be provided. 8.0 hectares are required in total with 5.0 hectares in the Plan period.	5.0
Chard	1,083 (661)	3.57	17.14	Employment land allocation carried forward from saved Local Plan proposals. No additional need. 6 hectares of Chard provision will be built beyond the Plan period	0
Crewkerne	577 (352)	1.90	10.10		0
Ilminster	419 (256)	1.38	23.05		0
Wincanton	599 (366)	1.98	3.61	There is no quantitative argument for employment land, but from a qualitative perspective there is local concern that there is a lack of a balance between jobs and homes in Wincanton. The settlement has received a significant number of housing commitments, but unlike the other Primary Market Towns, it has no strategic employment allocation,	5.0

Table 1: Employment Land Justifications

	Local Plan jobs growth (B Use jobs in brackets)	Employment land required for B Use jobs growth (ha) ¹	Existing employment land commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan additional employment land requirement (ha)
Wincanton continued...				yet its proximity to the A303 and the south east makes it well placed in terms of transport connectivity. Whilst Wincanton has a supply of 2.13 hectares, it is suggested that an additional 5 hectares be provided as a minimum. This will make Wincanton more attractive to potential developers, providing the opportunity to have a range and choice of sites and help to support a more balanced, self-contained settlement.	
Somerton	307 (187)	1.01	1.91	There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares.	3.0
Castle Cary/Ansford	273 (167)	0.90	10.19	Although there is no quantitative argument for an additional supply of land and it is over inflated by development of the pet food factory. To provide choice and alternatives to Torbay Road, additional land is identified as required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth – in the Local Market Towns the site size is considered to be 3 hectares. Discussions with the Parish Council concluded that there is a need for 3 hectares of employment land to aid self-containment.	3.0
Langport/Huish Episcopi	284 (174)	0.94	0.44	There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares.	3.0

Table 1: Employment Land Justifications

	Local Plan jobs growth (B Use jobs in brackets)	Employment land required for B Use jobs growth (ha) ¹	Existing employment land commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan additional employment land requirement (ha)
Bruton	1,013 (618)	3.34	0.56	It is difficult to accurately assess the amount of jobs growth that will occur individually in each Rural Centre, and therefore it is difficult to quantitatively assess the need for land in each settlement. From a qualitative perspective, to enable and support jobs growth and improve levels of self-containment, additional employment land should be supported in these settlements. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Rural Centres the site size is considered to be 2 hectares.	2.0
Ilchester			0.02		2.0
Martock/Bower Hinton			2.79		2.0
Milborne Port			0.04		2.0
South Petherton			1.80		2.0
Stoke sub Hamdon			0.0		2.0
Rural Settlements	1,181 (720)	3.90	7.86	The additional employment land requirement will provide for the job growth (B Uses) identified for the Rural Settlements and given that the Rural Settlements are spread over a wide geographical area, the figure allows for some choice. Most development will be very small scale and most likely associated , within the terms of PolicySS2, with other development proposals and in consequence are likely to require additional provision beyond the existing commitments	4.0
Total	11,249 (6864)	37.12	119.35		40.0 net 159.35 gross

¹This figure is derived by taking the figure for B Use jobs, applying a percentage for B1,B2 & B8 uses (based on past completions rates) and applying English Partnerships Employment Density Ratios to establish land requirements. An allowance for strategic infrastructure etc. is given – see LDF PMB paper for full methodology.

Policy SS3: Delivering New Employment Land

The Local Plan will assist the delivery of 11,250 jobs as a minimum and approximately 293,300 sq metres floorspace net. 159.35 ha of traditional employment land (Use Class B1, B2 and B8) will be provided for the following settlements for the period April 2006 to March 2028:

Settlement	Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments	Additional Employment Land Provision Required (total employment land less existing commitments)	Total Jobs to be encouraged 2006-2028 (numbers in last column indicate jobs in traditional 'B' Uses as defined by the Use Classes Order)			
(As at April 2011)							
Strategic Town	<i>numbers in brackets are those in the Proposed Submission Local Plan, June 2012</i>						
Yeovil Town*	44.84	39.84	5.00	(2,943) 3,948	(1,942) 2,408		
Yeovil Urban Extension	(7.0) 5.0	0.00	(7.0) 5.0 ***	1,565	(1,033) 955		
Market Towns							
Chard*	17.14	17.14	0.0***	(886) 1,083	(585) 661		
Crewkerne*	10.10	10.10	0.00	(472) 577	(312) 352		
Ilminster*	23.05	23.05	0.00	(343) 419	(226) 256		
Wincanton	8.61	3.61	5.00	(490) 599	(323) 366		
Somerton	4.91	1.91	3.00	(251) 307	(166) 187		
Ansford/Castle Cary	13.19	10.19	3.00	(223) 273	(147) 167		
Langport/Huish Episcopi	3.44	0.44	3.00	(233) 284	(154) 174		
Rural Centres							
Bruton	2.56	0.56	2.00	(828) 1,013	(546) 618		
Ilchester	2.02	0.02	2.00				
Martock/Bower Hinton	4.79	2.79	2.00				
Milborne Port	2.04	0.04	2.00				
South Petherton	3.80	1.80**	2.00				
Stoke sub Hamdon	2.00	0.00	2.00				
Other							
Rural Settlements	(12.36) 11.86	7.86	(4.5) 4.0	(966) 1,181	(638) 720		
Total	(161.85) 159.35	119.35	(42.5) 40.0	(9,200) 11,249	(6,072) 6,864		

* Yeovil, Crewkerne and Ilminster have strategic employment sites which are saved from the previous South Somerset Local Plan and Chard's strategic allocation based around Chard Regeneration Plan also includes employment provision. These sites combined equate to a total of 46.35 hectares, and this figure has been included in the overall floorspace figure cited in Policy SS3 above.

** This figure relates to Lopen Head Nursery.

*** Yeovil and Chard will deliver additional employment land beyond the plan period. Chard will deliver 6 hectares and Yeovil will deliver 3 hectares beyond 2028, in association with their strategic residential growth.

Delivery

4.69 The following delivery bodies will be key in implementing Policy SS3:

- South Somerset District Council;
- Town and Parish Councils;
- Developers and Landowners.

Monitoring Indicators	Target
Completed employment land in the District (B1, B2 and B8 uses).	159.35 hectares of employment land will be made available in the District between 2006 and 2028.
Number of new jobs in the District.	11,250 new jobs between 2006 and 2028.

Annex 3: Housing Trajectory and Implementation Strategy
Proposed Submission Local Plan replacement Table 5: South Somerset Housing Trajectory 2006 – 2028

Settlement/Year	2006-2012 (completions)	2012-2013 (commitments)	2013 - 2014 (commitments)	2014-2015 (commitments)	2015 - 2016 (commitments)	2016-2017 (commitments)	2017- 2022	2022- 2027	2027- 2028	Achievable Local Plan Target	Derivations and Assumptions
Yeovil	1371	298	352	452	315	236	2471	1633	313	7441	Commitments, Key Sites delivery, urban extension + 128 dwellings pa windfall*. See table 5A Yeovil delivery
Chard	383	61	31	41	17	58	541	600	120	1852	Projection based on Lister Report for delivery for Chard, commencement 17/18 reflecting no inclusion of sites without planning consent (April 2012). Windfalls subsumed within market delivery rate.
Crewkerne	262	47	40	34	43	54	215	216	50	961	Reflects commitments of 129 + windfall + CLR commencement at a delivery rate of 40 dwellings per annum - fits previous delivery rate
Ilminster	144	8	10	34	20	20	110	125	25	496	First 5 years delivery of 92 includes current commitments and windfall. Assume new consents and steady build rate
Wincanton	297	113	71	75	69	36	42	0	0	703	Given the significant front loading of housing delivery in the early years of the Plan, a period of assimilation with lower development levels is considered a likely market response. There has been a history of lower than expected market delivery in the town.
Somerton	24	20	42	36	35	49	108	50	10	374	First 5 year delivery of 182 dwellings include existing commitments and the Northfield development, which has been approved pending the signing of a legal S106 agreement. It is anticipated development will commence within the next 5 years. A period of assimilation with lower development level is considered a likely market response in later years.
Castle Cary/Ansford	42	52	30				118	110	22	374	There are a number of brownfield sites available within Castle Cary and sufficient SHLAA sites available to deliver proposed level of growth. Potential for development in excess of the required provision is expected to be controlled by policy and market abilities
Langport/Huish Episcopi	163	38	35	6	6	6	83	30	7	374	First 5 year delivery of 73 commitments + lower rate of windfall, the remainder over the plan period. Policy imperative to address implications of appropriate assessment. A period of assimilation with lower development levels is considered a likely market response in later years.

Settlement/Year	2006-2012 (completions)	2012-2013 (commitments)	2013 - 2014 (commitments)	2014-2015 (commitments)	2015 - 2016 (commitments)	2016-2017 (commitments)	2017- 2022	2022- 2027	2027- 2028	Achievable Local Plan Target	Derivations and Assumptions
Bruton	92	3	3	9	4	4	40	40	8	203	It is considered that the rest of the proposed growth will build out at a steady build rate, to allow for the assimilation of a larger housing estate which was recently completed and forms part of the 92 completions
Ilchester	0	1					65	63	12	141	There are sufficient SHLAA sites to accommodate the proposed housing. This may come forward as individual sites or as a larger development, which may come forward in a shortened time frame.
Martock/Bower Hinton	60	42	1	3		5	55	54	10	230	Provision through a combination of windfall development based on past averages and potential development through adequate SHLAA provision
Milborne Port	141	39		1		11	45	35	7	279	Provision through a combination of windfall development based on past averages and potential development through adequate SHLAA provision
South Petherton	114	27	7	8	6	7	30	25	5	229	Provision through a combination of windfall development based on past averages and potential development through adequate SHLAA provision
Stoke Sub Hamdon	5	1		1			20	20	4	51	There is one SHLAA site which can provide for half of the proposed level of growth. There is one predominant land owner around the village and it is considered likely that the rest of the proposed development will come forward in conjunction with local support during the plan period
Rest of District	810	252	161	65	20	50	400	403	81	2242	Development projected to come forward at a slightly lower level than previous windfall rates reflecting policy. Due to the number of settlements and scale of growth, delivery is expected to be fairly even over the plan period.
Total	3908	1002	783	765	535	536	4343	3404	674	15950	

*Identified windfall rate for Yeovil and all other settlements reflect evidence of past delivery and new windfall sites are assumed to contribute to delivery once past windfall approvals have been built out. Evidence from Strategic Housing Land Availability Assessment process indicates sites will continue to come forward throughout the plan period.

Table 5A: Yeovil Delivery

Settlement/Year	2006-2012 (completions)	2012-2013 (commitments)	2013 - 2014 (commitments)	2014-2015 (commitments)	2015 - 2016 (commitments)	2016-2017 (commitments)	2017- 2022	2022- 2027	2027- 2028	Achievable Local Plan Target	Derivations and Assumptions
Completions	1371									1371	
Commitments		213	212	182						607	
Lufton				60	105	105	447			717	Reflecting national developer build rates
Brimsmore				35	105	105	105	480		830	Reflecting national developer build rates
Lyde Road		85	105	105	105	26				426	Reflecting national developer build rates
Potential Key Site intensificationm							171	68		239	
Yeovil Urban Extension							665	750	150	1565	Commencing 2017/2018 with 100 the first year, 115 the second and 150 thereafter
Urban Village							68	175	35	278	
Windfall							640	640	128	1408	128 per annum, commencing 2017/2018 once commitments have been built out
Total	1371	298	352	452	315	236	2471	1633	313	7441	

High mid term completion rates 2017 – 2022 can be expected reflecting initiation of the key sites and the Urban Extension combined with market uplift following the end of the recession.

Implementation Strategy

The delivery of the Housing Trajectory will be by:-

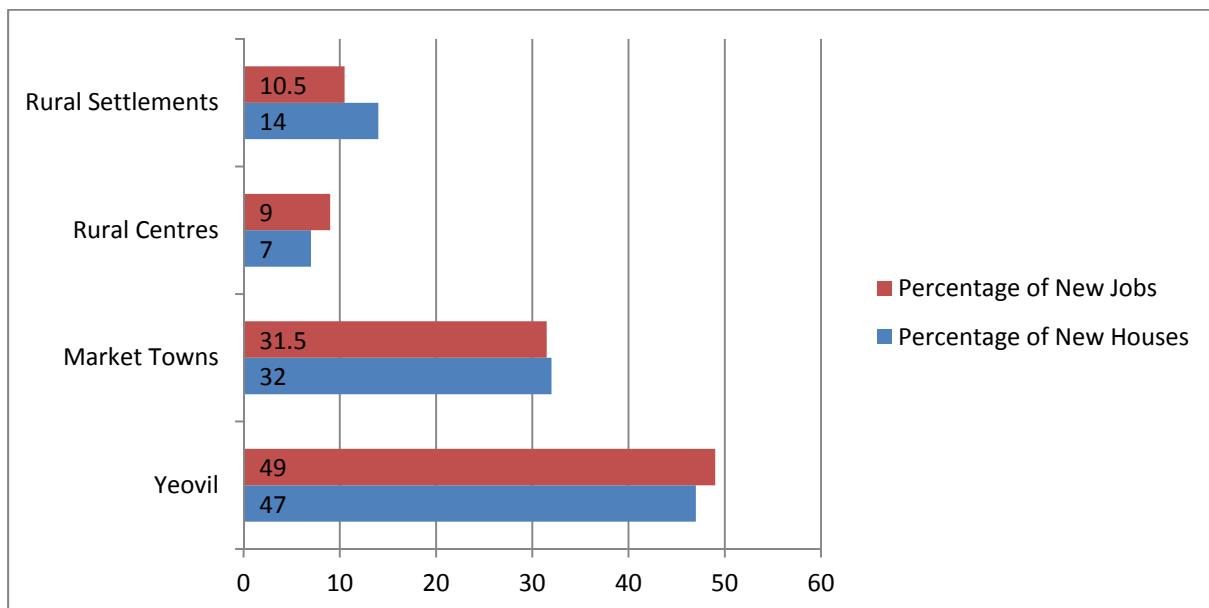
1. Private sector developers meeting market demand (dwellings already built and committed an on-going development activity)
2. Registered Social Housing levels meeting affordable housing need through
 - Their own resources
 - Support from Government grants and Local Authority grant (with the former being promoted by Local Housing Authority)
 - Section 106 agreement in association with market housing regulated by the Local Planning Authority's ability to deliver land at nil value (and effectively a supply subsidy)
3. Pre application discussion with developers
4. Determination of planning applications
5. Delivery and maintenance of a 5 year land supply of housing through
 - Establishing through the Local Plan an appropriate and realistic housing requirement

- Positive engagement with developers
 - Updating of the Strategic Housing Land Availability Assessment on a regular basis
6. Site Allocation Development Plan Documents (generally for Market Towns and Rural Centres and for Yeovil Sustainable Urban Extension) identified as a priority undertaking for the Local Planning Authority
 7. Adoption of a Community Infrastructure Levy Charging Schedule that ensures development remains generally viable
 8. Identification of Infrastructure Requirements through a regularly updated Infrastructure Plan and the application of available funds to resolve them where they are in excess of normal market funding.

Annex 4 Balancing Homes and Jobs

Delete Figure 5 in Proposed Submission South Somerset Local Plan 2006 – 2028 and replace with new Figure 5 below.

Figure 5: Balancing Jobs and Homes



Annex 5 Contingency and Risk Assessment

INSERT THE FOLLOWING AFTER PARAGRAPH 13.5 OF THE PROPOSED SUBMISSION LOCAL PLAN:

“Contingency and risk management

- 1.1 The Council recognises there are risks that the assumptions used in producing the Local Plan may not be fulfilled. Therefore, it is important to identify the key risks and set out how these could be overcome in order to deliver the plan.
- 1.2 A key assumption that has underpinned the Local Plan development strategy is the rate of economic growth. If the economy does not grow as forecast, this may inhibit the delivery of jobs and prosperity and with it the delivery of housing and employment land, and not enable the scale of development proposed in the District to be achieved. If the delivery of jobs and employment land is lower than proposed in the plan, there are several measures that the Council can take. The Council can seek grant support, in partnership with key partners, from the Government where the opportunity arises in order to help deliver jobs and sites. The Council can help bring sites forward through investment in land and infrastructure in order to create economic development opportunities where the market is failing to deliver (e.g. through District Council capital programmes or by investing Community Infrastructure Levy funds). The measures outlined above to stimulate the local economy would also help the market for housing.
- 1.3 Where the annual assessment of housing land supply identifies that there is not a 5 year supply of deliverable housing sites in the District, the Council will take action to address this. This will include holding discussions with developers and landowners to identify the barriers to delivery,¹ and where possible providing assistance in resolving any key issues. The Council propose to undertake regular review of the SHLAA in any event, but a lack of housing supply would trigger an immediate review. If the Council is unable to demonstrate a 5 year housing land supply, it may be necessary to release additional greenfield sites at the higher end of the settlement hierarchy where there is most potential to access jobs, facilities and key services (i.e. Yeovil, the Market Towns, and Rural Centres). This means a 5 year supply should be re-established.
- 1.4 There are several sites/locations for development that are significant to the delivery of the plan, particularly Yeovil Sustainable Urban Extension, Chard Strategic Growth Area, and the Directions of Growth at Market Towns. If these proposals are not being delivered, or delivered at a slower rate, discussions with developers and landowners will be held to highlight problems, which the Council will assist in resolving, for example through funding bids, investing in sites and trying to build consensus where there are various landowners. In the case of Chard the Council has undertaken viability and feasibility studies to establish its deliverability and has reserved potential use of CPO powers should success prove an on-going problem.

¹ If these ‘barriers’ relate to planning obligations, these can be reviewed using the District Council’s Planning Obligations Protocol where, upon demonstration that obligations are adversely impacting viability, obligations may be reasonably paired back to make the site viable.

- 1.5 By having contingency positions to secure the delivery of the plan in response to potential risks, it should be possible to achieve the strategy for development across the District.
- 1.6 A more specific risk that has been identified is the potential for too much housing growth in the Rural Settlements in applying Policy SS2. If monitoring indicates that the scale of housing at Rural Settlements is too high, and that the cumulative effect of this development is promoting more rural development in less sustainable locations at the expense of more sustainable settlement development, then a review of this policy and its application will be undertaken.
- 1.7 It is also important to regularly review settlements to ensure that their roles and functions remain consistent with the hierarchy set out in Policy SS1. If monitoring were to show significant changes in a settlements' provision of jobs, facilities, services or accessibility, the Council can attempt to rectify this by focussing resources at areas most 'in need' where possible, for example through assisting the economy as set out above.
- 1.8 Other specific examples of where contingency measures may be necessary are Policies HG3 and HG4, where changing economic circumstances will be taken into account by updating the viability assessment every 3 years and the flexible wording of policy provides the ability to modify policy implementation; and Policy EQ1 which identifies sustainable construction standards that relate to Government proposals to amend the Building Regulations. If the Government were to change policy the Council may be obliged to apply the latest regulations despite the policy until such time as the Plan is reviewed.
- 1.9 In addition, the Council will regularly review the Local Development Scheme in order to ensure the Local Development Documentss that are proposed continue to reflect the priority to deliver sustainable development in the District.

Annex 6 Additional wording of Policy EQ 3 and rewording of supporting para 12.40 presenting details of the Historic Heritage Strategy proposed (resulting from English Heritage Consultation and agreed with them)

Rewording of para 12.40 : “The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that will be identified in the Council’s Local Development Scheme and will include:

- Guidance and advice for owners and developers in relation to the conservation of the historic environment, nationally and locally designated assets including archaeological sites.
- The council’s approach to identifying and managing heritage assets at risk through neglect, decay or other threats, and to their conservation and return to sustainable use where appropriate.
- A programme for the review of existing Conservation Area boundaries, the preparation of Conservation Area Assessments and Management Plans and making new designations.
- Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment.
- Measures to identify locally significant historic assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.
- Detailed advice for developers preparing proposals that may have an impact upon any aspect of the historic environment about conservation, good design and positive enhancement of the assets and their settings.
- Opportunities to improve historic townscapes, landscapes and the public realm
- Support for communities to identify locally significant historic buildings and in their preparation of neighbourhood plans”.

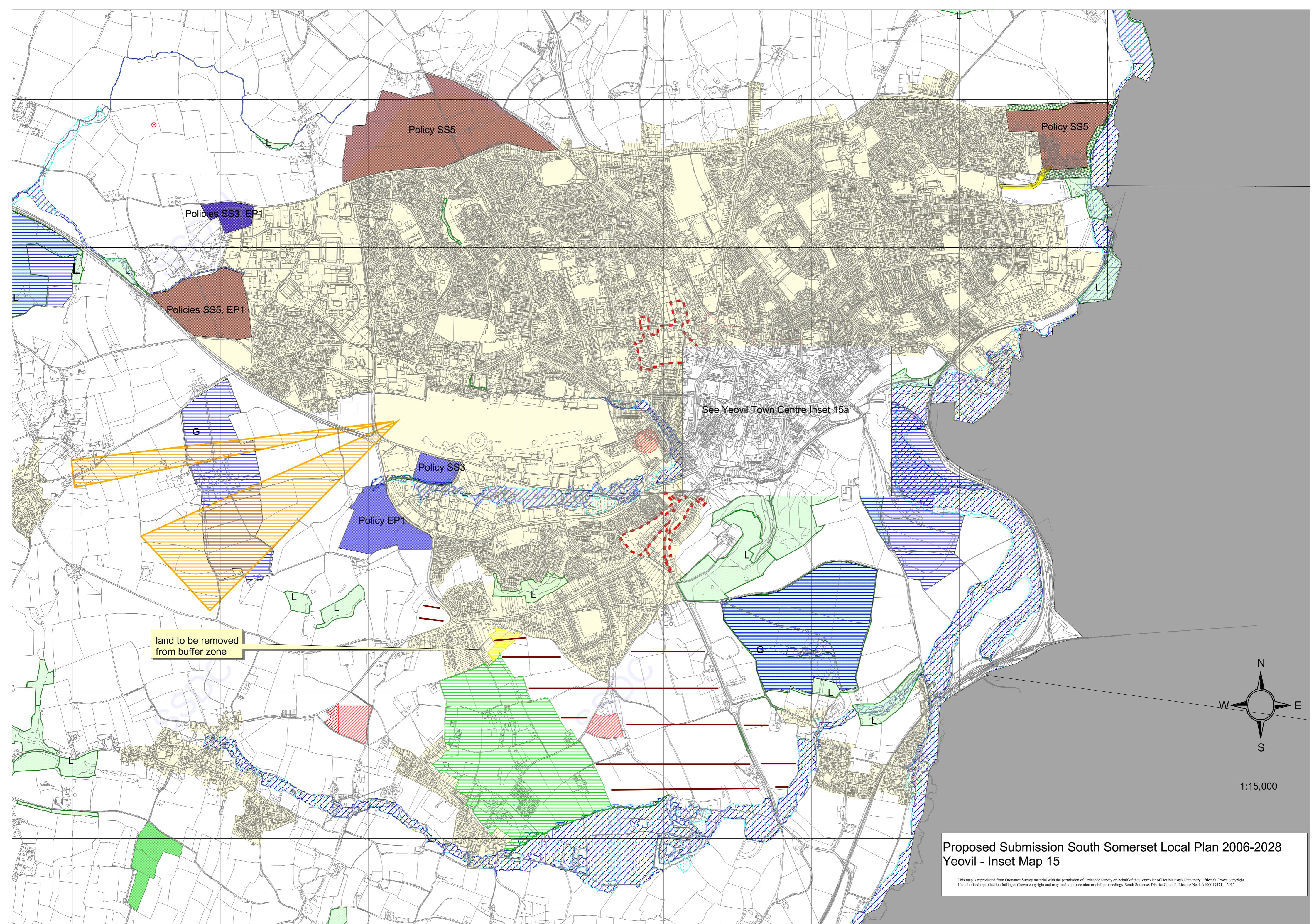
Add the following para to Policy EQ3 (at the beginning):

“Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited”.

Add reference to the single battlefield in the District (para 12.38) by insertion after “14 historic parks” of “, a battlefield site of national importance”.

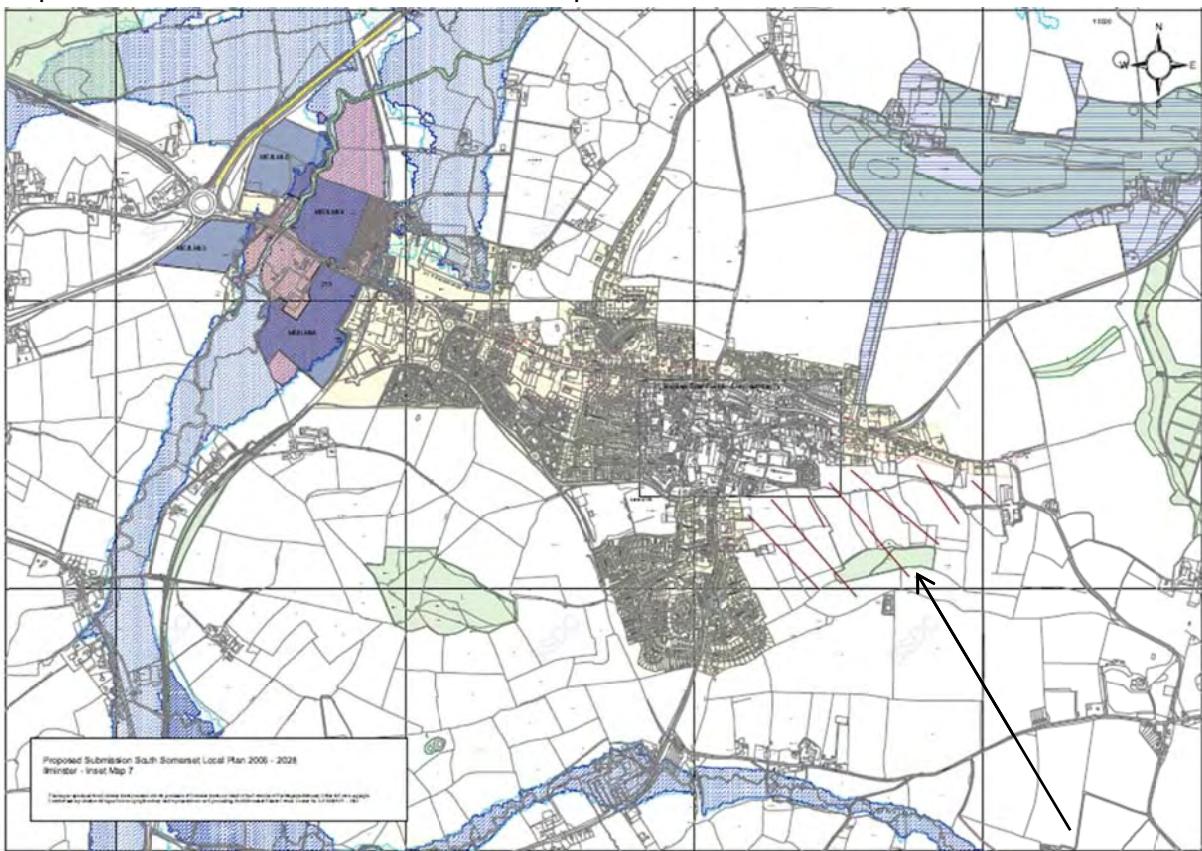
Amend indicator under Policy EQ3 to “avoidance of development that will impact on heritage areas *on the national list*.”

Add reference to “the production of a Heritage Strategy” to the monitoring indicators.



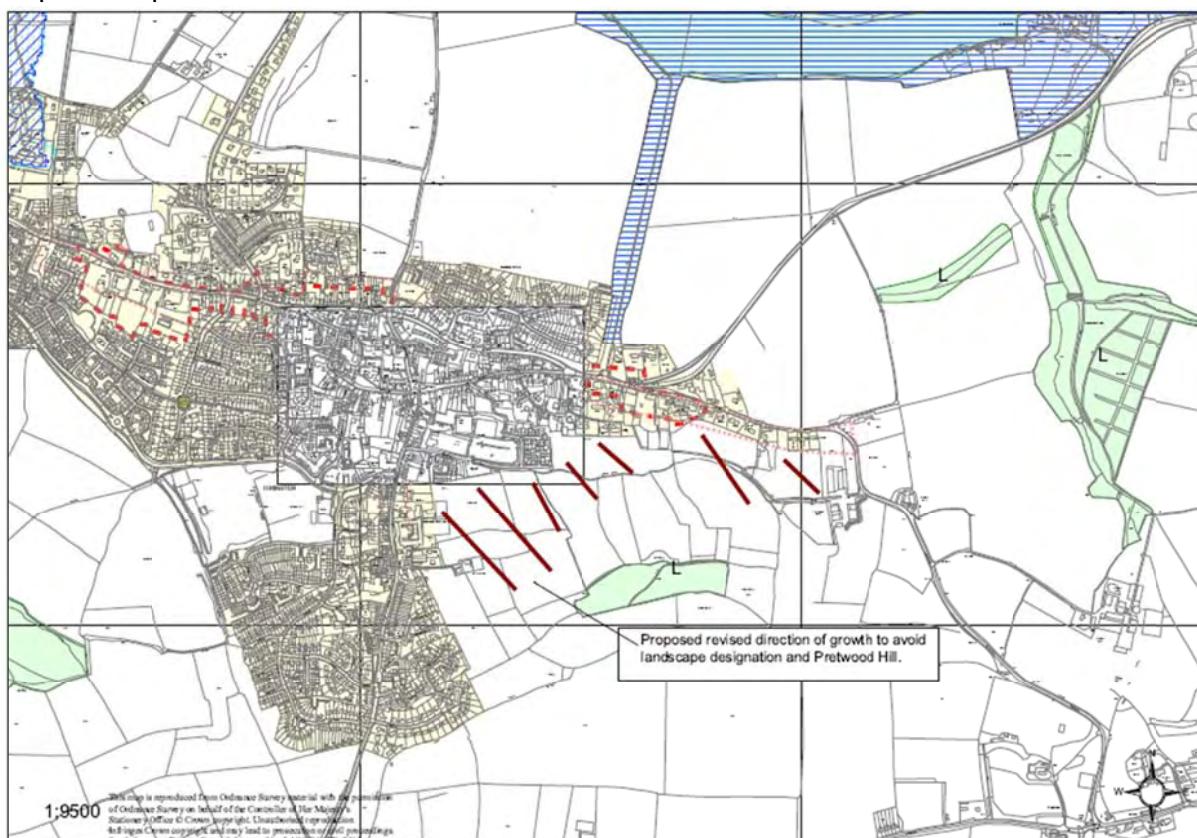
Proposed amendment to Ilminster Direction of Growth

Map 1 - Direction of Growth as shown in Proposed Submission Local Plan



Direction of Growth

Map 2 - Proposed amended Direction of Growth





ENGLISH HERITAGE

SOUTH WEST

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

Our ref:
Your ref:
Telephone 0117 975 0667
Email: caroline.power@english-heritage.org.uk
Date 6 December 2012

Dear Mr Foyne,

**South Somerset Proposed Submission Local Plan
English Heritage's Response to Outstanding Matters relating to Assessment work
regarding the proposed urban extension in Yeovil.**

Thanks you for giving English Heritage the opportunity to reassess some of the issues raised in our previous correspondence to you on the above Local Plan document. As a key stakeholder we welcome the opportunity to negotiate revisions to submission documents before they get to the EIP stage as we believe this is helpful to Planning Inspectors.

Following a meeting between various South Somerset DC Officers, Steve Membery from Somerset County Council and myself it was agreed that the following issues raised in our previous correspondence regarding the Submission Local Plan would be reassessed;

- The proposed location for the Yeovil urban extension.
- The issue of looking at more than one site around the Yeovil periphery.
- The wording and substance of Policy ENQ3.

In addition, it should be noted that at this meeting a number of minor changes were also agreed to the text for the Objectives and Vision of the Submission Document to ensure its compliance with the NPPF. Keith Lane set out these changes in the note of the meeting, subject to some amendments made by English Heritage. For ease of clarification these amendments are set out below and should be confirmed by South Somerset DC.

- Add reference to the historic environment to Strategic Objective 9 consistent with English Heritage's recommended change- letter of August 2012.
- Add reference to the historic environment to the Vision in Para 2: "There will be continued protection of distinctive historic, urban and rural environments."
- Additional text to be added to Paras 5.46-48 of the plan as a minor change to highlight areas that have particular historic significance.

- Additional reference should be made to the Historic Environment Assessment for Yeovil Periphery by CBA as this report is integral to the decision making on the proposed urban extension and fundamental to the SEA evidence-base.

The proposed location for the Yeovil urban extension.

This issue relates to the site identified for the urban extension known as Area C. This area is characterised by having a number of designated and non-designated heritage assets within it or adjacent to it. These were assessed through the Chris Blandford Historic Environment Assessment of Yeovil Periphery - July 2010, (HEA). In one particular case the proposed development area would incorporate one scheduled monument recorded as a Roman villa, to the north of Dunnock's Lane. This site, although not visually apparent currently, does appear to have a close relationship through old lanes and field boundaries to the Roman Road- now the A37 to the east of this site.

Another Roman villa at Chessels Lane, to the west of East Coker, also appears to have a potential relationship to the Roman Road. This all lends weight to the importance that needs to be attached to the historic landscape character of this particular area.

Consequently, both these monuments are regarded by English Heritage as being at potential risk from substantial harm to their settings caused by the proposed urban extension

- Roman villa N of Dunnock's Lane (ref.1003029)

As we previously stated this villa clearly contributes to the areas identity, its local distinctiveness and is an important part of the area's cultural heritage – its history. This is reinforced by the network of Roman roads most notably the A37 that would have connected this villa to other major Roman sites in the locality. The recent assessment of this site by English Heritage is quoted below in Italics;

The Scheduled Monument (SM) lies on the west side of a re-entrant or side valley running south down to Coker Moor. Views out from the SM are constrained by the topography and historic landscape features. To the west is a lane edged by sparse hedgerow features and to the north are various field and property boundaries which offer some screening. There is a PROW defining the southern edge of the SM, composed of a green lane edged on both sides by substantial hedgerows. The lane becomes sunken as it drops east into the re-entrant. The base of the re-entrant to the east of the SM is fairly densely wooded, partly screening the SM from the lower slope of the re-entrant as it rises to an arable field to the east. The SM appears to be in pasture, although it has clearly been ploughed in the past.

Views out from the SM are therefore constrained by the topography and by adjacent hedges and boundaries.

- Chessels Roman villa (ref.1006186)

This SM lies on a gentle south-facing slope with long distance views south and south-east to the chalk downland of North Dorset. It is defined to the west by the course of the A30, and to the north, east and south by sunken lanes. The lanes are topped by hedgerows in some areas, which do offer some screening but this would only be to very limited portions of the site. The SM is in arable cultivation.

Summary

Based on the information I have accessed, together with the results of the site visit, I believe that the former site (Dunnock's Lane) would be less likely to suffer significant impacts to its setting from development in the surrounding area. I note that there also

appear to be some opportunities to enhance the immediate setting of the monument and some possible gains through placing interpretation and encouraging community involvement in the management of the SM.

Whilst English Heritage recognise that there is scope for some development in this area, it would need to be subject to a large area being drawn around the villa site at Dunnock's Lane to safeguard its setting. Consequently, the HEA's defined setting for the monument should be the starting point for a more intensive and robust assessment of this area **prior** to any master planning being undertaken for an urban extension. This also applies to all designated and non-designated heritage assets within and on the periphery of the identified area. We are cautious about the appropriateness of allocating the size of the development proposed to this particular area without jeopardising its special character and its historic integrity.

We would also wish to see whether a Conservation Management Plan can be produced to ensure this monument's long-term maintenance and positive management.

Conversely, English Heritage are unable to see any scope for a development close to the Cheddars Villa site as it is likely to harm its setting. We are, therefore, unable to support any proposal for a large urban extension or more conventional housing development in the vicinity of this monument.

Historic Environment Assessment of Yeovil Periphery (HEA)

Although the HEA takes account of settings for heritage assets, this document was produced before the latest Guidance on Heritage Settings by English Heritage and the National Planning Policy Framework (NPPF) were published. It is, therefore, important to ensure that this study is "fit for purpose" and should be updated to take account of these two significant guidance documents as recommended in the NPPF under Paras 158 and 169. We, therefore, recommend that the consultants are invited to provide an appendix to this study to indicate how it complies with the NPPF and the EH guidance on settings.

In addition, as noted in the HEA report, there is considerable potential for unknown archaeology- particularly we would argue in the context of the two Roman Villas and a Roman Road. Consequently, we would wish to see an archaeological statement in place as part of the Submission Document that will outline the requirement for archaeological assessment of development proposals and the types of mitigation required for the proposed location of the urban extension.

This should also contain a framework on the historic landscape characteristics and features of this area that should directly inform future master planning. For example the physical characteristics of lanes and field boundaries close to the known monuments that may have significant Roman associations. Equally, there may be important medieval landscape characteristics associated with the various settlements and building complexes that lie close by.

The issue of looking at more than one site around the Yeovil periphery

We understand that in developing the plan, a 'multi-site' option for the Yeovil urban extension was considered and subject to Sustainability Appraisal, as well as other potential 'single' locations around the edge of Yeovil. The SA report discusses a multi-site option incorporating locations to the north west, north east, east, and south and west, concluding that: "*this option does not offer the 'economies of scale' associated with a single urban extension so would no longer be able to generate the need to support the range of community facilities and services that would create a more 'sustainable' community, compared to having the development in a single location*"

However, it also recognises that there will be negative environmental impacts associated with this approach but concludes that cumulatively this could be most harmful to the landscape, not the historic environment. Consequently, we would argue that there is still scope for more than one site to be identified for development by careful selection in terms of limiting the harm to the historic environment. Indeed, as the SA was produced prior to the HEA, it has clearly not been informed by this report.

We are, therefore, still minded to support the view that a multi -site development approach should provide better mitigation to the historic environment than a single site option. We, therefore, maintain our concern that too much weight is being placed on a single site approach to the potential detriment of the historic environment of that area.

The wording and substance of Policy ENQ3

You will already be aware that English Heritage has indicated that the new changes to this Policy and its sub text are welcomed. For ease of clarification I repeat the agreed changes and wording;

Policy EQ3 The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that will include:

- *Guidance and advice for owners and developers in relation to the conservation of the historic environment, nationally and locally designated assets including archaeological sites.*
 - *The council's approach to identifying and managing heritage assets at risk through neglect, decay or other threats, and to their conservation and return to sustainable use where appropriate.*
 - *A programme for the review of existing Conservation Area boundaries, the preparation of Conservation Area Assessments and Management Plans and making new designations.*
 - *Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment.*
 - *Measures to identify locally significant historic assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.*
 - *Detailed advice for developers preparing proposals that may have an impact upon any aspect of the historic environment about conservation, good design and positive enhancement of the assets and their settings.*
 - *Opportunities to improve historic townscapes, landscapes and the public realm."*
 - *Support for communities to identify locally significant historic buildings and in their preparation of Neighbourhood Plans.*
- Add the following paragraph to Policy EQ3 (at the beginning): "Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited".
 - Add the intention to produce a Heritage Strategy and include in the Local Development Scheme to para 12.40 of the Plan.

- Add reference to the single battlefield in the District (para 12.38).
- Amend indicator under Policy EQ3 to “avoidance of development that will impact on heritage areas on the national list.” Add reference to the production of a Heritage Strategy to the monitoring indicators.

To conclude English Heritage needs to be confident that all the amendments (as noted above) to the Submission Document are in place. In addition, that the HEA is updated and complies with the latest national guidance on the historic environment and that other designated and non-designated heritage assets and their settings in this area are adequately assessed under the terms set down in NPPF Para 129. It will be vital that any master planning proposed should have a robust framework for the historic environment as a basis for informing future development in the Yeovil periphery accompanied with equally robust mitigation where appropriate.

We still maintain the view that a single large urban extension is not necessarily the best approach to take in these circumstances given the high sensitivity of the historic environment around Yeovil. We are aware that you are not likely to alter your views on this matter and we therefore have no alternative but to maintain our objection to this element of the Local Plan.

Finally, we would wish to thank you and your colleagues for providing the time and consideration to the issue of the Historic Environment. We await your confirmation of the amendments to the Submission Local Plan.

Yours sincerely,

Caroline Power
Historic Environment Adviser- Bristol, Gloucestershire and Somerset.
Cc Hugh Beamish - Inspector Scheduled Monuments,
Adron Duckworth - Conservation Officer.
Steve Membrey - Somerset County Council.

Appendix 2b

Proposed Submission South Somerset Local Plan 2006 - 2028; Somerset County Council Senior Historic Environment Officer response to English Heritage Representation on location of Yeovil Sustainable Urban Extension

The response of the Somerset County Council Senior Historic Environment Officer to the English Heritage position in relation to the location of the Yeovil Sustainable Urban Extension is formalised in the email below together with two relevant attachments. The originating email from the Spatial Policy Manager seeking a formal response from Somerset County Council is included at the beginning of the appendix for context.

From: Andy Foyne [mailto:Andy.Foyne@SouthSomerset.Gov.Uk]
Sent: 07 December 2012 13:20
To: Steven Membrey
Subject: EH letter re Outstanding matters relating to Yeovil Urban Extension

Further to my chat with you a short while ago I would be grateful if you would look over my initial view of the key points emerging on the above and give me your views generally. I would particularly appreciate a view on

1. Whether drawing of area around Dunnock's Lane villa is necessary before being undertaken as part of any masterplan
2. That the extent of the urban extension shown in our Plan is such that it will not affect the setting of Cheddars villa.
3. Whether SSDC need to have a check of the HEA against the EH Guidance on Heritage settings (if it does is it easy to do? and could you do it?)

Additionally would you be able to confirm that the HEA is, in your view, robust and fit for purpose as we have determined our urban extension very much (but not solely) on its findings.

Finally, would you be able to forward your report on the villas settings following your recent site visit.

Thank you for your prompt services as always.

Andy Foyne

Spatial Policy Manager

South Somerset District Council

Email of 13/12/12 to SSDC Spatial Policy Manager from Steve Membery, SCC Senior Historic Environment Advisor

Dear Andy

Please find attached the two documents as discussed. One is the evidence to support the compliance of the Chris Blandford Associates study with NPPF and the EH Guidance. The other is the statement agreed with English Heritage concerning the archaeological issues.

In terms of your main questions:

1. The English Heritage guidance "The Setting of Heritage Assets" which is referenced throughout their letter states:

Chapter 3, point 3.2 "It is...important for consideration to be given to the setting and views of heritage assets in the preparation of spatial masterplans"

I believe that the document agreed with EH outlines the setting issues concerning the villa site that need to be addressed in an assessment which should take place as part of the masterplan stage.

2. I do not believe that the setting of Chessels villa will be impacted by the proposed urban extension.
3. As you can see from my attached documents I think the HEA is sufficient as it compares very well with NPPF and I believe covers the key areas of the EH guidance.

Please contact me if you need any further information or wish to discuss these documents.

Steven Membery
Senior Historic Environment Officer
01823-347433

South Somerset Local Plan Yeovil Extension

Response to English Heritage Letter

Compliance of Historic Environment Assessment of Yeovil Periphery (HEA) with the English Heritage Setting of Heritage Assets (EHSWA) and National Planning Policy Framework (NPPF).

The HEA (June 2010) was carried out prior to the production of the EHSWA and prior to the introduction of NPPF (March 2012). The following is an assessment of fitness for purpose of the HEA in light of the two recent introductions of NPPF and EHSWA.

NPPF states:

Para. 131

“That local planning authorities should take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.”

Para. 158

“Each local planning authority should ensure that the Local Plan is based on adequate, up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.”

Para. 169

Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

It is also considered that the following is valid.

Para. 170

“Where appropriate landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity”

The HEA Assessed:

Compliance with para 131.

The HEA recognised the significance of the scheduled monument Roman villa N of Dunnock's Lane and assessed its setting to extend further than the field in which it is located. It recognised that the sensitivity of the scheduled monument and its setting is high and recommended that any development should respect the setting. The HEA also recognised the significance of the Grade I and II* buildings, Barwick Park and the East Coker conservation area. It considered their sensitivity to be high and again recommended mitigation in respect of their settings.

Compliance with para 158

The data the HEA used was gathered from the Somerset Historic Environment Record, The Somerset Historic Landscape Characterisation and national Datasets of designated assets. These are adequate, up-to date and relevant evidence relating to the environment.

Compliance with para. 169

The data the HEA used was gathered from the Somerset Historic Environment Record, The Somerset Historic Landscape Characterisation and national Datasets of designated assets. It recognised the significance of heritage assets within the study area and recognised the high potential for unknown archaeological sites in the area.

Compliance with para. 170

The historic landscape character through use of the Somerset Historic Landscape Character that defined the area as small 17th-18th century enclosed fields in the western area. With larger 18th-19th century fields in the east including those surrounding the scheduled monuments Roman villa N of Dunnock's Lane (1003029). It considered the sensitivity of these historic landscape character types as moderate and low.

Conclusion

The HEA is compliant with the policies within NPPF, and in particular those relating to evidence basis and the assessment of the historic environment (paras 131, 158, 169 and 170).

Key principles for understanding setting from English Heritage The Setting of Heritage Assets.

Surroundings in which an asset is experienced:

- Visual consideration (views of and from an asset)
- Environmental factors (dust, noise and vibration)
- Spatial relationships (association with other assets or historic features)

The EHSHA states that an assessment should include landscapes which are defined as:

“rural landscapes.... With heritage interest.”

Methodological approach taken within the HEA of Yeovil periphery:

Basic Principles

- Visual analysis to determine the setting (based on key views into and from assets)
- Visual analysis to determine key views between assets
- Perceptual analysis through site visits
- Review of documentary sources to determine potential historic, cultural and literary associations

Setting of Heritage Assets

The HEA included an area around the buried site of the Roman villa N of Dunnock's Lane (1003029) as a setting. This included the fields to the north, south and west of the villa. It used the road to the northwest as its boundary. The visit by SCC and EH agreed with the general area and made recommendations (see accompanying South Somerset Local Plan Yeovil Extension Archaeological Issues document) which were agreed with EH.

The HEA also included areas around the Grade I and II* buildings and the East Coker conservation area to define a setting for these assets.

The HEA used the Somerset Historic Landscape Characterisation data to assess the wider landscape in which the heritage assets sit and to define the historic nature of the landscape.

Conclusions

The principles on which the methodology of the HEA was based are fully compatible with the Key principles of the EHSHA

South Somerset Local Plan Yeovil Extension



Mosaic floor depicting two men with spear and dead stag discovered
at the Dunnock's Lane Villa site

Archaeological Issues

Introduction

As part of the Proposed Submission South Somerset Local Plan 2006 – 2028 an urban extension to Yeovil is proposed. The Historic Environment Assessment of Yeovil Periphery (Chris Blandford Associates) identified two scheduled monuments and a potential for further heritage assets to be impacted by the proposal. The report concluded that sensitivity of the scheduled monuments to be high and that potential for unknown archaeological remains within the area to be high.

National Planning Policy Framework states that:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. (NPPF para 126)

The two Scheduled Monuments are :

Roman villa N of Dunnock's Lane (1003029), and
Chessels Roman villa (1006186)

This document identifies the issues associated with the capacity for change in the environs of the sites, particularly potential impacts on the settings of the monuments.

This document is prepared by Steven Membery, Senior Historic Environment Officer, Historic Environment Service, Somerset County Council and agreed with Hugh Beamish, English Heritage Inspector of Ancient Monuments, and Caroline Power, Historic Environment Advisor.

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2	Scheduled Monuments.....
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Aims

The aim of this document is:

- To ensure that heritage assets are identified, their significance understood and appropriate measures adopted to protect assets.
- To ensure that potential enhancements are identified.

Scheduled Monuments

Archaeological background

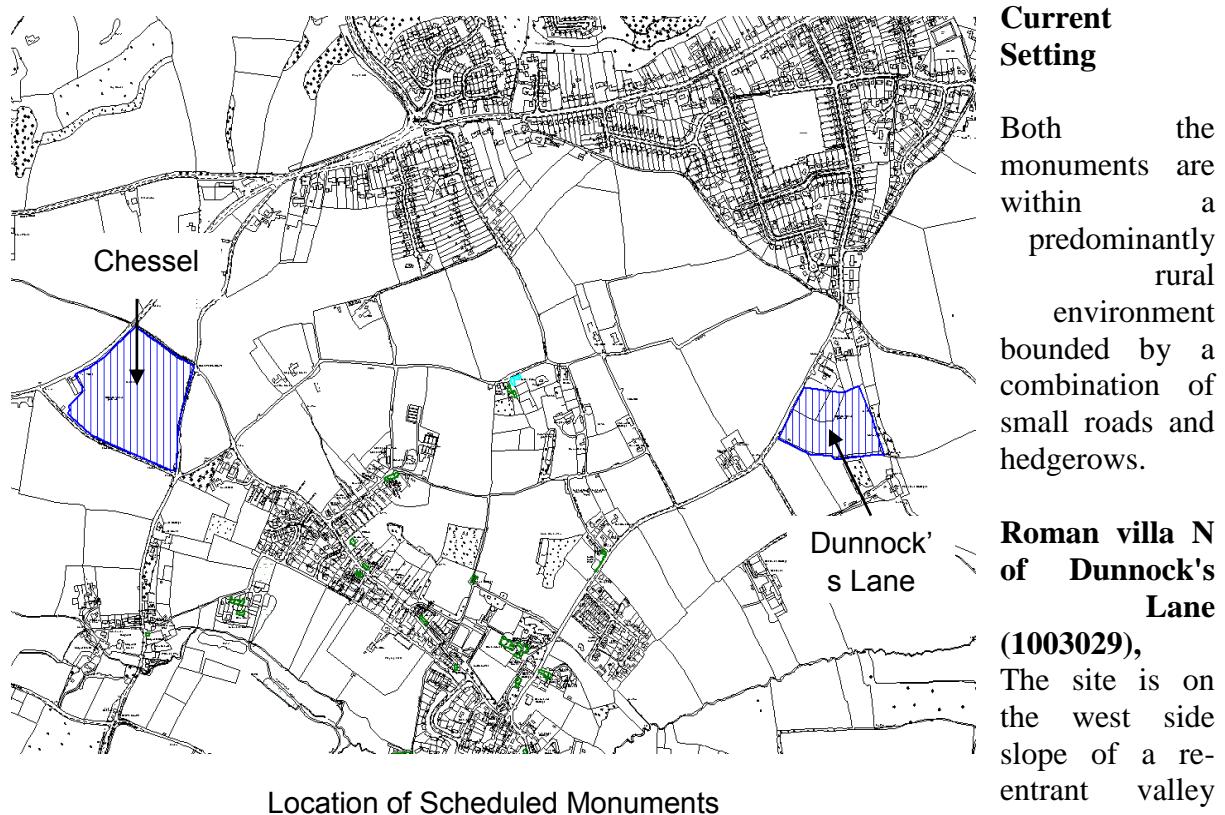
Roman villa N of Dunnock's Lane (1003029)

A piece of mosaic work was dug up in a field in the parish of East Coker, Somerset 'with very curious figures; representing a woman lying in full proportion, with an hour glass under her elbow, and a flower pot in one hand; over her head, an hare flying from a greyhound, just catching her in his mouth; at her feet, a blood hound in pursuit of a doe, just before him, with several other figures.' The mosaic lay above a hypocaust with one wall flue remaining and was composed of burnt bricks, blue, red and white, none more than an inch square, most less'. Also 'within a beautiful square containing a circle, are these figures: a woman dress 'tis thought in the Roman stola with its purple laticule or border; another much damaged; which with the former, each gave a hand to fix the cloaths round another woman, laid on a couch naked down to below her waist, and on whome the physician hard by prepares to do some operation by the fire, wither cupping or burning able to suit the use for the room. The site is described as about a mile and a half south of Yeovil on the east side of the road to East Coker and near a good spring of water. Several rooms were identified with two mosaics. The figured mosaic was laid over a hypocaust and measured 10 by 12 feet. The other mosaic was purely geometric and measured 10 x 14 feet. The smaller finds included bricks, tiles, iron objects and burnt bones. Further finds were made in about 1818 or 1820 at the same spot or close to it in a field called Chesil or Chessells. Foundations, two mosaics (one figured, one geometric), painted wall plaster, tiles, potsherds and coins were discovered. The figured mosaic was a fragment about 3.5 x 4 feet showing two men carrying a dead stag on a pole. In May 1919 fragments of tiles and several tesserae were picked up on the surface in the proximity of recently unearthed stone walling of herring-bone pattern

Chessells Roman villa (1006186)

A Roman villa, in a field called "Chessells" was discovered and partially examined by John Moore in 1861. Few definite foundations were found, but abundant evidence of a house, such as many tesserae, painted wall plaster, tiles and roof slates was found. The excavators believed the house to be burnt down, the site robbed and a subsequent building of rude character erected from the burnt stones. Amongst the small finds were some pre-Roman objects including a bronze ring and a bronze boat-shaped brooch of Italian (Halstatt) type (?C7BC). It is also suggested that five early Iron Age bronzes (horse trappings) displayed in Yeovil Museum alongside the brooch may have also come from the site. Roman finds included a bronze statuette of Mars, an inscribed bronze plate, much Samian and coarse pottery and coins from Faustina I to Valens. Further excavations in 1958 (see PRN [15105](#))

revealed stone foundations suggesting a substantial wall of a building. Iron nails were found, also stone tiles, tesserae, a wide range of RB pottery and 12 coins of Victorinus (AD268-70) to Theodosius I (AD388-95). Pottery and a circular hearth were discovered in 1914-15 when a water supply pipe trench was dug. Suggested that the villa was founded in the late C3, disregarding the site finds of 1862-3 in favour of "the more reliable evidence" of the 1958 excavations. Such a precise date is unlikely, especially as different excavations examined different areas. More likely that the site was occupied from the late C1 or early C2 to the end of the C4. None of the excavations have been extensive and traces of earlier buildings may have been missed.



is bounded to the north by a mixed boundary (laylandii etc) which forms the boundary of a houses garden and the field. The western boundary is a hedgerow and a rural road (lane). To the south is a bridleway formed by a shallow "hollow way" with hedgerows on both sides. The eastern boundary is formed by a small copse with a stream running north-south, which joins the bridleway at the south-east corner of the site. Views out from the Scheduled Monument are therefore constrained by the topography and by adjacent hedges and boundaries

Chessels Roman villa (1006186)

This site is currently under arable and is on a slight south facing slope with long distance views south and south-east to the chalk downland of North Dorset. It is bounded on all sides by hedgerows and roads the A30 on the west and rural lanes on north, east and south.

Impact Assessment

Both Scheduled Monuments settings have the potential to be impacted by development within the vicinity. The Dunnock's Lane site is less sensitive to impacts due to its landscape setting. No development should take place in its immediate environs but landscaping and enhancement of the immediate setting could promote a positive use of the site through land management and community engagement.

Chessles Villa setting has greater potential to be impacted and its open landscape setting mean options for mitigation are limited.

It is therefore considered that potential negative impacts on Dunnocks lane are low, but very high for Chessles.

Recommendations

National Planning Policy Framework states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. "(NPPF Para 132.)*

Following this policy two recommendations are made:

- The area surrounding the Dunnock's Lane site should be central to a larger green open space landscaping scheme to ensure minimal impact on its setting and release the potential for enhancements and management of the significant buried remains.
- That development adjacent to the Chessels site will have serious negative impacts and this area should be excluded from the proposed urban expansion.

Archaeological Assessment

The proposal area has high potential for buried archaeological remains dating from the prehistoric through to WWII. Known sites include ring ditches identified through aerial photography most likely representing Bronze Age barrows, Iron Age and Roman pottery finds and WWII barrage balloon sites.

National Planning Policy Framework states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." (NPPF Para 128).

Any planning proposal should fully assess the archaeological potential and produce sufficient information on heritage assets to understand their significance. This will involve a staged series of assessments:

Desk Based Assessment and Historic Landscape Characterisation

This will consist of thorough research into all existing information without the requirement for any fieldwork. The IfA (2008b) defines archaeological desk-based assessment as:

“... an assessment of the known or potential archaeological resource within a specified area or site on land or underwater, consisting of a collation of existing written and graphic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.”

The Historic Landscape Characterisation should assess the physical characteristics of the area including lanes, field boundaries, lanes and other landscape features that relate to historic land use. There is likely to be important elements to the landscape that relate to the Roman villas and medieval period (associated with settlements and nearby building complexes).

Geophysical Survey

Geophysicists use a number of techniques to understand ground conditions and predict buried archaeological remains (see section 5.5 for requirements). These techniques are particularly useful on rural sites where archaeological remains such as ditches and walls survive in areas currently under the plough or in pasture fields. Geophysical surveys are less useful in urban contexts although Ground Penetrating Radar can provide useful information. All surveys should conform to the English Heritage's guidance note Geophysical Survey in Archaeological Field Evaluation (2008).

Trial Trench Evaluation

This technique involves the excavation of trenches in order to examine archaeological remains on the proposal site. Information from the investigation is used to determine the physical impact the proposal will have on the buried remains and inform a mitigation strategy. Depending upon the importance, condition and vulnerability of the archaeological remains, foundation schemes and service trenches can be redesigned to preserve the remains in-situ. Evidence from the trial trenches will inform the requirements for appropriate archaeological investigation prior to, or during development.