

**Draft Submission South Somerset Local Plan 2006-2028**  
**List of All Modifications**

**February 2013**

**Core Document 3b**

The modifications below are expressed in the conventional form of ~~strike through~~ for deletions and underlining for additions of text.

Modifications to footnotes are as a result of consequential changes or data updates.

The modifications arising from Full Council on the 17<sup>th</sup> January 2013 are denoted through their reference number being highlighted in **bold** text.

The page numbers and paragraph numbering below refer to the Submission Draft Local Plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Minor Modification
M1	1	1.4	Note added to show that section will be updated following examination.
M2	3	Figure 1: Local Plan Progress to date	Note added to show that section will be updated following examination.
M3	7	Figure 2: Important Influences on the Local Plan	Note added to show that section will be updated following examination.
M4	9	1.31	Note added to show that section will be updated following examination.
M5	10	Next Steps	Note added to show that section will be updated following examination.
M6	11	Figure 3: Local	Note added to show that section will be updated following examination.

Ref	Page	Policy/ Paragraph	Minor Modification
		Plan – Next Steps	
<b>M7</b>	12	2.1	South Somerset District has a population of around <del>459,700</del> <u>161,300</u> <sup>1</sup> distributed across many towns, villages and hamlets. It is one of the largest districts in the South West lying on the southern side of the County and accounts for nearly a third of Somerset's area covering an area of 958 sq km (370 sq miles). It is largely rural in nature with a population density of 1.7 people per hectare, less than half the national average. Yeovil is the second largest town in the County and has approximately a quarter of the District's population (44,000) and lies in the south eastern corner of the District immediately adjoining Dorset. However, over 40% of the District's population live in settlements of fewer than 2,500 residents and the District is made up of a mixture of sparsely inhabited rural areas, a network of villages and a number of market towns of varying size and influence.
M8	12	2.4	The District has more people, employers and workers than other parts of the County with over 6,000 businesses employing around <del>64,100</del> <u>66,600</u> people <sup>2</sup> . It has a manufacturing history and its strengths include a strong economy, despite the economic climate, based mainly on a relatively small number of large manufacturing companies in the food processing and engineering industries. A number of world-class companies are located in the District, as is an experienced workforce.
M9	13	2.5	The number of jobs in the District has grown from approximately 47,500 jobs in 1991 to <del>62,500</del> <u>66,600</u> jobs in <del>2010</del> <u>2011</u> <sup>3</sup> , an average of 955 jobs per annum, although there have been fluctuations over this time. The rate of new business creation is similar to other parts of the County, but below national average ( <del>52%</del> <u>0.31%</u> per 10,000 adults compared to <del>74%</del> <u>0.46%</u> per 10,000 adults for England and Wales). On the other hand, failing business rates are lower than the national average, and new businesses have shown more resilience in South Somerset than in most parts of the County, region and country.

<sup>1</sup> Amendment to footnote to read: [~~ONS Mid Year estimates 2010 (published March 2012)~~ [2011 Census data]]

<sup>2</sup> Amendment to footnote to read: [~~BRES 2010 2011 (released September 2012)~~ – number of employees in the District (excludes self employed persons but includes an additional 1,000 people to the BRES record to take into account agricultural employees, not counted in BRES but were counted in ABI records)]

<sup>3</sup> Amendment to footnote to read: [~~ABI and BRES Employee Analysis 1991- 2010~~ 2011]

Ref	Page	Policy/ Paragraph	Minor Modification
M10	13	2.8	Yeovil is the prime economic driver within the District, with almost <del>32,000</del> <u>31,200</u> employees <sup>4</sup> (equating to almost <del>50%</del> <u>47%</u> of all of the District's jobs). It is the largest town and commercial and administrative centre in the 'A303 Corridor' economic zone identified in the Regional Economic Strategy and is a major employment centre providing many jobs in aerospace and associated engineering, including around 3,500 employees at 'Agusta Westland' in the manufacturing of helicopters. It is recognized as a “strategically significant town” particularly in terms of its economic role within the District and wider area.
M11	14	2.14	There are approximately <del>71,400</del> <u>69,500</u> dwellings in South Somerset District, <del>85.5%</del> <u>85%</u> are owned by the private sector (owner occupied or private rented) and <del>44.5%</del> <u>15%</u> by the public sector .The housing stock is largely made up of detached (34.3%) and semi detached dwellings (31.3%) followed by terraced dwellings (23.8%) and flats/maisonettes (9.6%). Other types of dwelling make up the remaining 1%. The more urban areas of the District show a concentration of terraced housing and flats.
M12	15	2.17	Like much of the south west, affordability is an issue within the District, with the average house price being over <del>9</del> <u>8.5</u> times the average salary, which makes it very difficult for first time buyers to enter the housing market particularly in the rural areas. The average house price in the 3rd quarter <del>2011</del> <u>2012</u> was <del>£209,811</del> <u>£208,179</u> . <sup>5</sup> Homelessness appears to be increasing with applications under homelessness rising from 37 in the 3rd quarter of 2008 to 70 in the 1st quarter of 2012 of which 48 were in priority need.
M13	17	2.31	The villages and historic parts of larger settlements are built with distinctive local stones, including Ham Hill and Blue lias, and the area has a high concentration of Listed Buildings and Conservation Areas as well as Country houses set in parkland. Large estates feature in the area including several owned by the National Trust. There are <del>94</del> <u>97</u> Grade 1 listed buildings in South Somerset including many Norman or Medieval churches.
<b>M14</b>	18	3.4	The South Somerset SCS sets out 12 goals under 5 themes. Nine of these goals have a clear spatial element replicated in this Local Plan. Each goal of the SCS is a long-term aim to be achieved and there are close links between them. The objectives of the Local Plan are derived from these and from the national planning principles, as set out in the NPPF. The Strategic Objectives by

<sup>4</sup> Amendment to footnote to read: [BRES ~~2010~~ 2011 Employees in Employment figures]

<sup>5</sup> Amendment to footnote to read: [Land Registry (July – September ~~2011~~ 2012)]

Ref	Page	Policy/ Paragraph	Minor Modification
			<p>which the Vision for South Somerset will be achieved are as follows:-</p> <ol style="list-style-type: none"> <li>1. Safe, resilient, socially just, inclusive and sustainable communities providing employment, homes and services in close proximity with strong networks and confident people sharing respect for each other.</li> <li>2. A health enhancing environment, promoting walking, cycling and non car based transport and access to leisure opportunities.</li> <li>3. Access to quality services and facilities designed around the needs of the community, enabling everyone to have fair and equitable access to what they need in their local area.</li> <li>4. An integrated sustainable transport system developed both within and between towns especially to and from Yeovil, whilst promoting enhanced delivery of services direct to rural areas through Information and Computer Technologies.</li> <li>5. A comprehensive, high performing economy that is diverse, adaptable and provides jobs growth and inward investment through a thriving Yeovil, regenerated Chard and market towns and a diversified rural economy.</li> <li>6. A natural and built environment able to attract and retain visitors, a vibrant tourism industry and encourage inward investment of high quality sustainable businesses.</li> <li>7. A balanced housing market with a range of both general and affordable housing to meet the required growth and sited and built to support sustainable lifestyles with low carbon emissions, delivered through a sustainable district settlement strategy and hierarchy.</li> <li>8. Address climate change through both mitigation and adaptation and move towards a Carbon Neutral economy by the Government target date of 2030 by delivering high quality and energy efficient development with exemplar development at Yeovil to move towards more sustainable, lower carbon consumption living and to provide a boost to new low carbon technologies.</li> <li>9. Protection and enhancement of our natural environment, <u>historic environment</u> and biodiversity, retaining the distinctiveness of settlements and reflecting known environmental constraints, including flood risks in locating growth.</li> </ol>
<b>M15</b>	19	The Vision for 2028	<p>Second paragraph:</p> <p>The District will have grown in population with a larger Yeovil and expanded market towns based on economic, cultural and educational strengths. There will be continued protection of distinctive <u>historic</u>, urban and rural environments. The growth in population will be matched with growth in the economy in conjunction with the infrastructure provision needed to make this happen.</p>

Ref	Page	Policy/ Paragraph	Minor Modification
M16	22	4.5	Note added to show that section will be updated following examination.
M17	22	4.6	Note added to show that section will be updated following examination.
M18	23	4.7	Note added to show that section will be updated following examination.
<b>M19</b>	32	4.45	Housing proposals should also, where possible, demonstrate how they would support existing facilities. The NPPF states <u>that housing in rural areas should not be located in places distant from local services to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</u> The argument that extra housing units will support services is not considered tenable when there is clear evidence in the last 30 years of substantial rural settlement growth both nationally and in South Somerset, whilst rural services in both have continued to demonstrate steady decline.
<b>M20</b>	34	4.53	<u>The distribution of jobs and homes across the District is derived from the presumption that the past economic performance of the Districts settlements and rural areas is repeated into the future. The Council's economic geography is therefore projected into the future through this presumption and through the Council's Settlement Hierarchy, which 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 settlements or outside areas allocated for development. 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.</u>
<b>M21</b>	35	4.54	Move existing text at paragraph 4.54 to new paragraph at 4.55. Insert new text at 4.54 to read:

Ref	Page	Policy/ Paragraph	Minor Modification
			<u>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.</u>
<b>M22</b>	35	4.55	New paragraph created at 4.55 using existing text from paragraph 4.54 to read:  <u>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.</u>
<b>M23</b>	35	4.55	Despite the recession and recent job losses, the District is in a strong position to recover and <del>return to</del> <u>grow beyond the peak employment levels of 2008 by 2015 and recent evidence demonstrates that this is happening and jobs are being created</u> <sup>6</sup> . 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 business services. They also demonstrate that indigenous companies are confident that they can grow over the longer-term.
<b>M24</b>	35	4.56	<u>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</u>

<sup>6</sup> Amendment to footnote to read: [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.]

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			<del>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 midpoint between the two scenarios of positive private sector led growth and slow faltering growth. Presents two scenarios for future growth. The first scenario is for private sector led economic recovery and presents a more robust view of future growth, whilst the second scenario assumes a slower recovery in private sector investment and job creation. The first scenario is promoted by the Council because it is more optimistic, more reflecting South Somerset's approach to economic development, and more appropriate to enable the economy has for growth. The implication of this is that a total net employment growth provision of 9,200 11,250 jobs should be provided for South Somerset and provide the context for determining job growth for individual settlements.</del>
<b>M25</b>	35	4.57	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 <del>4,500</del> <u>5,513</u> ) will be based in Yeovil.
<b>M26</b>	35	4.58	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 <u>in the context of Policy SS2</u> , 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 ( <del>2,900</del> <u>3,542</u> jobs) will be spread across the Market Towns, 9% ( <del>850</del> <u>1,013</u> jobs) across the Rural Centres and 41% <u>10.5%</u> ( <del>950</del> <u>1,181</u> jobs) across the Rural Settlements.
<b>M27</b>	36	4.59	Of the <del>9,200</del> <u>11,250</u> new jobs anticipated in the District by 2028, Baker Associates identified in their analysis of growth <u>sectors in the Housing Requirement for South Somerset and Yeovil report</u> that approximately <del>two-thirds</del> <u>61%</u> ( <del>6,400</del> <u>6,864</u> ) 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 <u>and potential to diversify into high tech, creative industries and IT related business services.</u>
<b>M28</b>	36	4.60	To support the growth of these new 'traditional' jobs, there is a requirement for <del>462</del> <u>159.35</u> hectares of employment land ( <u>for Planning Land Use Classes B1, B2 and B8</u> ). This requirement stems from a combination of quantitative and qualitative need and Table 1: Employment Land Justifications illustrates the case for each settlement.

Ref	Page	Policy/ Paragraph	Minor Modification												
<b>M29</b>	36	4.61	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 <del>42.5</del> <u>40.0</u> hectares of new employment land.												
<b>M30</b>	36	4.62	Clearly land will be required for the 'non' traditional jobs that will come about over the plan period (approximately <del>3,400</del> <u>4,385</u> of the <del>9,200</del> <u>11,250</u> 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.												
<b>M31</b>	36	4.63	The Local Plan does not make <u>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</u> 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 <u>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.</u>												
<b>M32</b>	36	4.64	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 <del>equivalent</del> floorspace figure (in net terms) <u>required to deliver the identified job growth. This figure, which is derived from converting land into floorspace using English Partnerships Density Ratios, is given as a guide to what the land means in floorspace terms. It is only a guide as it is based on averages and past growth.</u>												
<b>M33</b>	38	Table 1: Employment Land	<table border="1"> <thead> <tr> <th></th> <th>Local Plan jobs</th> <th>Employment land</th> <th>Existing employment</th> <th>Quantitative and Qualitative justification for employment land</th> <th>Local Plan additional</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Local Plan jobs	Employment land	Existing employment	Quantitative and Qualitative justification for employment land	Local Plan additional						
	Local Plan jobs	Employment land	Existing employment	Quantitative and Qualitative justification for employment land	Local Plan additional										

Ref	Page	Policy/ Paragraph	Minor Modification					
		Justifications		growth (B Use jobs in brackets)	required for B use jobs growth (ha) <sup>7</sup>	land commitments (ha)		employment land requirement (ha)
			Yeovil Town	<del>2943</del> <del>3948</del> <del>(1942)</del> <del>(2408)</del>	<del>12.81</del> <del>13.03</del>	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, <u>the other under construction</u> ) 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. <del>This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations. The 5 hectare figure derives from the previous Local Plan's Inspectors 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</del>	5.0

<sup>7</sup> Amendment to footnote to read:[This figure is derived by taking the figure for B Use jobs, applying a percentage for B1, B2 and 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.]

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							<u>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.</u>	
			Yeovil Sustainable Urban Extension	1565 <del>(1033)</del> <u>(955)</u>	<del>6.84</del> <u>5.16</u>	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. <del>44</del> <u>8.0</u> hectares are required in total with <u>75.0</u> hectares in the Plan period.	7.0
			Chard	886 <u>1,083</u> <del>(585)</del> <u>(661)</u>	<del>3.86</del> <u>3.57</u>	17.14	Employment land allocation carried forward from saved Local Plan proposals. No additional need. 6 hectares of Chard provision will be built before the plan period.	0
			Crewkerne	472 <u>577</u> <del>(312)</del> <u>(352)</u>	<del>2.05</del> <u>1.90</u>	10.10		
			Ilminster	343 419 (226) (256)	4.49 <u>1.38</u>	23.05		
			Wincanton	490 <u>599</u> <u>323</u>	<del>2.13</del> <u>1.98</u>	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	5.0

Ref	Page	Policy/ Paragraph	Minor Modification					
				<u>(366)</u>			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, 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	<u>254</u> <u>307</u> <del>(166)</del> <u>187</u>	<del>4.09</del> <u>1.01</u>	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 Town the site size is considered to be 3 hectares.	3.0
			Castle Cary/ Ansford	<u>223</u> <u>273</u> <del>(147)</del> <u>(167)</u>	<del>0.97</del> <u>0.90</u>	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	3.0

Ref	Page	Policy/ Paragraph	Minor Modification					
							hectares. Discussions with the Parish Council concluded that there is a need for 3 hectares of employment land to aid self-containment.	
			Langport/ Huish Episcopi	<del>223</del> <u>284</u> <del>(154)</del> <u>(174)</u>	<del>1.01</del> <u>0.94</u>	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
			Bruton	<del>828</del>	<del>3.60</del>	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	<del>1013</del>	<del>3.34</del>	0.02		2.0
			Martock/ Bower Hinton	<del>(546)</del> <u>(618)</u>		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	<del>966</del> <u>1181</u> <del>(6072)</del> <u>(720)</u>	<del>4.20</del> <u>3.90</u>	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	4.5 <u>4.0</u>

Ref	Page	Policy/ Paragraph	Minor Modification					
							<u>of Policy SS2, with other development proposals and in consequence are likely to require additional provision beyond the existing commitments.</u>	
			<u>Total</u>	<u>11,249</u> <u>(6,864)</u>	<u>37.12</u>	<u>119.35</u>		<u>40.0 net</u> <u>159.35</u> <u>gross</u>
<b>M34</b>	41	Policy SS3: Delivering New Employment Land	The Local Plan will assist the delivery of <del>9,200</del> <u>11,250</u> jobs as a minimum, and approximately <del>600,850</del> <u>293,300</u> sq metres net, <del>162</del> <u>159.35</u> ha <u>gross</u> of traditional employment land (Use Class B1, B2 and B8) <del>to be directed to</del> <u>will be provided for the</u> following settlements for the period April 2006 to March 2028.					
			<u>Settlement</u>	<u>Local Plan 2006-2028 Total Employment Land Requirement</u>	<u>Existing Employment Land Commitments</u>	<u>Additional Employment Land Provision Required (total employment land less existing commitments) (As at April 2011)</u>	<u>Total Jobs to be encouraged 2006-2028 (numbers in brackets <u>last column</u> indicates jobs in traditional 'B' Uses as defined by the Use Classes Order)</u>	
			<u>Strategic Town</u>					
			<u>Yeovil Town*</u>	<u>44.84</u>	<u>39.84</u>	<u>5.00</u>	<u>2943</u> <u>3498</u> <u>(1942)</u>	<u>2408</u>
			<u>Yeovil Urban Extension</u>	<u>7.0</u> <u>5.0</u>	<u>0.00</u>	<u>7.0</u> <u>5.0</u> ***	<u>1565</u> <u>(1033)</u>	<u>955</u>
			<u>Market Towns</u>					
			<u>Chard*</u>	<u>17.14</u>	<u>17.14</u>	<u>0.00</u> ***	<u>886</u> <u>(1083)</u> <u>(585)</u>	<u>661</u>
			<u>Crewkerne*</u>	<u>10.10</u>	<u>10.10</u>	<u>0.00</u>	<u>472</u> <u>(312)</u> <u>577</u>	<u>352</u>
			<u>Ilminster</u>	<u>23.05</u>	<u>23.05</u>	<u>0.00</u>	<u>343</u> <u>(226)</u> <u>419</u>	<u>256</u>
			<u>Wincanton</u>	<u>8.61</u>	<u>3.61</u>	<u>5.00</u>	<u>490</u> <u>(323)</u> <u>599</u>	<u>366</u>
			<u>Somerton</u>	<u>4.91</u>	<u>1.91</u>	<u>3.00</u>	<u>251</u> <u>(166)</u> <u>307</u>	<u>187</u>

Ref	Page	Policy/ Paragraph	Minor Modification					
			Ansford/ Castle Cary	13.19	10.19	3.00	223 <del>(147)</del> <u>273</u>	<u>167</u>
			Langport/ Huish Episcopi	3.44	0.44	3.00	233 <del>(154)</del> <u>284</u>	<u>174</u>
			Rural Centres					
			Bruton	2.56	0.56	2.00	1013	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	<del>42.36</del> <u>11.86</u>	7.86	4.5 <u>4.0</u>	966 <del>(638)</del> <u>1181</u>	<del>(638)</del> <u>720</u>
			Total	<del>161.85</del> <u>159.35</u>	119.35	<del>42.5</del> <u>40.0</u>	9200 <u>11249</u> <del>(6072)</del>	<u>6864</u> <del>(6072)</del>
			<p>* 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.</p> <p>** This figure relates to Lopen Head Nursery.</p>					

Ref	Page	Policy/ Paragraph	Minor Modification						
			*** Yeovil and Chard will deliver additional employment land beyond the plan period. Chard will deliver 6 hectares and Yeovil will deliver 4 <u>3</u> hectares beyond 2028, in association with their strategic residential growth.						
<b>M35</b>	42	SS3 Monitoring Indicators and Targets	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed employment land in the District (B1, B2 and B8 uses).</td> <td>462-159.35 hectares of employment land built <u>will be made available</u> in the District between 2006 and 2028.</td> </tr> <tr> <td>Number of new jobs in the District.</td> <td>9200-11,250 new jobs between 2006 and 2028.</td> </tr> </tbody> </table> <p>Due to rounding of numbers they may not add up</p>	Monitoring Indicators	Target	Completed employment land in the District (B1, B2 and B8 uses).	462-159.35 hectares of employment land built <u>will be made available</u> in the District between 2006 and 2028.	Number of new jobs in the District.	9200-11,250 new jobs between 2006 and 2028.
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<b>M36</b>	42	4.70	The <u>Regional Spatial Strategy</u> (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. <u>The revised timescale to 2028 inflates all these figures by 2 additional years with the overall requirement being 21,670 dwellings.</u>						
<b>M37</b>	42	4.71	<p><u>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;</u></p> <p><u>“the proposed revocation of the Regional Strategies may be regarded as a material consideration by decision makers when determining planning applications and appeals”</u></p> <p><u>Points to the limited validity a Local Plan would have if based on the Regional Spatial Strategy for the South West. Whilst the Government have firmly indicated their intent to withdraw the South West Regional Spatial Strategy which has been stalled for some time at the stage of the Secretary of State's Proposed Changes it remains a live consideration until such time as it is withdrawn. The Secretary of State's Proposed Changes indicate a figure of 19,700 dwellings for South Somerset from 2006 to 2026 (21,670 dwellings pro rata to 2028). It is considered that this figure is inappropriate for South Somerset by virtue of the considerable</u></p>						

Ref	Page	Policy/ Paragraph	Minor Modification		
			<del>local evidence gathered specifically in the knowledge that the South West Regional Spatial Strategy would be withdrawn.</del>		
<b>M38</b>	42	4.72	<del>The most important determinants of the broad range of the District's scale of Growth should be the employment growth <u>are economic job</u> projections <u>requiring concomitant housing provision, household projections and population projections.</u> These set the range of future growth from within which a provision figure must derive.</del>		
<b>M39</b>	42	4.72	<del>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" i.e. 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. Of the two scenarios prepared by Consultants (explained above in paragraph 4.56) the higher job figure, adjusted by figures relating to the recent period of recession, is to be used reflecting the Council's aspirations for growth and regeneration and the potential the economy has for growth. The resultant 14,000 dwelling figure however needs to be adjusted upwards to account for an anticipated 300 dwelling figure required in association with recently announced additional deployment to Yeovilton and a provision for non economically active in migrants who need to be accommodated to avoid new dwellings 'earmarked' for workers being occupied by more affluent older non economically active in migrants (potentially up to 5,000 dwellings – from data derived from the South Somerset Housing Market Assessment). Additionally an ageing population is likely to have the effect of reducing the future economic activity rate of the District's population requiring a higher population to provide the same number of workers.</del>		
<b>M40</b>	43	New paragraph	<del>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.</del>		
<b>M41</b>	43	Table 2a: Housing	<table border="1"> <tr> <td>a) –</td> <td>77,700</td> </tr> </table>	a) –	77,700
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<b>M42</b>	43	Table 2b: Housing Requirement for South Somerset and Yeovil	<table border="1"> <thead> <tr> <th></th> <th>Scenario 1 Positive Private Sector Led Growth</th> <th>Scenario 2 Slower Growth</th> </tr> </thead> <tbody> <tr> <td>a) <i>Economically active 2006 (ONS Annual Population Survey)</i></td> <td><u>77,700</u></td> <td><u>77,700</u></td> </tr> <tr> <td>b) <i>Population 2006 (ONS midyear estimates)</i></td> <td><u>156,700</u></td> <td><u>156,700</u></td> </tr> <tr> <td>c) <i>Households 2006 (ONS mid year estimates)</i></td> <td><u>68,000</u></td> <td><u>68,000</u></td> </tr> <tr> <td>d) Net gain of jobs 2006 – 2028</td> <td><u>9,200-13,400</u></td> <td><u>4,800-9,100</u></td> </tr> <tr> <td>e) <u>Net gain of jobs discounted for double jobbing</u></td> <td><u>12,750</u></td> <td><u>8,650</u></td> </tr> <tr> <td>e)-f) <u>Net increase in unemployment 2006-2028</u></td> <td><u>300-400</u></td> <td><u>200</u></td> </tr> <tr> <td>f)-g) <u>Economically active 2028 (gf = a + ed + fe)</u></td> <td><u>87,200-90,850</u></td> <td><u>82,700-86,550</u></td> </tr> <tr> <td>g)-h) <u>Total population 2028 (hg = gf x 2.02)</u></td> <td><u>476,100-183,500</u></td> <td><u>467,100-174,850</u></td> </tr> <tr> <td>h)-i) <u>Private households population 2028 (ih = hg – 2.2%)</u></td> <td><u>172,200-179,850</u></td> <td><u>163,400-171,350</u></td> </tr> <tr> <td>i)-j) <u>Total number of households 2028 (ji = ih ÷ 2.1 persons per household)</u></td> <td><u>82,000-85,650</u></td> <td><u>77,800-81,600</u></td> </tr> <tr> <td>j)-k) <u>Number of additional homes 2028</u></td> <td><u>14,000-17,650</u></td> <td><u>9,800-13,600</u></td> </tr> <tr> <td>k)-l) <u>Population change 2006 – 2028 (lk = hg – b)</u></td> <td><u>49,400-26,800</u></td> <td><u>40,400-18,150</u></td> </tr> </tbody> </table> <p><b>Notes:</b> <i>Italics denotes 2006 baseline data – start of the plan period.</i>  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%</p>				Scenario 1 Positive Private Sector Led Growth	Scenario 2 Slower Growth	a) <i>Economically active 2006 (ONS Annual Population Survey)</i>	<u>77,700</u>	<u>77,700</u>	b) <i>Population 2006 (ONS midyear estimates)</i>	<u>156,700</u>	<u>156,700</u>	c) <i>Households 2006 (ONS mid year estimates)</i>	<u>68,000</u>	<u>68,000</u>	d) Net gain of jobs 2006 – 2028	<u>9,200-13,400</u>	<u>4,800-9,100</u>	e) <u>Net gain of jobs discounted for double jobbing</u>	<u>12,750</u>	<u>8,650</u>	e)-f) <u>Net increase in unemployment 2006-2028</u>	<u>300-400</u>	<u>200</u>	f)-g) <u>Economically active 2028 (gf = a + ed + fe)</u>	<u>87,200-90,850</u>	<u>82,700-86,550</u>	g)-h) <u>Total population 2028 (hg = gf x 2.02)</u>	<u>476,100-183,500</u>	<u>467,100-174,850</u>	h)-i) <u>Private households population 2028 (ih = hg – 2.2%)</u>	<u>172,200-179,850</u>	<u>163,400-171,350</u>	i)-j) <u>Total number of households 2028 (ji = ih ÷ 2.1 persons per household)</u>	<u>82,000-85,650</u>	<u>77,800-81,600</u>	j)-k) <u>Number of additional homes 2028</u>	<u>14,000-17,650</u>	<u>9,800-13,600</u>	k)-l) <u>Population change 2006 – 2028 (lk = hg – b)</u>	<u>49,400-26,800</u>	<u>40,400-18,150</u>
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Ref	Page	Policy/ Paragraph	Minor Modification
<b>M43</b>	43	4.73	<p>The two scenarios for growth, positive private sector led growth and slower (faltering) growth, yield a new 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 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. The second determinant should be likely population growth projected for the Plan period. Table 3: Demographic Growth Projections presents 5 figures in a range from 17,285 to 12,243 dwellings. The most appropriate figure in terms of resilience of approach is the 2008 based household projection figure of 17,000. The figure of 17,285 reflects the estimation for dwellings from the 2008 based population estimates which is understandable similar. The 16,434 dwelling figure reflects the previous one but with known growth 2006-2010 (derived from the latest population estimates) taken into account.</p>
<b>M44</b>	44	4.74	<p>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 projection 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 1,030 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). In determining where the housing requirement should be set within the range given of 9,800 (from the economic projection scenario 2) to 17,300 dwellings (from the 2008 based population projections) it is suggested that the upper end of the range is to be preferred for the housing requirement provision choice because of the economic justification set out above and because it:</p> <ul style="list-style-type: none"> <li>● reflects more closely the Council's economic aspirations to encourage economic growth;</li> <li>● maximises economic growth potential and avoids potential growth inhibition due to lack of workforce;</li> <li>● minimises increased congestion and in commuting;</li> <li>● 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);</li> <li>● minimises upward pressure on house prices other things being equal; and</li> <li>● avoids administrative issues and cost associated with early review of the Local Plan in the event of more rapid economic</li> </ul>

Ref	Page	Policy/ Paragraph	Minor Modification								
			growth out of the recession than currently anticipated.								
<b>M45</b>	44	4.75	<u>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. These advantages are principally at the expense, should a bottom end of the range be preferred of pre-committing levels of Greenfield growth prior to their requirement (in terms of the Local Plan this principally means the Yeovil Urban Extension and the Chard strategic allocation). In the event that growth doesn't materialise as assumed then housing provision will lay undeveloped but remain ready to take forward as and when events speed up.</u>								
<b>M46</b>	44	4.76	<u>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% using 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. It is clearly desirable to move on this basis towards the upper end of the projections, however, does one focus on the household projection of 17,300 dwellings or the economic projection of 14,000 dwellings with a supplement for additional dwellings for Yeovilton personnel and non economically active in migrants or some other figure? Furthermore whilst 17,300 dwellings growth represents the top of the range of household projections it is felt more appropriate to consider the middle column figure from table 3 of 16,434 as this has taken into account what has actually happened 2006-2010 (estimated from the Office of National Statistics) in the period 2006-2010. A judgement as to the appropriate level of provision around this resultant figure is now required and a figure of 15,950 dwellings is presented as a reasonable one within the upper range and taking into account the economic projections together with supplementary housing required.</u>								
<b>M47</b>	44	4.77	<u>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. The market capacity for housing growth and the availability of land are factors that could constrain growth below what would otherwise be the case. However, the Housing Requirement for South Somerset and Yeovil report presents clear evidence of market capacity for the higher provision figure of 15,950 dwellings, and the District Council's Strategic Housing Land Availability Assessment presents evidence that there is sufficient land for development of this number.</u>								
<b>M48</b>	45	Table 3: Demographic Growth Projections	<table border="1"> <tr> <td></td> <td></td> <td></td> <td>Benchmark</td> <td>2008 based</td> <td>Actual</td> <td>Actual</td> <td>Actual</td> </tr> </table>				Benchmark	2008 based	Actual	Actual	Actual
			Benchmark	2008 based	Actual	Actual	Actual				

Ref	Page	Policy/ Paragraph	Minor Modification							
						figure 2008 based CLG household projection (+1200 pa)	ONS population projections (+1200 pa)	population change (2006-2010) + 2008 based ONS population projections (+1200 pa)	population change (2006-2010) + lower rates of migration 2010-2028 (+700 pa from 2010 population projection data)	population change (2006-2010 <del>11</del> ) + rate of migration population change (2001-2010 <del>11</del> ) for 2010-28 (+1033pa)
			Total Populations 2006 a		<u>Total populations 2006</u>	156,700	156,700	156,700	156,700	156,700
			Total households 2006 b		<u>Total household 2006</u>	68,000	68,000	68,000	68,000	68,000
			Actual population change (2006-2010: 159,700-156,700) c		<u>Population change (mid 06-2011 census: 161,300 – 156,700)</u>			3,000	3,000	3,000 <u>4,600</u>
			Projected	17 yrs x	Projected			21,600	12,600	18,594

Ref	Page	Policy/ Paragraph	Minor Modification							
			population change (2010-2028) No of years (18) x annual growth d	<u>growth</u>	<u>population change (11-mid 28)</u>					<u>17,500</u>
			Projected population increase 2006-2028 (c + d) e	<u>c + d</u>	<u>Projected population increase 06-28</u>			24,600	15,600	21,594 <u>22,100</u>
			Total population 2028 (e + a) f	<u>a + e</u>	<u>Total population</u>		183,100	181,300	172,300	178,294 <u>178,800</u>
			Total projected private households population (97.8% of total population) g		<u>Total projected private households population (98%)</u>	85,000	85,285	84,434	80,243	83,034 <u>83,450</u>
			Number of total		<u>Number of total</u>	85,000	85,285	84,434	80,243	83,034 <u>83,450</u>

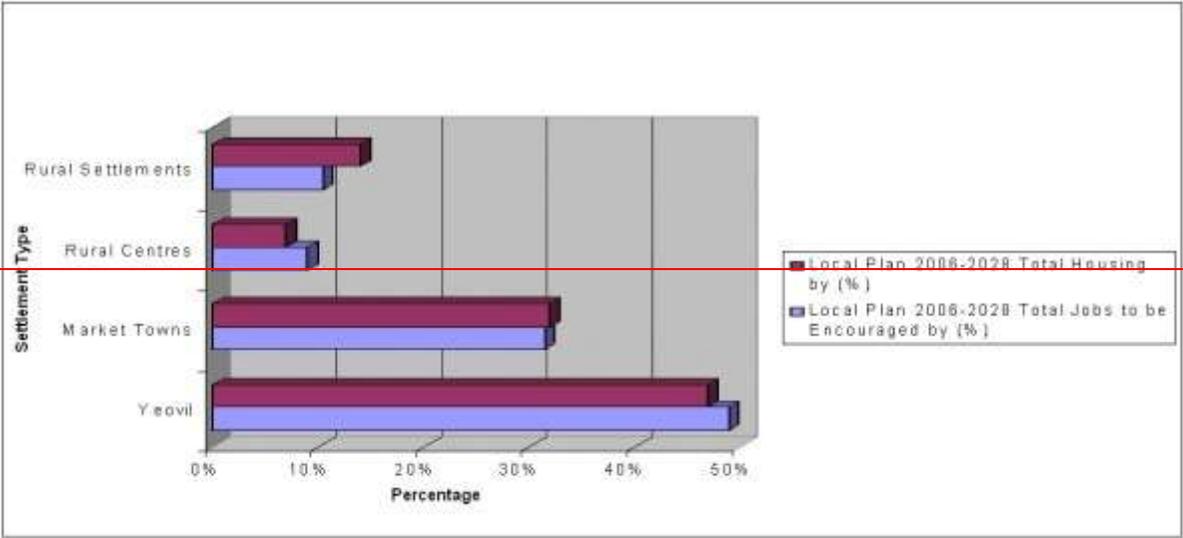
Ref	Page	Policy/ Paragraph	Minor Modification							
			households (based on 2.1 persons per household) h		households (based on 2.1 per household)					
			No of additional households 2006-2028 (h -b) i	<u>h - b</u>	No of additional households/ dwellings required	17,000	17,285	16,434	12,243	15,034 <u>15,450</u>
<u>Figures to nearest 50</u>										
<b>M49</b>	46	4.78	The higher provision figure serves to maximise the opportunity to achieve affordable housing to meet need and serves to demonstrate that significant new community development can be achieved in Yeovil, Chard, Crewkerne and Ilminster, and environmental impact can be contained to an acceptable level. <u>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 anticipated.</u>							
<b>M50</b>	46	4.79	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. A Sustainability Appraisal has been undertaken of three options for growth. The most sustainable option – the middle of the range at around 16,000 dwellings serves to vindicate the provision now advocated. There is the potential for the national policy objective of growing our way out of economic difficulties to be hindered by the adoption of local economic and housing targets based on low growth rates for both jobs and housing which will serve to deflate growth on a policy basis and produce a potentially self fulfilling prophecy of lower growth.							
<b>M51</b>	46	4.80	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 by the methodology applied. The re-appraisal of the housing growth figure saw and sought to							



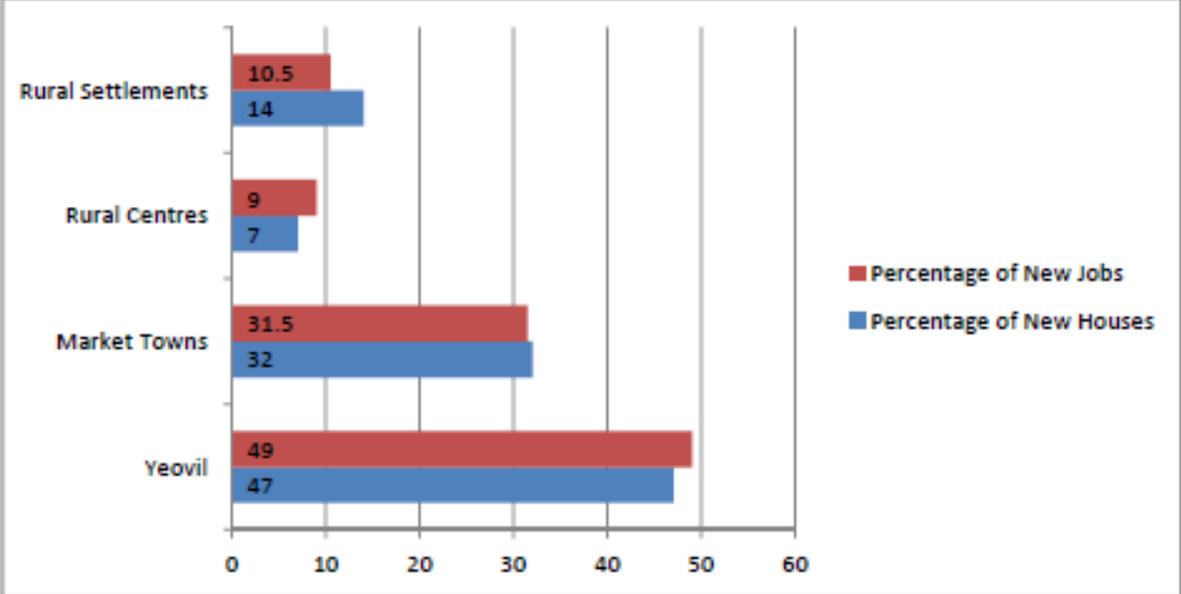
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			<u>the ongoing nature of the current recession and to take on board the implications of the sustainability appraisal work and the likely market delivery of dwellings (see below). The alternative and preferred option is therefore for 15,650 (to nearest 50) dwellings based on the mid point of the two economic projections.</u>
<b>M55</b>	46	New paragraph	<u>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.</u>
<b>M56</b>	46	New paragraph	<u>The preferred provision figure of 15,950 dwellings sites within the range of provision from all Projections. The Governments 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 Governments household projections.</u>
<b>M57</b>	46	New paragraph	<u>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.</u>
<b>M58</b>	46	New paragraph	<p><u>The Council's wider aims are bulleted 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:-</u></p> <ul style="list-style-type: none"> <li>• <u>Reflects more closely the Council's economic aspirations to encourage economic growth;</u></li> <li>• <u>Maximises economic growth potential and avoids potential growth inhibition due to lack of workforce;</u></li> <li>• <u>Minimises in commuting;</u></li> <li>• <u>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 Land Availability Assessment identifies sufficient land);</u></li> <li>• <u>Minimises upward pressure on house prices other things being equal; and</u></li> <li>• <u>Avoids administrative issues and cost associated with early review of the Local Plan in event of more rapid economic growth out of the recession than currently anticipated.</u></li> </ul>
<b>M59</b>	46	New paragraph	<u>Market delivery of the provision is an important consideration in determining the final figure for housing provision. If one applies the best five individual years 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</u>

Ref	Page	Policy/ Paragraph	Minor Modification
			<u>next few years) of 16,654 dwellings. This and other evidence indicates that the housing provision figure is deliverable.</u>
<b>M60</b>	46	New paragraph	<u>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.</u>
<b>M61</b>	46	New paragraph	<u>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.</u>
<b>M62</b>	46	New paragraph	<u>The Yeovilton service requirement is expected to be met within the existing settlement provision.</u>
<b>M63</b>	46	Policy SS4: District Wide Housing Provision	<u>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 to March 2028 inclusive.</u>
<b>M64</b>	48	Figure 5: Balancing Jobs and Homes	Deletion of existing figure 5

Ref	Page	Policy/ Paragraph	Minor Modification
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Insertion of new figure 5:

Ref	Page	Policy/ Paragraph	Minor Modification															
			 <table border="1" data-bbox="499 355 1680 949"> <thead> <tr> <th>Settlement Type</th> <th>Percentage of New Jobs</th> <th>Percentage of New Houses</th> </tr> </thead> <tbody> <tr> <td>Rural Settlements</td> <td>10.5</td> <td>14</td> </tr> <tr> <td>Rural Centres</td> <td>9</td> <td>7</td> </tr> <tr> <td>Market Towns</td> <td>31.5</td> <td>32</td> </tr> <tr> <td>Yeovil</td> <td>49</td> <td>47</td> </tr> </tbody> </table>	Settlement Type	Percentage of New Jobs	Percentage of New Houses	Rural Settlements	10.5	14	Rural Centres	9	7	Market Towns	31.5	32	Yeovil	49	47
Settlement Type	Percentage of New Jobs	Percentage of New Houses																
Rural Settlements	10.5	14																
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Market Towns	31.5	32																
Yeovil	49	47																
M65	49	4.91	<p>In recognition of its size and potential because of its high degree of self containment, Chard's level of growth is greater than the other Primary Market Towns and reflects the Council's commitment to the growth proposals in the Chard Regeneration Framework. Policy SS5 recognises that as a result of the infrastructure requirements and phasing needed to deliver the Framework, and market limitations to development, the level of growth for Chard requires growth, which extends beyond the plan period. The approach reflects the findings of the Chard Eastern Development Area Feasibility Report (Thomas Lister 2012), which looks at the delivery of the Chard proposals. The report anticipates that development will not commence until 2016, and therefore <del>4,376</del> <u>1,496</u> dwellings will be built beyond 2028, at a rate of 120 dwellings per annum. A total of <del>3,237</del> <u>2,716</u> dwellings are proposed in <u>the Chard Eastern Development Area</u> and 3,348 overall including other commitments.</p>															

Ref	Page	Policy/ Paragraph	Minor Modification
M66	49	4.93	The requirement of approximately <del>500</del> <u>496</u> dwellings reflects the settlement's status as a Primary Market Town.
M67	49	4.95	Reflecting local aspirations the scale of growth has been pared back from 500 to <del>400</del> <u>374</u> dwellings and is a reflection of status and provides an opportunity to maintain and enhance local services and facilities. Development at Ansford/Castle Cary also presents an opportunity to improve access to employment
M68	50	4.96	The changing status of Langport from a Rural Centre to a higher order Local Market Town requires a higher housing provision from the 300 identified in the Draft Core Strategy, which is more akin to the level of growth for a Rural Centre. The <del>400</del> <u>374</u> dwelling requirement reflects the settlement's status as a Local Market Town and provides an opportunity to maintain and enhance local services and facilities
M69	50	4.99	To reflect its status as a Rural Centre and to aid self-containment and support local services, additional growth (approximately <del>400</del> <u>229</u> houses) has been identified as needed in South Petherton.
M70	50	4.101	It is important that Rural Settlements can grow where sustainability can be achieved, but there is also a need for restriction on the total to ensure that excessive provision doesn't occur and undermine the settlement strategy and hierarchy. There is an element of arbitrariness in the assessment of the level of growth that Policy SS2 will encourage, hence there is a need to monitor its implementation. The evidence in the latest Council Annual Monitoring Report (AMR) points to a very significant drop in the provision of additional houses in the Rural Settlements, so making a provision of around <del>2,400</del> <u>2,242</u> dwellings, <del>double the current level of commitments for these settlements</del> a more realistic level than previously contained in the Draft Core Strategy. There is clear evidence from the SHLAA that there are lots of sites that could come forward in Rural Settlements to deliver this level of provision.
M71	51	4.102	The distribution of growth reflects existing commitments at April <del>2011</del> <u>2012</u> as well as requirements for future growth as shown in Table 4: Proposed Settlement Hierarchy and Scale of Housing Growth. This results in a level of growth in excess of 15,950 and this has been explained in relation to the scale of overall housing growth in Policy SS5. When adding up settlement specific provision, the overall requirement of 15,950 houses for the District is met with a small over provision within the range of likely variability over time. The main significance of the commitments is in the level of future growth in the latter stages of the plan period. In Wincanton's case the relatively high existing commitments mean little scope for provision in other locations. Just over half the plan's housing requirement is in known commitments to 2011.
M72	52	Table 4: Proposed Settlement	

Ref	Page	Policy/ Paragraph	Minor Modification																	
		Hierarchy and Scale of Housing Growth		Yeovil	Chard	Crewkerne	Ilminster	Wincanton	Somerton	Langport/ Huish Episcopi	Ansford/ Castle Cary	Ilchester	South Petherton	Martock	Bruton	Milborne Port	Stoke sub Hamdon	Rest of South Somerset	Area Total	
			Settlement Status	SST	PMT	PMT	PMT	PMT	LMT	LMT	LMT	RC	RC	RC	RC	RC	RC	RC	N/A	
			1. South Somerset Spatial Strategy Requirement (Draft Core Strategy)	<u>7441</u> 7815	<u>1852</u> 1864	<u>961</u> 1028	<u>496</u> 531	703	<u>374</u> 400	<u>374</u> 400	<u>374</u> 400	<u>141</u> 151	<u>229</u> 245	<u>230</u> 246	<u>203</u> 217	<u>279</u> 299	<u>51</u> 55	<u>2242</u> 2400	<u>*16751</u> 15950	
			2. Completions	<u>1371</u> 1224	<u>383</u> 370	<u>262</u> 190	<u>144</u> 132	<u>297</u> 238	<u>24</u> 23	<u>163</u> 153	<u>42</u> 38	0	<u>114</u> 103	<u>60</u> 52	<u>92</u> 94	<u>141</u> 126	5	<u>810</u> 693	<u>3435</u> 3908	
			3. Under Construction	<u>67</u> 28	<u>44</u> 29	<u>43</u> 120	8	<u>15</u> 18	<u>15</u> 10	<u>13</u> 12	4	0	<u>22</u> 6	<u>16</u> 5	<u>4</u> 9	<u>1</u> 19	0	<u>106</u> 131	<u>358</u> 399	
			4. Commitments (not started)	<u>2513</u> 2455	<u>103</u> 122	<u>86</u> 66	<u>29</u> 59	<u>386</u> 436	<u>95</u> 48	<u>60</u> 77	<u>78</u> 55	<u>1</u> 0	<u>15</u> 42	<u>30</u> 44	<u>7</u> 13	<u>40</u> 47	<u>2</u> 4	<u>415</u> 443	<u>3860</u> 3908	
			5. Allocated (without permission)	0	<u>1220</u> 0	525	0	0	<u>152</u> 154	53	<u>32</u> 30	0	0	0	0	<u>20</u> 48	0	0	<u>2002</u> 780	
			6. Total	<u>3951</u> 3704	<u>1750</u> 521	<u>916</u> 901	<u>181</u> 199	<u>698</u> 692	<u>286</u> 235	<u>289</u> 295	<u>156</u> 127	<u>1</u> 0	151	<u>106</u> 101	<u>103</u> 113	<u>202</u> 210	<u>7</u> 6	<u>1331</u> 1267	<u>10128</u> 8522	
			7. Residual Housing Requirement	<u>*3490</u> **4111	<u>102</u> 1340	<u>45</u> 127	<u>315</u> 332	<u>5</u> 11	<u>85</u> 165	<u>85</u> 105	<u>218</u> 273	<u>140</u> 151	<u>78</u> 94	<u>124</u> 145	<u>100</u> 104	<u>77</u> 89	<u>44</u> 49	<u>911</u> 1133	<u>5822</u> 8229	
		*15,950 for the purpose of overall provision, is the District requirement to 2028. The cumulative total of 16,751 is 5% in excess of requirement but is considered in the context of development uncertainties and overall scale of provision, to be in broad agreement with the requirement.																		

Ref	Page	Policy/ Paragraph	Minor Modification																		
			**Residual additional housing for Yeovil, including an urban extension of 2,500 dwellings, 935 of which will extend beyond the plan period																		
M73	53	New heading and paragraph	<p><u>Delivering through allocations</u></p> <p><u>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 Development Plan Document (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.</u></p>																		
M74	53	Policy SS5: Delivering New Housing Growth	<p>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028 of which <del>7,815</del> <u>7,441</u> 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.</p> <p>This 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</p> <p>The distribution of development across the settlement hierarchy will be in line with the numbers below:</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th><u>Former Proposed Submission Local Plan Housing Requirement</u></th> <th>Local Plan 2006-2028 Total Housing Requirement</th> <th>Existing Housing Commitments 2006-2011 (as at April 2011)</th> <th><u>Additional Housing Provision required (Total Housing Less Existing Commitments (as at April 2012))</u></th> <th>Additional housing Provision required (Total Housing Less Existing Commitments) (as at April 2011)</th> </tr> </thead> <tbody> <tr> <td><b>Strategic Town</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yeovil</td> <td><u>7,815</u></td> <td><u>7,441</u> <del>7,815</del></td> <td><u>3,951*</u> <del>3,7014</del></td> <td><u>3,490</u></td> <td><u>4,111*</u></td> </tr> </tbody> </table>	Settlement	<u>Former Proposed Submission Local Plan Housing Requirement</u>	Local Plan 2006-2028 Total Housing Requirement	Existing Housing Commitments 2006-2011 (as at April 2011)	<u>Additional Housing Provision required (Total Housing Less Existing Commitments (as at April 2012))</u>	Additional housing Provision required (Total Housing Less Existing Commitments) (as at April 2011)	<b>Strategic Town</b>						Yeovil	<u>7,815</u>	<u>7,441</u> <del>7,815</del>	<u>3,951*</u> <del>3,7014</del>	<u>3,490</u>	<u>4,111*</u>
Settlement	<u>Former Proposed Submission Local Plan Housing Requirement</u>	Local Plan 2006-2028 Total Housing Requirement	Existing Housing Commitments 2006-2011 (as at April 2011)	<u>Additional Housing Provision required (Total Housing Less Existing Commitments (as at April 2012))</u>	Additional housing Provision required (Total Housing Less Existing Commitments) (as at April 2011)																
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Yeovil	<u>7,815</u>	<u>7,441</u> <del>7,815</del>	<u>3,951*</u> <del>3,7014</del>	<u>3,490</u>	<u>4,111*</u>																

Ref	Page	Policy/ Paragraph	Minor Modification					
			<b>Market Towns</b>					
			Chard	<u>1,861</u>	<u>1,852</u> <del>1,861</del>	<u>1,750</u> ** <del>5,211</del>	<u>102</u>	<u>1,340</u> **
			Crewkerne	<u>1,028</u>	<u>961</u> <del>1,028</del>	<u>916</u> <del>904</del>	<u>45</u>	<u>127</u>
			Ilminster	<u>531</u>	<u>496</u> <del>531</del>	<u>181</u> <del>199</del>	<u>315</u>	<u>332</u>
			Wincanton	<u>703</u>	<u>703</u>	<u>698</u> <del>692</del>	<u>5</u>	<u>11</u>
			Somerton	<u>400</u>	<u>374</u> <del>400</del>	<u>286</u> <del>235</del>	<u>88</u>	<u>165</u>
			Castle Cary/ Ansford	<u>400</u>	<u>374</u> <del>400</del>	<u>156</u> <del>127</del>	<u>218</u>	<u>273</u>
			Langport/ Huish Episcopi	<u>400</u>	<u>374</u> <del>400</del>	<u>289</u> <del>295</del>	<u>85</u>	<u>105</u>
			<b>Rural Centres</b>					
			Bruton	<u>217</u>	<u>203</u> <del>217</del>	<u>103</u> <del>113</del>	<u>100</u>	<u>104</u>
			Ilchester	<u>151</u>	<u>141</u> <del>151</del>	<u>1</u> <del>0</del>	<u>140</u>	<u>151</u>
			Martock	<u>246</u>	<u>230</u> <del>246</del>	<u>106</u> <del>104</del>	<u>124</u>	<u>145</u>
			Milborne Port	<u>299</u>	<u>279</u> <del>299</del>	<u>202</u> <del>210</del>	<u>77</u>	<u>89</u>
			South Petherton	<u>245</u>	<u>229</u> <del>245</del>	<u>151</u>	<u>78</u>	<u>94</u>
			Stoke Sub Hamdon	<u>55</u>	<u>51</u> <del>55</del>	<u>7</u> <del>6</del>	<u>44</u>	<u>49</u>
			<b>Other</b>					
			Rural Settlements	<u>2,400</u>	<u>2,242</u> <del>2,400</del>	<u>1,331</u> <del>1,267</del>	<u>911</u>	<u>1,133</u>
			Total	<u>16,751</u>	<u>15,950</u> <del>16,751</del> ***	<u>10,128</u> <del>8,522</del>	<u>5,822</u>	<u>8,229</u>

Ref	Page	Policy/ Paragraph	Minor Modification																																																								
			<p>*A further 935 dwellings are proposed at the Yeovil Urban Extension post 2028.</p> <p>** 1,750 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 1,220 are anticipated in the Plan period with the rest, 1,496 expected post 2028. A total of 3,237 dwellings are proposed in Chard, of which 1,376 dwellings are proposed at the Chard Growth Area post 2028.</p> <p>***15,950 for the purposes of the overall provision is the District requirement to 2028. The cumulative total of 16,751 is 5% in excess of requirement but is considered in the context of development uncertainties and overall scale of provision, to be in broad agreement with the requirement.</p>																																																								
<b>M75</b>	55	Table 5: South Somerset Housing Trajectory	<p>Delete existing Table 5:</p> <table border="1"> <thead> <tr> <th>Settlement/ Year</th> <th>2006-2011 (completions)</th> <th>2011-2016 (commitments)</th> <th>2016-2021</th> <th>2021-2026</th> <th>2026-2028</th> <th>Achievable Local Plan Target</th> <th>Derivations and Assumptions</th> </tr> </thead> <tbody> <tr> <td>Yeovil</td> <td>4224</td> <td>2385</td> <td>2045</td> <td>1465</td> <td>699</td> <td>7815</td> <td>Commitments, Key Site delivery +123 dwellings pa windfall, Urban extension commences 2016. See Yeovil breakdown below.</td> </tr> <tr> <td>Chard</td> <td>370</td> <td>151</td> <td>500</td> <td>600</td> <td>240</td> <td>1864</td> <td>Projection based on a Lister Report for delivery to Chard with development commencing 2015/16</td> </tr> <tr> <td>Crewkerne</td> <td>190</td> <td>262</td> <td>200</td> <td>200</td> <td>176</td> <td>1028</td> <td>262 dwellings reflect commitments of 142+ CLR commencement at a delivery of 40 dwellings per annum – fits previous delivery rate</td> </tr> <tr> <td>Ilminster</td> <td>132</td> <td>99</td> <td>125</td> <td>125</td> <td>50</td> <td>531</td> <td>99 including currently with consent (some lapsed) assume new consent and steady build rate</td> </tr> <tr> <td>Wincanton</td> <td>238</td> <td>275</td> <td>80</td> <td>80</td> <td>30</td> <td>703</td> <td>Commitments of 474 to be built beyond 2011-2016 as Wincantons growth housing provision on 2 large sites.</td> </tr> <tr> <td>Somerton</td> <td>23</td> <td>191</td> <td>75</td> <td>75</td> <td>36</td> <td>400</td> <td>191 including existing commitments and Northfield development anticipated to come forward within the next five years. Policy imperative to phase growth.</td> </tr> </tbody> </table>	Settlement/ Year	2006-2011 (completions)	2011-2016 (commitments)	2016-2021	2021-2026	2026-2028	Achievable Local Plan Target	Derivations and Assumptions	Yeovil	4224	2385	2045	1465	699	7815	Commitments, Key Site delivery +123 dwellings pa windfall, Urban extension commences 2016. See Yeovil breakdown below.	Chard	370	151	500	600	240	1864	Projection based on a Lister Report for delivery to Chard with development commencing 2015/16	Crewkerne	190	262	200	200	176	1028	262 dwellings reflect commitments of 142+ CLR commencement at a delivery of 40 dwellings per annum – fits previous delivery rate	Ilminster	132	99	125	125	50	531	99 including currently with consent (some lapsed) assume new consent and steady build rate	Wincanton	238	275	80	80	30	703	Commitments of 474 to be built beyond 2011-2016 as Wincantons growth housing provision on 2 large sites.	Somerton	23	191	75	75	36	400	191 including existing commitments and Northfield development anticipated to come forward within the next five years. Policy imperative to phase growth.
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Ref	Page	Policy/ Paragraph	Minor Modification							
			Castle Cary/ Ansford	38	136	100	100	26	400	136 commitments/under construction, remainder over plan period. Policy imperative to develop brownfield, employment and infrastructure first, likely to result in development over a number of years
			Langport/ Huis Episcopi	153	89	54	54	50	400	89 commitments/under construction, remainder over plan period. Policy imperative to phase growth and Langport trajectory addresses implications of appropriate assessment.
			Bruton	91	22	31	40	33	217	22 commitments/under construction, remainder over plan period
			Ilchester	0	50	50	51	0	151	SHLAA sites available
			Martock	52	49	50	50	45	246	49 commitments/under construction, remainder over plan period
			Milborne Port	126	66	40	40	27	299	66 commitments/under construction, remainder over plan period
			South Petherton	103	48	34	30	30	245	48 commitments/under construction, remainder over plan period
			Stoke-sub Hamdon	5	4	25	24	0	55	
			Rural settlements	693	700	420	420	167	2400	700 commitments/under construction, remainder over plan period
			*Represents Local Plan Target of 15,950+5% and inclusive of windfalls during the plan period						16751	
			Yeovil delivery Commitments (minus key sites)		542					
			Windfall		123	615	615	246		123 per annum, commencing 2015-2016 once commitments have been built out
			Lufton		450	180				
			Lyde		481					
			Brimsmore		430	400				
			Potential key site intensification		234					

Ref	Page	Policy/ Paragraph	Minor Modification											
			Urban village			75	75	128						
			Urban Extension			650	650	265						Commencing 2017 – 100 first year, 200 second year, 260 thereafter.
			Other intensification		125	125	125	60						Aspiration beyond windfall provision
				1224	2385	2040	1465	699						7815
Insert new Table 5 as below:														
			<u>Settlement/ Year</u>	<u>2006-2012 (completions)</u>	<u>2012-2013 (commitments)</u>	<u>2013-2014 (commitments)</u>	<u>2014-2015 (commitments)</u>	<u>2015-2016 (commitments)</u>	<u>2016-2017 (commitments)</u>	<u>2017- 2022</u>	<u>2022- 2027</u>	<u>2027- 2028</u>	<u>Achievable Local Plan Target</u>	<u>Derivations and Assumptions</u>
			<u>Yeovil</u>	<u>1371</u>	<u>298</u>	<u>352</u>	<u>452</u>	<u>315</u>	<u>236</u>	<u>2471</u>	<u>1622</u>	<u>313</u>	<u>7441</u>	<u>Commitments, Key Sites delivery, urban extension + 128 dwellings pa windfall. See table 5a Yeovil delivery.</u>
			<u>Chard</u>	<u>383</u>	<u>61</u>	<u>31</u>	<u>41</u>	<u>17</u>	<u>58</u>	<u>541</u>	<u>600</u>	<u>120</u>	<u>1852</u>	<u>Projection based on the Lister report for delivery for Chard, commencement 17/18 reflecting no inclusion of sites without planning consent (April 2012). Windfalls subsumed within market</u>

Ref	Page	Policy/ Paragraph	Minor Modification											
			<u>Crewkerne</u>	<u>262</u>	<u>47</u>	<u>40</u>	<u>34</u>	<u>43</u>	<u>54</u>	<u>215</u>	<u>216</u>	<u>50</u>	<u>961</u>	delivery rate Reflects commitments of 129+ windfall + CLR commencement at a delivery rate of 40 dwellings per annum – fits previous delivery rate
			<u>Ilminster</u>	<u>144</u>	<u>8</u>	<u>10</u>	<u>34</u>	<u>20</u>	<u>20</u>	<u>110</u>	<u>125</u>	<u>25</u>	<u>496</u>	First 5 years delivery of 92 includes current commitments and windfall. Assume new consent and steady build rate.
			<u>Wincanton</u>	<u>297</u>	<u>113</u>	<u>71</u>	<u>75</u>	<u>69</u>	<u>36</u>	<u>42</u>	<u>0</u>	<u>0</u>	<u>703</u>	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 response. There has been a history of lower than

Ref	Page	Policy/ Paragraph	Minor Modification											
														expected market delivery in the town
			<u>Somerton</u>	<u>24</u>	<u>20</u>	<u>42</u>	<u>36</u>	<u>35</u>	<u>49</u>	<u>108</u>	<u>50</u>	<u>10</u>	<u>374</u>	First 5 years delivery of 182 dwellings includes 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.
			<u>Castle Cary/ Ansford</u>	<u>42</u>	<u>52</u>	<u>30</u>				<u>118</u>	<u>110</u>	<u>22</u>	<u>364</u>	There are a number of brownfield sites available within Castle Cary and sufficient

Ref	Page	Policy/ Paragraph	Minor Modification											
													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.	
			<u>Langport/ Huish Episcopi</u>	<u>163</u>	<u>38</u>	<u>35</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>83</u>	<u>30</u>	<u>7</u>	<u>374</u>	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.
			<u>Bruton</u>	<u>92</u>	<u>3</u>	<u>3</u>	<u>9</u>	<u>4</u>	<u>4</u>	<u>40</u>	<u>40</u>	<u>8</u>	<u>203</u>	It is considered that the rest of

Ref	Page	Policy/ Paragraph	Minor Modification											
													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.	
			<u>Ilchester</u>	<u>0</u>	<u>1</u>					<u>65</u>	<u>63</u>	<u>12</u>	<u>141</u>	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.
			<u>Martock</u>	<u>60</u>	<u>42</u>	<u>1</u>	<u>3</u>		<u>5</u>	<u>55</u>	<u>54</u>	<u>10</u>	<u>230</u>	Provision through a combination of windfall development based on past averages and potential development

Ref	Page	Policy/ Paragraph	Minor Modification											
													through adequate SHLAA provision	
			<u>Milborne Port</u>	<u>141</u>	<u>39</u>		<u>1</u>		<u>11</u>	<u>45</u>	<u>35</u>	<u>7</u>	<u>279</u>	Provision through a combination of windfall development based on past averages and potential development through adequate SHLAA provision
			<u>South Petherton</u>	<u>141</u>	<u>27</u>	<u>7</u>	<u>8</u>	<u>6</u>	<u>7</u>	<u>30</u>	<u>25</u>	<u>5</u>	<u>229</u>	Provision through a combination of windfall development based on past averages and potential development through adequate SHLAA provision
			<u>Stoke sub Hamdon</u>	<u>5</u>	<u>1</u>		<u>1</u>			<u>20</u>	<u>20</u>	<u>4</u>	<u>51</u>	There is one SHLAA site which can provide for half of the proposed level of growth. There is one predominant

Ref	Page	Policy/ Paragraph	Minor Modification											
													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./	
			<u>Rest of District</u>	<u>810</u>	<u>252</u>	<u>161</u>	<u>65</u>	<u>20</u>	<u>50</u>	<u>400</u>	<u>403</u>	<u>81</u>	<u>2242</u>	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.
			<u>Total</u>	<u>3908</u>	<u>1002</u>	<u>783</u>	<u>765</u>	<u>535</u>	<u>536</u>	<u>4343</u>	<u>3404</u>	<u>674</u>	<u>15950</u>	
			*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.											
<b>M76</b>	55	New table	Insert new table as below:											

Ref	Page	Policy/ Paragraph	Minor Modification											
			<u>Table 5a: Yeovil Delivery</u>											
			<u>Settlement/ Year</u>	<u>2006-2012 (completions)</u>	<u>2012-2013 (commitments)</u>	<u>2013-2014 (commitments)</u>	<u>2014-2015 (commitments)</u>	<u>2015-2016 (commitments)</u>	<u>2017-2018 (commitments)</u>	<u>2017- 2022</u>	<u>2022- 2027</u>	<u>2027- 2028</u>	<u>Achievable Local Plan Target</u>	<u>Derivations and Assumptions</u>
			<u>Completions</u>	<u>1371</u>									<u>1371</u>	
			<u>Commitments</u>		<u>213</u>	<u>212</u>	<u>182</u>						<u>607</u>	
			<u>Lufton</u>				<u>60</u>	<u>105</u>	<u>105</u>	<u>447</u>			<u>717</u>	<u>Reflecting national development rates</u>
			<u>Brimsmore</u>			<u>35</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>480</u>			<u>830</u>	<u>Reflecting national development rates</u>
			<u>Lyde Road</u>		<u>85</u>	<u>105</u>	<u>105</u>	<u>105</u>	<u>26</u>				<u>426</u>	<u>Reflecting national development rates</u>
			<u>Potential Key Site Intensification</u>							<u>171</u>	<u>68</u>		<u>239</u>	
			<u>Yeovil Urban Extension</u>							<u>665</u>	<u>750</u>	<u>150</u>	<u>1565</u>	<u>Commencing 2017/2018 with 100 the first year, 115 the second and 150 thereafter</u>
			<u>Urban Village</u>							<u>68</u>	<u>175</u>	<u>35</u>	<u>278</u>	<u>128 per annum, commencing 2017/2018 once commitments</u>

Ref	Page	Policy/ Paragraph	Minor Modification										
													have been built out
			Windfall						640	640	128	1406	
			Total	1371	298	352	452	315	236	2471	1633	313	7441
			<u>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.</u>										
<b>M77</b>	55	New heading and paragraph	<p><u>Implementation Strategy</u></p> <p><u>The delivery of the Housing Trajectory will be by:-</u></p> <ol style="list-style-type: none"> <li>1. <u>Private sector developers meeting market demand (dwellings already built and committed and on-going development activity)</u></li> <li>2. <u>Registered Social Housing levels meeting affordable housing need through</u> <ul style="list-style-type: none"> <li>- <u>Their own resources</u></li> <li>- <u>Support from Government grants and Local Authority grant (with former being promoted by Local Housing Authority)</u></li> <li>- <u>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)</u></li> </ul> </li> <li>3. <u>Pre-application discussion with developers</u></li> <li>4. <u>Determination of planning applications</u></li> <li>5. <u>Delivery and maintenance of a 5 year land supply of housing through</u> <ul style="list-style-type: none"> <li>- <u>Establishing through the Local Plan an appropriate and realistic housing requirement</u></li> <li>- <u>Positive engagement with developers</u></li> <li>- <u>Updating of the Strategic Housing Land Availability Assessment on a regular basis</u></li> </ul> </li> <li>6. <u>Site Allocation Development Plan Document (generally for Market Towns and Rural centres and for Yeovil Sustainable Urban Extension) identified as a priority undertaking for the Local Planning Authority</u></li> <li>7. <u>Adoption of a Community Infrastructure Levy Charging Schedule that ensure development remains generally viable</u></li> <li>8. <u>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.</u></li> </ol>										

Ref	Page	Policy/ Paragraph	Minor Modification						
<b>M78</b>	57	4.110	The Council will also need to continue working in co-operation with other infrastructure providers to ensure timely delivery of services <u>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.</u>						
<b>M79</b>	57	4.115	From the Infrastructure Report, it is evident that there are no overriding infrastructure issues <u>which would prevent new development</u> associated with any of the proposed scale or locations of growth although there are differing cost implications particularly associated with infrastructure for Yeovil's urban extension and the strategic allocation for Chard Eastern Development Area (CEDA).						
M80	60	4.123	The NPPF however states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. <del>The NPPF therefore provides a national policy context in support of a brownfield (PDL) before greenfield phasing policy.</del>						
M81	60	4.124	Brownfield development <del>before Greenfield</del> <u>prioritisation</u> is sought through 'Policy HG2: The use of Previously Developed Land (PDL) for new housing development' which sets an overall target of 40% of development on PDL. However, this policy has not sought to phase development with a presumption of PDL before Greenfield land.						
M82	61	4.126	The Council will also consider a range of incentives or interventions that could help to ensure that previously developed land is developed <del>prior to Greenfield</del> including addressing obstacles to the development of vacant and derelict sites and buildings and encouraging innovative housing schemes that make effective use of public sector previously-developed land.						
<b>M83</b>	61	Policy SS7: Phasing of Previously Developed Land	<del>A sequential approach to development will seek the early development previously developed, derelict or underused land in settlements before the development of Greenfield land, where this would not prevent sufficient development of business, housing (particularly affordable housing) and other uses necessary to achieve the overall vision and strategy coming forward</del> <u>The Council will encourage early development of previously developed land.</u> A minimum target of 40% of new development should be on previously developed land and a 5-year land supply needs to pertain.						
M84	61	SS3 Monitoring Indicators and Targets	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Percentage of new development on PDL</td> <td>40% of development to be PDL from all housing applications</td> </tr> <tr> <td>Refusal of applications for Greenfield development where PDL is identified as readily available</td> <td>100% of applications</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Percentage of new development on PDL	40% of development to be PDL from all housing applications	Refusal of applications for Greenfield development where PDL is identified as readily available	100% of applications
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M85	66	5.12	The spatial strategy proposes <del>7,845</del> <u>7,441</u> new homes at Yeovil, based upon having an economic led approach to growth, as explained further in the Settlement Strategy section. This level of housing provision helps to maintain a balance with the town's potential job growth, will serve to maintain Yeovil as the focus for growth in the South Somerset economy, and will help to support a vibrant retail, leisure and service base for the town and wider area.
M86	66	5.13	The extent to which housing development will occur within the existing urban area of Yeovil can be indicated by an assessment of the likely capacity of the town to accommodate growth. An initial assessment undertaken, taking into account the following sources, indicated a theoretical potential capacity of <del>6250</del> <u>5,876</u> (rounded) dwellings for Yeovil for the plan period: <ul style="list-style-type: none"> <li>• Completions: <del>4224</del> <u>1371</u> dwellings</li> <li>• Commitments: <del>2438</del> <u>2580</u> dwellings</li> <li>• Intensification of key sites: <del>234</del> <u>239</u> dwellings</li> <li>• Yeovil urban village: 278 dwellings</li> <li>• <u>Yeovil Urban Extension: 1565</u> <del>Strategic Housing Land Availability Assessment sites: 724</del> dwellings</li> <li>• Windfall development after 2022 and flats above shops: <del>4284</del> <u>1408</u> dwellings</li> </ul>
M87	66	5.14	An alternative assessment can be undertaken in the light of the National Planning Policy Framework (paragraph 48). This entails replacing the last two sources of supply above with an estimate of windfalls from <del>2015-2017</del> (allowing windfalls contained within the commitments to be built out and assuming all are within the urban frame) of some <del>4599</del> <u>1,408</u> dwellings. This presents an alternative total of <del>5845</del> <u>5,876</u> dwellings. <del>In the light of variability and uncertainty in the estimating sources, the potential to deliver more dwellings through higher quality higher density schemes and the flexibility afforded by the sustainable urban extension, it is considered appropriate to retain the provision of 6,250 dwellings for development within the urban framework of Yeovil as a target to aspire to and be monitored.</del>
<b>M88</b>	67	5.16	<del>The potential size of the urban extension is a minimum 1,565 dwellings to meet the overall Yeovil provision in the plan period. It is considered however appropriate to retain a scale of development of 2,500 dwellings and anticipate a build out beyond the plan</del>

Ref	Page	Policy/ Paragraph	Minor Modification				
			<p>period for a number of reasons. In particular:</p> <ul style="list-style-type: none"> <li>• consistency with the approach adopted at Chard for the strategic allocation delivery of economies of scale;</li> <li>• enabling a more sustainable community being developed with potentially more services;</li> <li>• provide for more certainty for the future by reflecting the natural potential for the urban extension location (see below);</li> <li>• should a lower urban framework figure materialise the Yeovil housing requirement;</li> <li>• could still be met by a higher proportion of development within the Sustainable Urban Extension up to its full deliverable site capacity of 2,500 dwellings.</li> </ul>				
M89	67	Policy YV1: Urban Framework and Greenfield Housing for Yeovil	<p>Within the overall provision of <del>7,815</del> <u>7,441</u> dwellings at Yeovil, <del>6,250</del> <u>5,876</u> dwellings should be located <u>are anticipated</u> in the <del>u</del>Urban <del>f</del>Framework of the town, and 2,500 dwellings at a <del>s</del>Sustainable <del>u</del>Urban <del>e</del>Extension. The <u>Housing Trajectory indicates delivery of</u> 1,565 dwellings in the <del>s</del>Sustainable <del>u</del>Urban <del>e</del>Extension <del>should be built up to the year 2028, with the remaining 935 dwellings to be delivered after</del> <u>within</u> the plan period.</p>				
M90	67	YV1 Monitoring Indicators and Targets	<table border="1"> <thead> <tr> <th data-bbox="481 893 1332 933">Monitoring Indicators</th> <th data-bbox="1332 893 2213 933">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="481 933 1332 1069">Net housing delivered at Yeovil</td> <td data-bbox="1332 933 2213 1069">Approved <del>7815</del> <u>7441</u> dwellings should be developed at Yeovil, including 1565 dwellings in the sustainable urban extension between 2006 and 2028 (and an additional 935 dwellings after the plan period)</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Net housing delivered at Yeovil	Approved <del>7815</del> <u>7441</u> dwellings should be developed at Yeovil, including 1565 dwellings in the sustainable urban extension between 2006 and 2028 (and an additional 935 dwellings after the plan period)
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M91	68	5.18	<p>As set out in the Vision, Strategic Objectives and Settlement Strategy, Yeovil will continue to be the prime economic driver in South Somerset, as well as parts of surrounding districts. The Local Plan proposes for around <del>4508</del> <u>5,313</u> jobs being created in Yeovil over the plan period, of which it is likely that <del>2975</del> <u>3,363</u> jobs will be within the 'B' use classes. An additional <del>46</del> <u>10</u> ha of 'B' use employment land is required in Yeovil, <del>44</del> <u>5.0</u> ha of which should be delivered as part of the Sustainable Urban Extension in order</p>				

Ref	Page	Policy/ Paragraph	Minor Modification
			to provide one job per household to meet the aspirations for a sustainable extension with 4 <u>3.0</u> ha to be built beyond the Plan period.
<b>M92</b>	71	5.33	<p>To assure the Council that the key developmental aspects of the urban extension can be achieved in the emergent location and to refine the area to ensure that it is appropriate for the revised scale of development a scoping exercise (initial masterplanning) was undertaken. This served to refine the location for growth as shown on the proposals map incorporating part of the Brympton and Coker option for growth. The identified location enables accommodation of the required development without impinging on key local landmarks and constraints and without adversely affecting the overall setting of East Coker. <u>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. There is an expectation that net residential density will be 45 dwellings per hectare over the extension to reflect economic use of the land and flexibility to adjust densities to reflect opportunities and constraints in the Direction of growth.</u> The overall and specific densities of the urban extension will be a matter for the masterplan process to determine in the context of all relevant site related matters. On this basis sufficient land is identified in the Direction of growth to accommodate the scale of development proposed.</p>
<b>M93</b>	74	5.44	<p>Other standards for sustainable development should also be pursued where possible as set out below:</p> <ul style="list-style-type: none"> <li>• minimise vulnerability to the changing climate;</li> <li>• meet lifetime homes standards;</li> <li>• access to one employment opportunity per dwelling that is easily reached by walking, cycling and/or public transport;</li> <li>• homes should be within a 10 minute walk (<u>400m</u>) of a frequent bus service and neighbourhood services;</li> <li>• designed and planned to support healthy and sustainable environments;</li> <li>• complement and enhance existing landscape character</li> <li>• conserve and, where appropriate, enhance heritage assets and their settings;</li> <li>• a net gain in local biodiversity; and contributes to the green infrastructure strategy and to the conservation objectives of nearby designated Natura 2000 sites.</li> <li>• incorporate measures to ensure efficient use of water, improve water quality and prevent surface water flooding;</li> <li>• include a sustainable waste and resources plan which sets ambitious targets for residual waste levels, recycling levels and landfill diversion.</li> </ul>

Ref	Page	Policy/ Paragraph	Minor Modification				
			<ul style="list-style-type: none"> <li>Long term governance structures should be in place to ensure high sustainability standards are achieved and change is effectively managed.</li> </ul>				
<b>M94</b>	75	5.46	<p>These studies are moving into areas of more detailed planning of the urban extension that will require detailed masterplanning to develop the location of growth into a detailed scheme that can be implemented. This masterplanning is anticipated as a necessary process to be undertaken within the context of an area based development planning document and with the full engagement and ownership of the wider Yeovil community as well as the local communities immediately adjacent the direction of growth. <u>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</u>. The masterplan will be designed in such a way that will contribute to the green infrastructure strategy <u>and will include potential links to and from the urban extension such as through the Aldon Estate.</u></p>				
<b>M95</b>	76	Policy YV2: Yeovil Sustainable Urban Extension	<p>The Yeovil Sustainable Urban Extension should be located to the south and west of the town and should provide the following:</p> <ul style="list-style-type: none"> <li>11 <u>8.0</u> hectares of 'B' use class employment land;</li> <li>2,500 dwellings, 1,565 of which should be built in the plan period up to 2028, with the remaining 935 dwellings built after 2028;</li> <li>Two Primary schools and a Secondary school;</li> <li>A health centre;</li> </ul> <p>The Yeovil Sustainable Urban Extension will be developed to the highest sustainability objectives and garden city principles, subject to viability.</p> <p>Development within the Yeovil Sustainable Urban Extension will be permitted where features supporting bat movement are not severed and that access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.</p>				
M96	77	YV2 Monitoring Indicators and	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Level of 'sustainability' achieved at the Yeovil Sustainable</td> <td>Achieve the highest feasible sustainability standards and in</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Level of 'sustainability' achieved at the Yeovil Sustainable	Achieve the highest feasible sustainability standards and in
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<b>M97</b>	79	5.57	There are key viability issues including funding the replacement of car parking spaces and finding appropriate alternative sites; affordable housing provision; flooding mitigation and further assessment of proposals for a hotel and access arrangements. There is the expectation that the initial phase of 150 dwellings will be built starting later this decade with the further development of other potential residential sites to be built towards the end of the plan period to reach a higher overall capacity of 278 dwellings. <u>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.</u>								
<b>M98</b>	82	5.63	With some key transport corridors already under significant pressure at peak times, it is important to ensure that Yeovil delivers its growth in a way that is as sustainable as possible to reduce the need for reliance on car movement in order to access vital goods and services. Access by sustainable travel modes to shops, jobs, <u>education</u> and health/leisure opportunities will be crucial if this expansion is to be achieved without further adding to the pressures that are already faced by the town, including issues of poor air								

Ref	Page	Policy/ Paragraph	Minor Modification
			quality, carbon dioxide emissions, severance and congestion at strategic junctions. Car traffic is the main cause of poor air quality that has meant the whole town being designated an Air Quality Management Area.
M99	82	5.64	With an additional <del>7845</del> <u>7,441</u> dwellings envisaged for Yeovil between 2006 and 2028, and with the current highway network already close to capacity at peak times, there is a strong case for delivering sustainable transport alternatives to avoid the need for costly highway infrastructure improvements. Similarly there is huge potential to deliver health benefits.
<b>M100</b>	82	5.66	The report recommends that a feasibility study be undertaken specifically focusing on determining the wider social benefits of implementation. Prior to such feasibility studies being carried out it is difficult to factor these projects into the Local Plan. However, there is a very strong <u>link</u> <del>case</del> for building some of these <u>seed</u> projects into the Yeovil Sustainable Urban Extension as these measures form an integral part in the delivery of the filtered permeability, infrastructure and routes/services required to deliver modal shift.
<b>M101</b>	83	5.69	<p>The proposals for the Yeovil Sustainable Urban Extension offer additional opportunities to deliver sustainable travel by further reducing the need and desire to use the private car. The policy aims for 50% of travel originating in the Urban Extension to be by sustainable (i.e. non car) means. Many of these measures are recommended in the study 'Delivering 21st century Sustainable travel in Yeovil'. Measures to achieve 50% modal shift include:</p> <p>a. Through intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability (i.e. separating sustainable transport routes from those used by the car) within the site with journey times that are better or more comparable to those by car and in place from first occupancy. Sustainable links (walking, cycling and bus routes) beyond the site should enable easy access from the Yeovil Sustainable Urban Extension to the town centre, main employment sites, transport interchanges, health and educational establishments. As set out above, homes should be within a 10 minute walk (<u>400m</u>) of a frequent bus service and neighbourhood services.</p> <p>b. Reducing the need to use a car for bulk shopping journeys (e.g. the weekly grocery shop) <u>for example</u> by <u>ensuring encouraging</u> free deliveries by low emission/electric vans. This also alleviates the need for large car parking adjacent to the Urban Extension's shops and associated costs.</p> <p>c. Car parking at the Urban Extension's facilities, employment sites and shopping centre should incorporate car park management measures, commensurate with SCC's parking strategy including a charging regime ensuring that:</p>

Ref	Page	Policy/ Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>○ Priority is given to electric vehicles;</li> <li>○ Car use for these short journeys is discouraged.</li> </ul> <p>However charges need to be set at low rates to discourage the perverse incentive of travelling further in their car to access these services.</p> <p>d. Offering a traffic-free immediate environment with residential parking separated from the residential areas and more distant than the nearest available public transport bus stop. This will need to overcome the anti-social behaviour issues common with 1970's style peripheral parking. One way forward could be to ensure that car parks are secure by design with access/egress using smartcard technology and with the cars being easily over looked. The cars also should be easily accessed by the owners on foot, whilst any actual journey by car to access facilities both in the Urban Extension and in the town centre and the daily commute should take a longer route. The objective is to reduce the desirability of using the car for those short journeys, rather than restrict car ownership in itself.</p> <p>e. Set up an Electric Car Pool scheme (with provision for on-going management) to reduce the need for car ownership and its associated costs. The Electric Pool cars can give the flexibility required for those ad hoc journeys that practically can only be carried out by car.</p> <p>f. Providing low emission bus routes separated from private motor traffic to deliver favoured bus access including designed in bus gates to establish quicker end-to-end journey times in comparison with the private car. Similarly these need to be in place and operational from first occupancy.</p> <p>g. Providing real time public transport information (bus and train) in-House, in-Workplace, in-shops/shopping area, and at transport nodes (bus stops, stations etc).</p> <p>h. Establishing a high quality bus service through a Quality Bus Partnership (QBP) to offer a frequent low emission bus service throughout the day with a demand responsive ('Nippybus' type) bus service to operate during the evenings at off-peak times. With the critical mass delivered with the Urban extension there is likely to be a strong business case for the operation of these routes on</p>

Ref	Page	Policy/ Paragraph	Minor Modification
			a commercial basis. However initial contributions will be required from the development as pump priming will be necessary to kick start and ensure induced travel habits from the start.
<b>M102</b>	85	Policy YV6: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension	<p>In order to deliver at least 50% of travel originating from the Yeovil Sustainable Urban Extension by non-car modes (with the potential to increase this over time to at least 60%), and in addition to the generic policies that support modal shift throughout the district and Yeovil, the Yeovil Sustainable Urban Extension should provide:</p> <ul style="list-style-type: none"> <li>i. Intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car.</li> <li>ii. <del>Free deliveries for bulk shopping journeys using low emission/electric vans</del></li> <li>iii. Car parking management at the Yeovil Sustainable Urban Extension facilities, employment sites &amp; shopping centre, which gives priority to electric vehicles, low emission and shared vehicles and non car modes and which discourages car use for these short journeys.</li> <li>iiii. A traffic-free immediate environment with residential parking separated from the residential areas.</li> </ul> <p>Development at the Yeovil Sustainable Urban Extension should also contribute to:</p> <ul style="list-style-type: none"> <li>iv. An Electric Car Pool scheme, with provision for on-going management.</li> <li>vi. Low emission bus routes that are designed to establish end-to-end journey times that are better or more comparable to those by private car.</li> <li>vii. A comprehensive network of real time public transport information for bus and train travel.</li> </ul>

Ref	Page	Policy/ Paragraph	Minor Modification
			<p>viii. A Quality Bus Partnership to deliver modern desirable bus routes with a frequent service and clean vehicle technology.</p> <p>Planning obligations will be used to ensure proper phasing of transport provision to maximise provision prior to first occupation of individual elements of the development.</p> <p>These sustainable links shall be designed to enable easy access from the Yeovil Sustainable Urban Extension to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.</p> <p>Proposals for infrastructure designed to support these measures will ensure that features supporting bat movement are retained and that access between feeding areas and roosts is not <del>served</del> <u>severed</u> and any proposed lighting is compatible with the conservation objectives of a Natura 2000 site unless it can be proven that there would be no significant effect.</p>
<b>M103</b>	91	6.21	<p>The Chard Regeneration Plan presented 4 options for the future growth of Chard. Option 3 (Chard Eastern Development Area - CEDA) has been chosen as the most appropriate location for the strategic growth. This option presents the benefits of large scale growth, associated community and highway infrastructure and regeneration without the emerging disbenefits of undue traffic congestion and pollution. The strategic growth area provides a scale of growth that will enable Chard to achieve and maximise its need for employment, housing, retail and associated amenities as well as improved highway infrastructure. <u>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.</u></p>
M104	91	6.22	<p>In summary the growth proposals include:</p> <ul style="list-style-type: none"> <li>• Approximately <del>3,237</del> <u>2,716</u> dwellings (within and beyond the plan period)</li> <li>• 19 hectares of employment land (within and beyond the plan period) of which 13 ha is included in existing commitments within the strategic growth area;</li> <li>• 2 new primary schools (within and beyond the plan period);</li> <li>• 4 neighbourhood centres (Avishayes, Stop Line Slopes, Millfield and Holbear - within and beyond the plan period);</li> <li>• Highway infrastructure and improvements;</li> </ul>

Ref	Page	Policy/ Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>Sports and open space provision.</li> </ul>
<b>M105</b>	93	Policy PMT1: Chard Strategic Growth Area	<p>Land at Chard is allocated for strategic growth to provide the following within the plan period and beyond:</p> <ul style="list-style-type: none"> <li>Approximately <del>3237</del> <u>2716</u> dwellings;</li> <li>Approximately 19 hectares of employment land;</li> <li>2 new primary schools;</li> <li>4 neighbourhood centres (Avishayes, Stop Line Slopes, Millfields and Holbear);</li> <li>Highway infrastructure and improvements;</li> <li>Sports and open space provision.</li> </ul>
<b>M106</b>	95	6.35	<p>The CEDA will require strong sustainable transport connections with the centre if it is to be fully integrated as an extension to the existing settlement form. It is important therefore to ensure that journeys on foot or by bike are attractive in comparison <del>with</del> <u>to</u> car journeys, and contribute to, and form part of a coherent network of attractive-to-use pedestrian and cycle routes. With linkages, further increases in levels of cycling should be achievable</p>
<b>M107</b>	97	6.47	<p>The prospect of delay whilst a Local Plan is progressed to adoption as well as the potential CPO proceedings required would mean that the housing trajectory for Chard should be amended with an anticipated delay in construction to 2016. This would result in the prospective delivery of dwellings for Chard <u>Eastern Development Area</u> in the Plan period being <del>4864</del> <u>approximately 1220</u> including <del>524</del> <u>632</u> dwellings already committed with a further <u>approximately 1376</u> <del>1496</del> dwellings after 2028</p>
<b>M108</b>	98	Policy PMT2: Chard Phasing	<p>To ensure the timely delivery of highway and other infrastructure to support the proposed growth of Chard <u>Eastern Development Area</u>, a phased approach to delivery will be taken with the following to be delivered:</p> <p>Within the plan period:</p> <ul style="list-style-type: none"> <li><u>Approximately 1220</u> <del>4864</del> dwellings</li> <li><u>Approximately</u> 13 hectares of employment land</li> </ul>

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			<ul style="list-style-type: none"> <li>• 1 new primary school</li> <li>• 2 neighbourhood centres (Millfields &amp; Holbear)</li> <li>• Sports and open space provision</li> </ul> <p>Post 2028:</p> <ul style="list-style-type: none"> <li>• <u>Approximately 1496</u> <del>1376</del> dwellings</li> <li>• <u>Approximately 6</u> hectares of employment land</li> <li>• 1 new primary school</li> <li>• 2 neighbourhood centres (Avishayes &amp; Stop Line Slopes)</li> </ul>												
M109	99	PMT2 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Net additional housing in Chard</td> <td><del>4864</del> <u>1220</u> dwellings built at Chard between 2006 and 2028</td> </tr> <tr> <td>Net additional employment land ('B' uses) in Chard (2006-2028)</td> <td>13 ha of 'B' use employment land <del>built</del> <u>made available</u> at Chard between 2006 and 2028</td> </tr> <tr> <td>New primary school in Chard (2006-2028)</td> <td>1 new primary school built at Chard between 2006 and 2028</td> </tr> <tr> <td>New neighbourhood centres in Chard (2006-2028)</td> <td>2 new neighbourhood centres built at Chard between 2006 and 2028</td> </tr> <tr> <td>Sports and open space provision</td> <td>Relocation of Chard Town Football Club, creation of 'Green Heart' between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Net additional housing in Chard	<del>4864</del> <u>1220</u> dwellings built at Chard between 2006 and 2028	Net additional employment land ('B' uses) in Chard (2006-2028)	13 ha of 'B' use employment land <del>built</del> <u>made available</u> at Chard between 2006 and 2028	New primary school in Chard (2006-2028)	1 new primary school built at Chard between 2006 and 2028	New neighbourhood centres in Chard (2006-2028)	2 new neighbourhood centres built at Chard between 2006 and 2028	Sports and open space provision	Relocation of Chard Town Football Club, creation of 'Green Heart' between 2006 and 2028
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<b>M110</b>	100	6.54	In addition to a regular bus service, residents in Crewkerne have access to rail services. The railway station, located in the parish of Misterton, just over a mile from Crewkerne town centre is served by South West Trains on the main south western railway line, and trains operate regularly to Yeovil, London and Exeter. A national cycle route passes through the town. The level of self-containment is satisfactory compared to the District as a whole with 49% of local residents working locally (District average 51%). Crewkerne is												

Ref	Page	Policy/ Paragraph	Minor Modification										
			one of the few settlements in the District that acts as a destination for work. Analysis of Travel to Work data illustrates that 3.7% of people who work in the town, commute in from other settlements, this is the <del>fourth</del> <u>fourth</u> largest figure for the District (for comparison - Yeovil's figure is 33% and Chard 5.9%).										
M111	101	6.58	It is important to sustain and enhance Crewkerne's role as a Primary Market Town, with a level of development that is commensurate with the size, character, environmental constraints and accessibility of the town. The Local Plan will therefore support the development of around <del>4028</del> <u>961</u> dwellings over the plan period, up to 2028. Of these <del>4028</del> <u>961</u> dwellings, 916 are already committed <sup>8</sup> , including 525 which are part of the saved Local Plan allocation, which received a resolution to grant planning permission, subject to completion of the Section 106 planning agreement, at Area West committee on the 14th December 2011. The residual requirement for <del>127</del> <u>45</u> new dwellings is considered to be deliverable through the Development Management process.										
M112	101	6.60	As set out in Policy SS3, a minimum of <del>472</del> <u>577</u> jobs should be delivered in Crewkerne to 2028, and approximately 10 hectares of 'B' Use Class employment land. This land has already been identified, with 9.8 hectares coming forward as part of the saved Local Plan allocation which proposes employment land for a range of employment uses, and through developments that have already been awarded planning permission. Whilst the employment element of the CLR site will deliver a sufficient supply of land in Crewkerne to cater for the identified employment land need, this should not prevent further land coming forward, especially in the short-term if the market requires and this can be delivered through the Development Management process.										
M113	103	PMT Crewkerne Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Crewkerne</td> <td><del>4028</del> <u>961</u> homes built in Crewkerne between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in Crewkerne</td> <td>10.10 ha of 'B' use employment land <del>built</del> <u>made available</u> in Crewkerne between 2006 and 2028</td> </tr> <tr> <td>New Jobs in Crewkerne</td> <td>472 jobs between 2006 and 2028</td> </tr> <tr> <td>New Primary School</td> <td>Somerset County Council to deliver by 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Crewkerne	<del>4028</del> <u>961</u> homes built in Crewkerne between 2006 and 2028	Completed employment ('B' uses) floor space in Crewkerne	10.10 ha of 'B' use employment land <del>built</del> <u>made available</u> in Crewkerne between 2006 and 2028	New Jobs in Crewkerne	472 jobs between 2006 and 2028	New Primary School	Somerset County Council to deliver by 2028
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<sup>8</sup> Amendment to footnote to read: [Council's annual housing monitoring data, as at April ~~2011~~ 2012]

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			<table border="1"> <tr> <td>New link road between the A356 (Station Road) and the A30 (Yeovil Road)</td> <td>Developer to deliver in conjunction with Somerset County Council prior to occupation of 200<sup>th</sup> house or 7 years from occupation of first house</td> </tr> </table>	New link road between the A356 (Station Road) and the A30 (Yeovil Road)	Developer to deliver in conjunction with Somerset County Council prior to occupation of 200 <sup>th</sup> house or 7 years from occupation of first house						
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M114	104	6.68	Ilminster is the <del>fourth</del> <u>fifth</u> largest settlement in South Somerset with a population of approximately 4,499 people. This population has grown considerably in recent years, reflected in the fact that in seven years (2001-2008) the number of people living in the town increased by almost 20%.								
M115	105	6.76	It is important to sustain and enhance Ilminster's role as a Primary Market Town, with a level of development that is appropriate to the size, character, environmental constraints and accessibility of the town. The Local Plan will therefore support the development of around <del>534</del> <u>496</u> dwellings over the plan period, up to 2028. Of these <del>534</del> <u>496</u> dwellings, 181 are already committed, the residual requirement is for <del>332</del> <u>315</u> new dwellings (see Policy PMT3: Direction of Growth, below).								
M116	105	6.78	As set out in Policy SS3, a minimum of <del>343</del> <u>419</u> jobs and approximately 23 hectares of 'B' Use Class employment land should be delivered in Ilminster over the plan period, this will be in association with the Strategic Employment Sites. Ilminster's strong locational advantage, being adjacent to A303 and in close proximity to the M5, should support the delivery of these jobs, and a challenge will be to increase the number of micro-businesses in the town and adding to the town's existing employment base will be key.								
<b>M117</b>	106	6.82	The Infrastructure Plan does not indicate the need for any 'critical' infrastructure requirements to be provided in Ilminster as a result of the proposed new development. It does however identify a number of 'necessary' infrastructure requirements, which generally relate to open space and leisure facilities. <u>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.</u>								
M118	107	PMT3 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Ilminster</td> <td><del>534</del> <u>496</u> homes built in Ilminster between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in Ilminster</td> <td>23 ha of 'B' use employment land <del>built</del> <u>made available</u> in Ilminster between 2006 and 2028</td> </tr> <tr> <td>Road between Shudrick Lane and Townsend/Long Orchard Hill</td> <td>Prior to completion of development within the Direction of</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Ilminster	<del>534</del> <u>496</u> homes built in Ilminster between 2006 and 2028	Completed employment ('B' uses) floor space in Ilminster	23 ha of 'B' use employment land <del>built</del> <u>made available</u> in Ilminster between 2006 and 2028	Road between Shudrick Lane and Townsend/Long Orchard Hill	Prior to completion of development within the Direction of
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			<table border="1"> <tr> <td></td> <td>Growth</td> </tr> </table>		Growth				
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M119	109	6.94	It is important to sustain and enhance Wincanton's role as a Market Town in the rural east of the District, with a level of development that is relative to the size, accessibility, character and environmental constraints of the town. When compared with other Market Towns, Wincanton already has a significant number of existing commitments with <del>692</del> <u>698</u> dwellings having planning permission or already built as at April <del>2014</del> <u>2012</u> . It is therefore recommended that around 703 dwellings are built in the town over the Local Plan period 2006-28. This is to ensure housing growth reflects the scale of Wincanton and allows assimilation of significant past growth. As the majority of these dwellings have already been built or committed this leaves a residual additional housing requirement of only <del>44</del> <u>5</u> dwellings. The past build out rate indicates that this overall level of provision should last the plan period. These dwellings could be accommodated within the existing Development Area.						
M120	110	6.96	As set out in Policy SS3, a total of 8.61 ha of 'B' use class employment land should be delivered in Wincanton over the Local Plan period. 3.61 ha of this is already committed, leaving 5 ha still to be found. This should provide around <del>323</del> <u>366</u> jobs in traditional 'B' uses, as part of a total of <del>490</del> <u>599</u> jobs that should be delivered at Wincanton to provide the opportunity for residents to both live and work in the town.						
M121	111	PMT4 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed employment ('B' uses) floor space in Wincanton</td> <td>8.61 ha of 'B' use employment land <del>built</del> <u>made available</u> in Wincanton between 2006 and 2028</td> </tr> <tr> <td>Net additional dwellings in Wincanton</td> <td><del>703</del> <u>698</u> dwellings built at Wincanton between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed employment ('B' uses) floor space in Wincanton	8.61 ha of 'B' use employment land <del>built</del> <u>made available</u> in Wincanton between 2006 and 2028	Net additional dwellings in Wincanton	<del>703</del> <u>698</u> dwellings built at Wincanton between 2006 and 2028
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M122	113	6.111	To maintain the town's service role, Ansford/Castle Cary is expected to deliver <del>400</del> <u>374</u> new dwellings over the plan period. Existing commitments of <del>127</del> <u>156</u> dwellings (April <del>2014</del> <u>2012</u> ), leaves a further <del>273</del> <u>218</u> dwellings to be accommodated over the plan period. It should be noted however that the Planning permission for the BMI site, Cumnock Lane has recently lapsed and although it can't be considered a commitment at this present time there is an expectation that this important brownfield site will be developed within the Plan period and thereby reduce the future housing target by a further 89 dwellings. The phasing policy SS7 would be a key						

Ref	Page	Policy/ Paragraph	Minor Modification								
			mechanism in addressing early delivery of this brownfield site prior to the greenfield direction for growth.								
M123	114	6.113	To support the provision of an anticipated <del>223</del> <u>273</u> jobs, with <del>447</del> <u>167</u> of these being traditional B use industrial jobs, there is a need for approximately 3 hectares ( <del>147 jobs</del> ) of employment land in Ansford/Castle Cary. Since the start of the plan period in 2006, there has been approximately 9ha of employment land already delivered in the town through the building of the Royal Canin pet food factory in 2008 on a saved allocation from the previous Local Plan. This is not something that would readily be repeated, and artificially 'inflates' the employment land figures. Therefore to aid the self-containment of the settlement and provide employment opportunities for inhabitants of Ansford/Castle Cary in the later part of the Plan period the Local Plan should deliver approximately an additional 3 hectares of employment land outside the expansion of the Royal Canin site.								
M124	114	6.116	The Council's Infrastructure Plan demonstrates that these proposals are deliverable and that the necessary social, physical and green infrastructure is provided to support the proposed development. A road link between Station Road and Torbay Road has been identified as appropriate <del>and necessary</del> for the implementation development in the strategic direction of growth. Submissions to the Council have indicated that it is viable and deliverable.								
<b>M125</b>	115	6.119	A North West direction of growth has been found to be the most sustainable location for Ansford/Castle Cary's future expansion of housing, employment and education proposals. A North West direction for growth has the advantages of being well related to existing employment opportunities, the town centre, the town's Schools and is located on land that will have the least impact in respect of periphery landscape. A road link between Station Road and Torbay Road will be <del>required</del> <u>expected to be provided</u> to improve access and egress to new and existing employment and better integration of the development within the town.								
M126	116	LMT1 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>The total number of dwellings and amount of employment land built, under construction and committed at Ansford/Castle Cary within the Urban Area and in the preferred direction for growth</td> <td>Delivery of <del>400</del> <u>374</u> dwellings and 3 ha employment land between 2006 and 2028</td> </tr> <tr> <td>The provision of appropriate road improvements</td> <td>Delivery of a link road between Torbay Road and Station Road before completion of development proposal</td> </tr> <tr> <td>The provision of a new Primary School at Ansford/Castle Cary</td> <td>Deliver one new primary school</td> </tr> </tbody> </table>	Monitoring Indicators	Target	The total number of dwellings and amount of employment land built, under construction and committed at Ansford/Castle Cary within the Urban Area and in the preferred direction for growth	Delivery of <del>400</del> <u>374</u> dwellings and 3 ha employment land between 2006 and 2028	The provision of appropriate road improvements	Delivery of a link road between Torbay Road and Station Road before completion of development proposal	The provision of a new Primary School at Ansford/Castle Cary	Deliver one new primary school
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<b>M127</b>	117	6.124	As the wider area around the town is relatively sparsely populated, Langport/Huish Episcopi functions as an important settlement that serves the surrounding rural area. Some of the key services and community facilities include primary and secondary schools, sports hall, supermarket, library and bank. Langport/Huish Episcopi has a small town centre that provides a range of service goods to cater for the day-to-day needs of the residents; convenience retailing in the town is dominated by a single supermarket, whilst the comparison sector is mainly limited to independent and specialist stores. There is a regular bus service to Yeovil and Taunton, and a national cycle route passes through the town.
M128	118	6.129	In order to sustain and enhance Langport/Huish Episcopi's role as a Market Town, with a level of development that is relative to the size, accessibility, character and environmental characteristics of the town, <del>around 400</del> <u>374</u> dwellings should be built in the town in the Local Plan period. As most of these have already been built or committed in the first 5 years of the plan period ( <del>295</del> <u>289</u> dwellings), new provision should be made for around <del>400</del> <u>85</u> dwellings at the town (as set out in Policy SS5). There are few sites available within the existing urban area in Langport/Huish Episcopi, meaning a 'direction of growth' is required to identify a broad location to accommodate new development on the edge of the town, as explained below.
M129	118	6.130	As set out in Policy SS3, 3.44 ha of 'B' use class employment land should be delivered in Langport/Huish Episcopi over the Local Plan period. Only 0.44 ha has been provided in the first 5 years of the plan, leaving 3 ha still to be found. This should provide <del>154</del> <u>174</u> 'B' use jobs, as part of a total of <del>233</del> <u>284</u> jobs that should be delivered at Langport/Huish Episcopi to provide the opportunity for residents to both live and work in the town.
M130	119	6.134	In order to accommodate the proposed level of housing and employment development at Langport/Huish Episcopi, a 'direction of growth' has been identified in three locations to the north east, east and south east of the town (see Proposals Map). These locations for the direction of growth have been chosen using evidence in the Sustainability Appraisal and the potential deliverability of sites for development. Although the priority is for development on brownfield sites, given the lack of development opportunities within the existing urban area of the town, it is expected that the bulk of the remaining development requirements for Langport/Huish Episcopi (i.e. <del>400</del> <u>85</u> dwellings, 3 ha employment land) will be delivered within the direction of growth. Specific proposals within these locations should come forward through the development management process.
<b>M131</b>	120	LMT2: Langport/ Huish Episcopi Direction of Growth	The direction of strategic growth will be to the north, east, and south east of the settlement. All development must avoid coalescence with the settlement of Wearne. Development in the south east is appropriate for employment use only.  <del>Development at Langport/Huish Episcopi will not come forward until it can be demonstrated that, in total, it will not lead to impacts on the</del> <u>be subject to a project level Habitats Regulations Assessment of potential impacts on the Somerset Levels and Moors</u>

Ref	Page	Policy/ Paragraph	Minor Modification						
			<p>Special Protection Area/Ramsar sites.</p> <p>Additionally, open space will be required due to the proximity to sensitive (internationally designated) conservation areas, so as to alleviate potential development related pressure on these sites. Appropriate mitigation in the form of open space or other measures will be in place in advance of the development and agreed in advance with Natural England.</p>						
M132	120	LMT2 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Net additional dwellings in Langport/Huish Episcopi</td> <td>400 <del>374</del> dwellings built at Langport/Huish Episcopi between 2006 and 2028</td> </tr> <tr> <td>Additional employment ('B' uses) floor space in Langport/Huish Episcopi</td> <td>3.4 ha of 'B' use employment land <u>built made available</u> in Langport/Huish Episcopi between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Net additional dwellings in Langport/Huish Episcopi	400 <del>374</del> dwellings built at Langport/Huish Episcopi between 2006 and 2028	Additional employment ('B' uses) floor space in Langport/Huish Episcopi	3.4 ha of 'B' use employment land <u>built made available</u> in Langport/Huish Episcopi between 2006 and 2028
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Net additional dwellings in Langport/Huish Episcopi	400 <del>374</del> dwellings built at Langport/Huish Episcopi between 2006 and 2028								
Additional employment ('B' uses) floor space in Langport/Huish Episcopi	3.4 ha of 'B' use employment land <u>built made available</u> in Langport/Huish Episcopi between 2006 and 2028								
M133	122	6.145	<p>It is important to sustain and enhance Somerton's role as a Market Town in the rural north of the District, with a level of development that is relative to the size, accessibility, character and environmental constraints of the town. Therefore, around 400 <del>374</del> dwellings should be built in the town over the Local Plan period 2006-28. The majority of these (<del>235</del> <u>286</u> dwellings) have already been built or committed in the first 5 years of the Local Plan period, leaving a residual additional housing requirement of <del>465</del> <u>88</u> dwellings. A 'direction of growth' to identify a broad location to accommodate new development on the edge of the town is required, as explained below.</p>						
M134	122	6.146	<p>As set out in Policy SS3, a total of 4.91 ha of 'B' use class employment land should be delivered in Somerton over the Local Plan period. Just under half (1.91 ha) of this has already been provided, leaving 3 ha still to be found, primarily within the direction of growth. This should provide <del>466</del> <u>187</u> 'B' use jobs, as part of a total of <del>254</del> <u>307</u> jobs that should be delivered at Somerton to provide the opportunity for residents to both live and work in the town.</p>						
M135	124	LMT3 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Net additional dwellings in Somerton</td> <td>400 <del>374</del> dwellings built at Somerton between 2006 and 2028</td> </tr> <tr> <td>Additional employment ('B' uses) floor space in Somerton</td> <td>4.9 ha of 'B' use employment land <del>built</del> made available in</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Net additional dwellings in Somerton	400 <del>374</del> dwellings built at Somerton between 2006 and 2028	Additional employment ('B' uses) floor space in Somerton	4.9 ha of 'B' use employment land <del>built</del> made available in
Monitoring Indicators	Target								
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Additional employment ('B' uses) floor space in Somerton	4.9 ha of 'B' use employment land <del>built</del> made available in								

Ref	Page	Policy/ Paragraph	Minor Modification						
			<table border="1"> <tr> <td></td> <td>Somerton between 2006 and 2028</td> </tr> </table>		Somerton between 2006 and 2028				
	Somerton between 2006 and 2028								
<b>M136</b>	126	7.6	In addition to a regular bus service, residents in Bruton have access to rail services. The railway station, which is located on Station Road, is on the Heart of Wessex Line running from Bristol to Weymouth. A national cycle <del>network</del> <u>route</u> runs through the settlement.						
M137	127	7.10	It is important to sustain and enhance Bruton's role as a Rural Centre, with a level of development that is commensurate with the size, accessibility, character and environmental constraints of the town. The Local Plan will therefore support the development of around <del>217</del> <u>203</u> dwellings over the plan period, up to 2028. Of these <del>217</del> <u>203</u> dwellings, <del>113</del> <u>103</u> are already committed, with a residual requirement for <del>104</del> <u>100</u> new dwellings, which is considered to be deliverable through the Development Management process. These dwellings need to be of mixed size although there is a locally perceived need for family housing and supported elderly person accommodation.						
M138	128	RC Bruton Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Bruton</td> <td><del>217</del> <u>203</u> homes built in Bruton between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in Bruton</td> <td>2.56 ha of 'B' use employment land <del>built</del> <u>made available</u> in Bruton between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Bruton	<del>217</del> <u>203</u> homes built in Bruton between 2006 and 2028	Completed employment ('B' uses) floor space in Bruton	2.56 ha of 'B' use employment land <del>built</del> <u>made available</u> in Bruton between 2006 and 2028
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Completed employment ('B' uses) floor space in Bruton	2.56 ha of 'B' use employment land <del>built</del> <u>made available</u> in Bruton between 2006 and 2028								
M139	129	7.21	Consultation with Ilchester Parish Council has identified that the volume of traffic travelling through the settlement is an issue, together with parking <del>and they have indicated concern in relation to the continuing viability of shops and commercial businesses in the town centre.</del>						
M140	130	7.24	It is important to sustain and enhance Ilchester's role as a Rural Centre, with a level of development that is commensurate with the size, accessibility, character and environmental constraints of the town. The Local Plan will therefore support the development of around <del>151</del> <u>141</u> dwellings over the plan period, up to 2028, which is considered to be deliverable through the Development Management process.						
M141	131	RC Ilchester							

Ref	Page	Policy/ Paragraph	Minor Modification						
		Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Ilchester</td> <td>451 <del>141</del> homes built in Ilchester between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in Ilchester</td> <td>2.02 ha of 'B' use employment land built <u>made available</u> in Ilchester between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring indicators	Target	Completed housing development in Ilchester	451 <del>141</del> homes built in Ilchester between 2006 and 2028	Completed employment ('B' uses) floor space in Ilchester	2.02 ha of 'B' use employment land built <u>made available</u> in Ilchester between 2006 and 2028
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Completed employment ('B' uses) floor space in Ilchester	2.02 ha of 'B' use employment land built <u>made available</u> in Ilchester between 2006 and 2028								
M142	133	7.38	To enable the settlement to grow and continue to expand its identified role <del>246</del> <u>230</u> dwellings are proposed over the Local Plan period 2006-28. Of these <del>246</del> <u>230</u> dwellings, <del>404</del> <u>106</u> are already committed, with a residual requirement for <del>445</del> <u>124</u> new dwellings, reflecting a scale of growth commensurate with South Petherton and Milborne Port.						
M143	134	RC Martock/Bower Hinton Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Martock/Bower Hinton</td> <td><del>246</del> <u>230</u> homes built in Martock/Bower Hinton between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in Martock/Bower Hinton</td> <td>4.79ha of 'B' use employment land built <u>made available</u> in Martock/Bower Hinton between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Martock/Bower Hinton	<del>246</del> <u>230</u> homes built in Martock/Bower Hinton between 2006 and 2028	Completed employment ('B' uses) floor space in Martock/Bower Hinton	4.79ha of 'B' use employment land built <u>made available</u> in Martock/Bower Hinton between 2006 and 2028
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Completed housing development in Martock/Bower Hinton	<del>246</del> <u>230</u> homes built in Martock/Bower Hinton between 2006 and 2028								
Completed employment ('B' uses) floor space in Martock/Bower Hinton	4.79ha of 'B' use employment land built <u>made available</u> in Martock/Bower Hinton between 2006 and 2028								
<b>M144</b>	135	7.48	<p>The Milborne Port Community Plan aims to:</p> <ul style="list-style-type: none"> <li>• Support the maintenance and sustainable growth of existing businesses;</li> <li>• Encourage the development of sustainable new business ventures and employment opportunities;</li> <li>• Ensure a balanced rate of growth for the benefit of all residents whilst maintaining the unique character of Milborne Port;</li> <li>• Support the various community groups active in the village;</li> <li>• Make it a welcoming village for newcomers;</li> <li>• Ensure that it is a safe village in which to live and work; and</li> <li>• Encourage the village residents to play their part in creating a more sustainable environment.</li> <li>• <u>There is an aspiration in the Milborne Port Parish Plan to see a safe bicycle route to Sherborne.</u></li> </ul>						

Ref	Page	Policy/ Paragraph	Minor Modification						
M145	135	7.50	To enable the settlement to grow and continue to expand its identified role <del>299</del> <u>279</u> dwellings are proposed over the Local Plan period 2006-28. Of these 279 dwellings, <del>240</del> <u>202</u> are already committed, with a residual requirement for <del>89</del> <u>77</u> new dwellings, which is considered to be commensurate with the size of the settlement and deliverable through the Development Management process.						
M146	136	RC Milborne Port Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Milborne Port</td> <td><del>299</del> <u>279</u> homes built in Milborne Port between 2006 and 2028</td> </tr> <tr> <td>Completed employment land ('B' uses) in Milborne Port</td> <td>2.04 ha of 'B' use employment land <del>built</del> <u>made available</u> in Milborne Port between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Milborne Port	<del>299</del> <u>279</u> homes built in Milborne Port between 2006 and 2028	Completed employment land ('B' uses) in Milborne Port	2.04 ha of 'B' use employment land <del>built</del> <u>made available</u> in Milborne Port between 2006 and 2028
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Completed employment land ('B' uses) in Milborne Port	2.04 ha of 'B' use employment land <del>built</del> <u>made available</u> in Milborne Port between 2006 and 2028								
M147	138	7.62	To enable the settlement to grow and continue to expand its identified role <del>245</del> <u>229</u> dwellings are proposed over the Local Plan period 2006-28. Of these <del>245</del> <u>229</u> dwellings, 151 are already committed <sup>9</sup> , with a residual requirement for <del>94</del> <u>78</u> new dwellings, reflecting a scale of growth commensurate with Martock and provision for the rest of the Plan period beyond the build out of current commitments and secure a level of provision capable of supporting local services.						
M148	39	RC South Petherton Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in South Petherton</td> <td><del>245</del> <u>229</u> homes built in South Petherton between 2006 and 2028</td> </tr> <tr> <td>Completed employment ('B' uses) floor space in South Petherton</td> <td>3.8 ha of 'B' use employment land <del>built</del> <u>made available</u> in South Petherton between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in South Petherton	<del>245</del> <u>229</u> homes built in South Petherton between 2006 and 2028	Completed employment ('B' uses) floor space in South Petherton	3.8 ha of 'B' use employment land <del>built</del> <u>made available</u> in South Petherton between 2006 and 2028
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<sup>9</sup> Amendment to footnote to read: [Council's annual housing monitoring data, as at April ~~2011~~ 2012]

Ref	Page	Policy/ Paragraph	Minor Modification						
M149	140	7.73	It is proposed that up to <del>55</del> <u>51</u> additional dwellings (of which <del>6</del> <u>7</u> are already committed, leaving a residual of <del>49</del> <u>44</u> ) will be delivered during the period of the Local Plan to assist with the self-containment of the settlement and meeting specific housing needs. Delivery will be monitored through the Annual Monitoring Report (AMR). This more limited scale of growth reflects Stoke sub Hamdon's smaller scale and nature.						
M150	141	RC Stoke sub Hamdon Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed housing development in Stoke sub Hamdon</td> <td><del>55</del> <u>51</u> homes built in Stoke sub Hamdon between 2006 and 2028</td> </tr> <tr> <td>Completed employment land ('B' uses) in Stoke sub Hamdon</td> <td>2 ha of 'B' use employment land built in Stoke sub Hamdon between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Stoke sub Hamdon	<del>55</del> <u>51</u> homes built in Stoke sub Hamdon between 2006 and 2028	Completed employment land ('B' uses) in Stoke sub Hamdon	2 ha of 'B' use employment land built in Stoke sub Hamdon between 2006 and 2028
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Completed housing development in Stoke sub Hamdon	<del>55</del> <u>51</u> homes built in Stoke sub Hamdon between 2006 and 2028								
Completed employment land ('B' uses) in Stoke sub Hamdon	2 ha of 'B' use employment land built in Stoke sub Hamdon between 2006 and 2028								
M151	143	8.6	Since 1991 South Somerset's economy has grown significantly from 47,500 jobs to <del>65,200</del> <u>66,600</u> jobs in <del>2010</del> <u>2011</u> <sup>10</sup> , which is an average of <del>932</del> <u>955</u> new jobs a year, although there have been fluctuations during this period (a loss of 2,100 jobs between 2006 and 2010 due to the recession, <u>with a significant bounce back of 3,600 additional jobs (200 more self-employed and 1,600 employees) between 2010 and 2011</u> ). Despite these challenging economic conditions, it is anticipated, based on the local economy and economic structure, recovery will occur and lead to at least <del>9,200</del> <u>11,250</u> new jobs over the plan period. The report 'Housing						

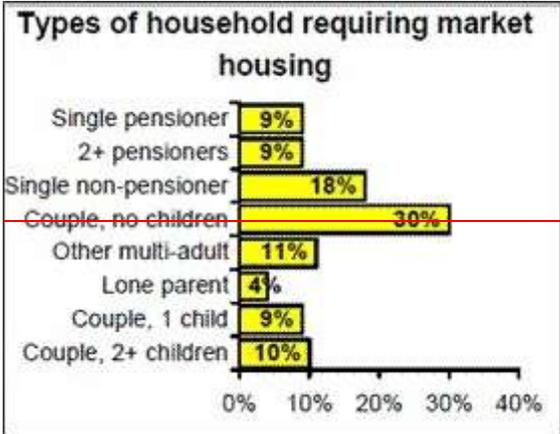
<sup>10</sup> Amendments to footnote to read: [ABI and BRES Employee Analysis 1991- ~~2010~~ 2011 (released September 2012) – number of employees in the District (excludes self employed persons but includes an additional 1,000 people to the BRES record to take into account agricultural employees, not counted in BRES but were counted in ABI records)]

Ref	Page	Policy/ Paragraph	Minor Modification
			Requirement for South Somerset and Yeovil' (January 2011) provides further details on the South Somerset economy and jobs growth 2006- 2028 <u>2026</u> <sup>11</sup> . <u>The methodology in the report was then applied to derive figures to the new end date of 2028.</u>
M152	143	8.7	There is a requirement in Policy SS3: Delivering Employment Growth to therefore provide for at least <del>9,200</del> <u>11,250</u> new jobs and <del>462</del> <u>159.35</u> hectares of employment land within the District to 2028 (of which <del>42.5</del> <u>40</u> hectares will be additional provision to existing employment land supply. Supply consists of saved allocations, land with planning permission, land previously with permission, now lapsed and land under construction).
M153	151	8.41	The Council is committed to supporting employment opportunities locally. Economic development and area development officers will seek to support local businesses to find suitable premises, but if there are no alternative options and the business complies with the criteria in Policy <del>EP5</del> <u>EP4</u> , planning policy and development management officers will advise and support businesses to secure appropriately scaled expansions.
M154	156	8.61	Advanced, high quality communications infrastructure is essential for economic growth. The development of high-speed broadband technology and other communication networks also plays a vital role in enhancing the provision of local community facilities and services. The Council's Plan recognises the importance of delivering Super Fast Broadband to rural areas, and development should facilitate <del>where</del> <u>where</u> possible the growth of new and existing telecommunications systems to ensure people have a choice of providers and services
<b>M155</b>	164	Policy EP11: Location of Main Town Centre Uses (the Sequential Approach)	In order to sustain and enhance the vitality and viability of town centres, new proposals for town centre uses will be permitted firstly within Yeovil Town Centre Shopping Area and the defined Town Centres of Market Towns, District Centres and Local Centres, followed by Edge-of-Centre locations, then Out-of-Centre sites that are, or will be well served by a choice of sustainable modes of transport, and are close to the centre or in relation to bulky goods retailing, are located immediately adjacent to existing retail warehousing.

<sup>11</sup> Amendments to footnote to read: [as updated to 2028 by SSSC and interpreting the ~~2010~~ 2011 Business Register Employment Survey (BRES) from Nomis released 28 September 2012]

Ref	Page	Policy/ Paragraph	Minor Modification
			<p>Proposals should be of a scale appropriate to the size and function of the town centre and would help to sustain and enhance the vitality and viability of the centre.</p> <p>Applications for town centre uses which are not in an existing Town Centre and not in accordance with an up to date Development Plan should be refused planning permission where the applicant has not demonstrated compliance with the sequential approach to site selection, or there is clear evidence that the proposal, either alone or combined with other recent and outstanding planning permissions would seriously affect the vitality and viability of a nearby Town Centre.</p> <p>Parking will <del>serve the centre as a whole</del>, <u>be considered in the context of wider Town Centre parking.</u></p>
<b>M156</b>	169	8.111	<p>A Neighbourhood Centre is a small parade of shops of purely neighbourhood significance generally located within large residential estates and designed to give access to day-to-day, top-up items. New Neighbourhood Centres to serve proposed new developments should compliment rather than compete with the retail facilities in nearby town centres. This consideration is particularly relevant in relation to the local services and facilities that will be required as part of the planned Sustainable Urban Extension for Yeovil and the strategic allocation for Chard. <u>The opportunities for serving the wider community in the Yeovil area with new infrastructure and facilities should be fully explored in the Master plan.</u></p>
<b>M157</b>	183	9.37	<p>The SHMA identifies the types of household requiring market housing and developers should take this evidence into account when bringing proposals forward for market housing; <del>the findings for South Somerset are set out below. It is noteworthy that 18% of that demand comes from pensioner households.</del></p>
<b>M158</b>	183	Figure 9: Households requiring	<p>Deletion of figure 9</p> <p><b>Figure 9 Households requiring market housing<sup>12</sup></b></p>

<sup>12</sup> Amendments to footnote to read: [~~Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessment Executive Summary 2009~~]

Ref	Page	Policy/ Paragraph	Minor Modification																		
		market housing	 <p><b>Types of household requiring market housing</b></p> <table border="1"> <thead> <tr> <th>Household Type</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Single pensioner</td> <td>9%</td> </tr> <tr> <td>2+ pensioners</td> <td>9%</td> </tr> <tr> <td>Single non-pensioner</td> <td>18%</td> </tr> <tr> <td>Couple, no children</td> <td>30%</td> </tr> <tr> <td>Other multi-adult</td> <td>11%</td> </tr> <tr> <td>Lone parent</td> <td>4%</td> </tr> <tr> <td>Couple, 1 child</td> <td>9%</td> </tr> <tr> <td>Couple, 2+ children</td> <td>10%</td> </tr> </tbody> </table>	Household Type	Percentage	Single pensioner	9%	2+ pensioners	9%	Single non-pensioner	18%	Couple, no children	30%	Other multi-adult	11%	Lone parent	4%	Couple, 1 child	9%	Couple, 2+ children	10%
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<b>M159</b>	192	10.2	Other measures such as home working (with the significant increases in broadband speed predicted by 2015), encouraging the use of low emission, alternative fuel, electric vehicles, demand responsive public transport (using alternative fuel/hybrid/electric vehicles) and car share schemes should therefore be considered on a scale and degree appropriate to the site proposed for development.																		
<b>M160</b>	193	10.8	<p>These district wide measures are aimed at reducing single car occupancy and the need to travel or encouraging the use of more sustainable travel or alternative fuels where travel is necessary. They include:</p> <p>a. <u>Providing Good Information</u> Travel Information Packs detailing:</p> <ul style="list-style-type: none"> <li>○ Car share schemes - benefits and how to join;</li> <li>○ Public transport information - timetable and maps of nearest bus routes and interchanges (including interchange with rail) and details connecting local bus, and longer distance travel such as express coach and trains;</li> </ul>																		

Ref	Page	Policy/ Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>○ Maps showing local footpaths and cycle ways, bus stops, and facilities – health, education, shops, employment, churches, recreation &amp; leisure etc;</li> <li>○ Details of cycle training, cycle/equipment sales &amp; repairs, cycle clubs, health benefits etc;</li> <li>○ Information on the health benefits of walking;</li> <li>○ Benefits and advice on working from home.</li> </ul> <p><u>Somerset County Council offer useful guidance on Smarter Travel Information Packs.</u><sup>13</sup> The requirement to provide travel information packs should apply to all residential and employment developments.</p> <p>b. <u>Encouraging Electric Car Use</u> Encouraging the use of electric cars through the provision of a 16 amp charging point (or greater capacity as deemed appropriate) adjacent to each parking space and within the curtilage of the site and also for each garage within the development.</p> <p>The requirement to provide charging points for electric cars should apply to all residential and employment developments</p> <p>c. <u>Incentivising Sustainable Travel</u> A Green Travel Voucher for use on sustainable transport to an agreed amount per dwelling to be given to each set of occupants at the time of first occupation and repeated for a maximum of 3 tenures per unit up to 5 years following the first occupation of that unit. Similarly for employment sites a Green Travel Voucher should be provided for each employee at commencement of employment. In respect of public transport the vouchers should be non-operator specific and should be available for exchange for passes for one year's travel on local bus routes, including Demand Responsive Routes within a 10 mile radius of site, but within Somerset (to encourage interchange).</p>

<sup>13</sup> Amendment to footnote to read: [<http://www.movingsomersetforward.co.uk/new-developments/planning-guidance>]

Ref	Page	Policy/ Paragraph	Minor Modification
			<p>The requirement to provide Green Travel Vouchers should apply to all residential and employment developments.</p> <p>d. <u>Home Working</u> Encouragement to work from home applying to all residential development through improved design commensurate with the type of dwelling and by enabling <del>easier</del> <u>easier</u> access to Information and Communications Technologies (ICT). These should include:</p> <ul style="list-style-type: none"> <li>o Designed in specific work area (e.g. space to desk, pc, phone) <u>this does not always mean a dedicated room and the work area could be within a lounge or bedroom;</u></li> <li>o Broadband connections</li> </ul> <p>e. <u>Public Transport</u> Improved public transport connections should be made by developments in Market Towns, Rural Centres and Rural Settlements increasing accessibility through enhancements to either existing conventional bus routes, existing Demand Responsive Transport Schemes or the provision of new services and new bus stops, bus timetables and bus shelters. The developer to provide funding commensurate with the size of the site that enables good on-going connections with the public transport network and where the scale of new residential development or employment sites would have an impact on existing public transport planning obligations will be sought.</p> <p>f. <u>Travel Planning</u> Travel Planning measures over and above those measures listed above but commensurate with the site and in relation to land use site thresholds set out in the tables in the Travel Plan Policy TA4.</p> <p>g. <u>Timing of Provision</u> Ensuring that sustainable travel habits are established from the start. This means that sustainable transport measures need to be in place and operational concurrent with first occupancy.</p>
<b>M161</b>	202	10.16	The differences between these types of Travel Plan are fully explained in SCCs 'Travel Planning Guidance' and illustrated within this plan by reference to policy TA4, which indicates the different contents required by each type and the thresholds where

Ref	Page	Policy/ Paragraph	Minor Modification
			respective types will apply. <u>Reference should also be made to SCC's 'Manual for Travel Plans' that offers practical advice on the measures including the implementation and on-going management of Travel Plans.</u>
<b>M162</b>	208	10.31	Other key issues in setting parking standards include car ownership; the accessibility of the development; the type, mix and use of development; and the overall need to reduce the use of high-emission vehicles. <u>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.</u>
<b>M163</b>	227	Policy EQ2: General Development	<p>Development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves or enhances the character and appearance of the district.</p> <p>Development proposals, extensions and alterations to existing buildings, structures and places will be considered against:</p> <ul style="list-style-type: none"> <li>• Sustainable construction principles;</li> <li>• Creation of quality places;</li> <li>• Conserving and enhancing the landscape character of the area;</li> <li>• Reinforcing local distinctiveness and respect local context;</li> <li>• Creating safe environments addressing crime prevention and community safety;</li> <li>• Having regard to South Somerset District Council's published Development Management advice and guidance; and</li> <li>• Making efficient use of land whilst having regard to: <ul style="list-style-type: none"> <li>○ Housing demand and need;</li> <li>○ Infrastructure and service availability;</li> <li>○ Accessibility;</li> <li>○ Local area character;</li> <li>○ Site specific considerations</li> </ul> </li> </ul> <p>Innovative designs delivering low energy usage and/or wastage will be encouraged.</p>

Ref	Page	Policy/ Paragraph	Minor Modification
			<p>-Developers must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites;</p> <p>-Development Proposals should protect the residential amenity of neighbouring properties; and</p> <p>-New dwellings should provide acceptable residential amenity space in accordance with Policy HW1.</p>
M164	228	12.38	The richness of South Somerset's historic environment is indicated by its high number of designated assets including 4,600 Listed Building list entries, over 80 Conservation Areas, 14 Historic Parks, <u>a battlefield site of national importance</u> and a high number of scheduled monuments and other archaeological sites.
<b>M165</b>	229	12.40	<p>The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that <u>will be identified in the Council's Local Development Scheme and</u> will include:</p> <ul style="list-style-type: none"> <li>• Guidance and advice for owners and developers in relation to the <u>conservation of the</u> historic environment, <u>nationally and locally designated assets including archaeological sites and how its assets should be conserved.</u></li> <li>• <del>An</del> <u>The Council's</u> 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.</li> <li>• A programme <u>for the review of existing Conservation Area boundaries, the preparation</u> of Conservation Area Assessments and <u>management Management plans-Plans and making new designations.</u></li> <li>• Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment;</li> <li>• <u>Measures to identify locally significant assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.</u></li> <li>• <u>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.</u></li> <li>• <u>Opportunities to improve historic townscapes, landscapes and the public realm.</u></li> <li>• Support for communities to identify locally significant historic buildings and in their preparation of Neighbourhood Plans.</li> </ul>
<b>M166</b>	229	Policy EQ3:	<u>Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local</u>

Ref	Page	Policy/ Paragraph	Minor Modification						
		Historic Development	<p><u>distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.</u></p> <p>All new development proposals relating to the historic environment will be expected to:</p> <ul style="list-style-type: none"> <li>• Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;</li> <li>• Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;</li> <li>• Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.</li> </ul>						
<b>M167</b>	230	EQ3 Monitoring Indicators and Target	<table border="1"> <thead> <tr> <th data-bbox="479 807 1341 847">Monitoring Indicator</th> <th data-bbox="1341 807 2210 847">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="479 847 1341 916"><u>Avoidance of development that will impact heritage areas on the national list.</u></td> <td data-bbox="1341 847 2210 916">There should be no net loss of heritage assets</td> </tr> <tr> <td data-bbox="479 916 1341 984"><u>The production of a Heritage Strategy.</u></td> <td data-bbox="1341 916 2210 984"><u>To be delivered within the first 5 years following the Local Plans adoption.</u></td> </tr> </tbody> </table>	Monitoring Indicator	Target	<u>Avoidance of development that will impact heritage areas on the national list.</u>	There should be no net loss of heritage assets	<u>The production of a Heritage Strategy.</u>	<u>To be delivered within the first 5 years following the Local Plans adoption.</u>
Monitoring Indicator	Target								
<u>Avoidance of development that will impact heritage areas on the national list.</u>	There should be no net loss of heritage assets								
<u>The production of a Heritage Strategy.</u>	<u>To be delivered within the first 5 years following the Local Plans adoption.</u>								
<b>M168</b>	231	Policy EQ4: Biodiversity	<p>All proposals for development, including those which would affect sites of regional and local biodiversity, nationally and internationally protected sites and sites of geological interest, will:</p> <ul style="list-style-type: none"> <li>• Protect the biodiversity value of land and buildings and minimise fragmentation of habitats and promote coherent ecological networks;</li> <li>• Maximise opportunities for restoration, enhancement and connection of natural habitats;</li> </ul>						

Ref	Page	Policy/ Paragraph	Minor Modification
			<ul style="list-style-type: none"> <li>• Incorporate beneficial biodiversity conservation features where appropriate;</li> <li>• Protect and assist recovery of identified priority species; and</li> <li>• Ensure that Habitat Features, Priority Habitats and Geological Features that are used by bats and other wildlife are protected and that the design including proposals for lighting does not cause severance or is a barrier to movement.</li> </ul> <p>Where there is a reasonable likelihood of the presence of protected <u>and priority</u> species development design should be informed by, and applications should be accompanied by, a survey and impact assessment assessing their presence. If present, a sequential approach to the design of the proposal should be taken that aims first to avoid harm, then to lessen the impact, and lastly makes compensatory provision for their needs.</p> <p>Development will not be allowed to proceed unless it can be demonstrated that it will not result in any adverse impact on the integrity of national and international wildlife and landscape designations, including features outside the site boundaries that ecologically support the conservation of the designated site.</p>
<b>M169</b>	237	12.67	Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level. <sup>14</sup>
<b>M170</b>	237	Policy EQ7: Pollution Control	Development that, on its own or cumulatively, would result in air, light, noise, <u>water quality</u> or other environmental pollution or harm to amenity, health or safety will only be permitted if the potential adverse effects would be mitigated to an acceptable level by other environmental controls, or by measures included in the proposals. This may be achieved by the imposition of planning conditions or through a planning obligation.

<sup>14</sup> Insertion of new footnote to read: [\[Noise Policy Statement for England 2010 \(NPSE\)\]](#)

Ref	Page	Policy/ Paragraph	Minor Modification
			New development should not exacerbate air quality problems in existing and potential AQMA's. This should include consideration of the potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites, and adopt mitigation measures to address these impacts.
<b>M171</b>	240	New heading and paragraph	<u>Contingency and Risk Management</u>  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.
<b>M172</b>	240	New paragraph	<u>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.</u>
<b>M173</b>	240	New paragraph	<u>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 discussion with developers and landowners to identify the barriers to delivery<sup>15</sup>, 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</u>

<sup>15</sup> Insertion of new footnote to read: [If these 'barriers' relate to planning obligations, these can be review 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.]

Ref	Page	Policy/ Paragraph	Minor Modification
			<u>Rural Centres). This means a 5 year supply should be re-established.</u>
<b>M174</b>	240	New paragraph	<u>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, discussion 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.</u>
<b>M175</b>	240	New paragraph	<u>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.</u>
<b>M176</b>	240	New paragraph	<u>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 development, then a review of this policy and its application will be undertaken.</u>
<b>M177</b>	240	New paragraph	<u>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 focusing resources at areas most 'in need' where possible, for example through assisting the economy as set out above.</u>
<b>M178</b>	240	New paragraph	<u>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 the Council may be obliged to apply the latest regulations despite the policy until such time as the Plan is reviewed.</u>
<b>M179</b>	240	New paragraph	<u>In addition, the Council will regularly review the Local Development Scheme in order to ensure the Local Development Documents that are proposed continue to reflect the priority to deliver sustainable development in the District.</u>
<b>M180</b>		Proposals Maps	Deletion of existing map key and replacement with new map key to show amended graphical illustration representing Yeovil Urban

Ref	Page	Policy/ Paragraph	Minor Modification									
		Inset Maps Map Key	Village.									
M181		Ilchester - Inset Map 6	Deletion of existing map and replacement with new map to show amendments reducing the area classified as an area of Archaeological Sites of national Importance									
<b>M182</b>		Ilminster – Inset Map 7	Deletion of existing map and replacement with new map to show amendment to the direction of growth to avoid landscape designation and Pretwood Hill.									
<b>M183</b>		Yeovil – Inset Map 15	Deletion of existing map and replacement with new map to show amendment removing a section of land from the buffer zone.									
M184		Yeovil Town Centre – Inset Map 15a	Deletion of existing map and replacement with new map to show amendment to the graphical representation denoting the broad location of the Yeovil Urban Village.									
M185		Appendix 1	<p>A number of additional documents have been added to the evidence base list of documents. The evidence base documents have now been split into two distinct tables, the first of which is a list of core evidence base documents, and the second of which is a list of additional evidence base documents that have informed the development of the Submission Draft Local Plan. A number of documents have been moved from the original list to the new 'core evidence base' list. Where this has occurred they are shown as deletions from the 'additional evidence base documents' list and shown as new text in the 'core evidence base documents' list.</p> <p><u>Core Evidence base documents used in drafting the Local Plan (in broad chapter order)</u></p> <table border="1"> <thead> <tr> <th><u>Title</u></th> <th><u>Author</u></th> <th><u>Date of Publication</u></th> </tr> </thead> <tbody> <tr> <td><u>Appropriate Assessment for Somerset Authorities Core Strategies; Somerset Levels and Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report: Volume 1 Main Report</u></td> <td><u>Royal Haskoning</u></td> <td><u>October 2009</u></td> </tr> <tr> <td><u>Children and Young People's Directorate</u></td> <td><u>Somerset County Council</u></td> <td><u>2009</u></td> </tr> </tbody> </table>	<u>Title</u>	<u>Author</u>	<u>Date of Publication</u>	<u>Appropriate Assessment for Somerset Authorities Core Strategies; Somerset Levels and Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report: Volume 1 Main Report</u>	<u>Royal Haskoning</u>	<u>October 2009</u>	<u>Children and Young People's Directorate</u>	<u>Somerset County Council</u>	<u>2009</u>
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<u>Children and Young People's Directorate</u>	<u>Somerset County Council</u>	<u>2009</u>										

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			<u>Service Plan 2009-2011</u>		
			<u>Somerset County Council Transport Policies; Parking Strategy</u>	<u>Somerset County Council</u>	<u>March 2012</u>
			<u>Somerset County Council Transport Policies; Travel Planning and Guidance</u>	<u>Somerset County Council</u>	<u>November 2011</u>
			<u>Somerset County Council Transport Policies; Parking Strategy</u>	<u>Somerset County Council</u>	<u>March 2012</u>
			<u>Somerset Economic Assessment</u>	<u>Somerset County Council</u>	<u>March 2011</u>
			<u>Somerset Future Transport Plan 2011-2026</u>	<u>Somerset County Council</u>	<u>2011</u>
			<u>Somerset Gypsy and Traveller Accommodation Assessment</u>	<u>De Montfort University</u>	<u>January 2011</u>
			<u>Somerset a landscape for business; Somerset Economic Strategy (to 2015)</u>	<u>Somerset Strategic Partnership</u>	<u>2012</u>
			<u>Somerset a Landscape for the Future: Sustainable Community Strategy for Somerset 2008-2026</u>	<u>Somerset Strategic Partnership</u>	<u>2008</u>
			<u>South Somerset District Council Local Development Scheme</u>	<u>South Somerset District Council</u>	<u>January 2013</u>
			<u>Somerset Local Transport Plan 2006-2011 – Summary</u>	<u>Somerset County Council Environment Directorate</u>	<u>2006</u>
			<u>Housing requirement for South Somerset and Yeovil</u>	<u>South Somerset District Council</u>	<u>January 2011</u>
			<u>Local Development Framework: Sustainability Appraisal Scoping Report</u>	<u>South Somerset District Council</u>	<u>September 2009</u>
			<u>Shaping South Somerset; Strategy for Sustainable Communities 2008-2026</u>	<u>South Somerset Together</u>	<u>2008</u>

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			<u>South Somerset District Council: our Plan – Your Future 2012-2015</u>	<u>South Somerset District Council</u>	<u>2012</u>
			<u>South Somerset Settlement Role and Function Study; Final Report</u>	<u>Baker Associates</u>	<u>April 2009</u>
			<u>South Somerset District Council Community Infrastructure Levy Evidence Base</u>	<u>Baker Associates</u>	<u>January 2012</u>
			<u>South Somerset District Council Report on Infrastructure Planning in South Somerset</u>	<u>Baker Associates</u>	<u>January 2012</u>
			<u>Consultation Document; Context and justification for the proposed lowering of the site size threshold for the provision of affordable housing</u>	<u>South Somerset District Council</u>	<u>July 2009</u>
			<u>Small sites affordable housing financial contributions economic viability appraisal; Final Report</u>	<u>Brett &amp; Baker Associates</u>	<u>January 2012</u>
			<u>Somerset County Council and the Somerset Local Planning Authorities: Implications of ONS Household Projections for Somerset</u>	<u>Baker Associates</u>	<u>January 2007</u>
			<u>South Somerset District Council Housing and Accommodation Strategy Update</u>	<u>South Somerset District Council</u>	<u>2008</u>
			<u>South Somerset District Council's Private Sector Housing Strategy 2007-2012</u>	<u>South Somerset District Council</u>	<u>2007</u>
			<u>South Somerset District Council Urban Housing Potential Study</u>	<u>South Somerset District Council; Atisreal</u>	<u>December 2006</u>

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			<u>South Somerset's settlement hierarchy workshop discussion paper March 2011, "Rural Services Provision"</u>	<u>South Somerset District Council</u>	<u>March 2011</u>
			<u>Strategic Housing Land Availability Assessment (SHLAA) Report</u>	<u>South Somerset District Council</u>	<u>2009</u>
			<u>Strategic Housing Land Availability Assessment (SHLAA) Report</u>	<u>South Somerset District Council</u>	<u>2010</u>
			<u>Taunton and South Somerset Housing Market Areas; Strategic Housing Market Assessment (SHMA); Final Report</u>	<u>Fordham</u>	<u>February 2009</u>
			<u>Taunton and South Somerset Housing market Areas; Strategic Housing Land Viability Assessment; Final Report</u>	<u>Fordham</u>	<u>February 2009</u>
			<u>Affordable Housing Threshold Viability Study; Annex</u>	<u>South Somerset District Council; Fordham</u>	<u>May 2010</u>
			<u>Taunton and South Somerset Housing Market Areas; Strategic Housing Market Assessments (2008); Executive Summary</u>	<u>Fordham</u>	<u>February 2009</u>
			<u>An introduction to South Somerset; Statistics and Characteristics of the District of South Somerset</u>	<u>South Somerset District Council</u>	<u>August 2007</u>
			<u>Business Perspectives on Property Workspace Survey and Review</u>	<u>Atisreal</u>	<u>March 2008</u>
			<u>Commercial Marketing of Property in relation to Planning and Listed Building Applications</u>	<u>South Somerset District Council</u>	<u>April 2008</u>

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			<u>South Somerset District Council Employment Land Review (ELR) Stage 1</u>	<u>South Somerset District Council; BNP Paribas</u>	<u>August 2009</u>
			<u>South Somerset District Council Employment Land Review (ELR) Stage 2</u>	<u>South Somerset District Council</u>	<u>2009</u>
			<u>South Somerset District Council Employment Land Review (ELR) Stage 3</u>	<u>South Somerset District Council</u>	<u>2011</u>
			<u>South Somerset Retail Floorspace Capacity Study – 2<sup>nd</sup> Update</u>	<u>GVA Grimley</u>	<u>June 2012</u>
			<u>South Somerset Retail Study</u>	<u>Development Planning &amp; Design Services Ltd</u>	<u>January 2006</u>
			<u>South Somerset Retail Study Update 2009</u>	<u>GVA Grimley</u>	<u>July 2010</u>
			<u>South Somerset Retail Study Update Figures</u>	<u>GVA Grimley</u>	<u>November 2010</u>
			<u>South Somerset Tourism Strategy 2004- 2007</u>	<u>South Somerset District Council</u>	<u>2004</u>
			<u>South Somerset District Council Economic Development Strategy 2012- 2015</u>	<u>South Somerset District Council</u>	<u>2012</u>
			<u>Active and low carbon travel; a transport vision for Yeovil</u>	<u>Department of Health South West</u>	<u>April 2010</u>
			<u>District Wide Car Parking Strategy</u>	<u>South Somerset District Council</u>	<u>2006</u>
			<u>Open Space Strategy 2011 to 2015</u>	<u>South Somerset District Council</u>	<u>2011</u>
			<u>Planning for Open Space, Sport and Recreation</u>	<u>South Somerset District Council</u>	
			<u>South Somerset Health Profile</u>	<u>Somerset NHS</u>	<u>2010</u>
			<u>The Next Level; Strategy for Sport and</u>	<u>South Somerset District Council</u>	<u>2006</u>

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			<u>Active Leisure in South Somerset 2006-2012</u>		
			<u>Aircraft Noise Contours for the Royal Naval Air Station at Yeovilton</u>	<u>Bureau Veritas</u>	<u>July 2010</u>
			<u>Appropriate Assessment of the South Somerset Core Strategy: Issues and Options, Screening Report for Bracket's Coppice SAC</u>	<u>South Somerset District Council</u>	<u>October 2008</u>
			<u>European Protected Spaces in South Somerset: Strategic Ecological Assessment; Potential Strategic Housing Sites</u>	<u>South Somerset District Council</u>	<u>November 2009</u>
			<u>Habitats Regulation Assessment for the Somerset Levels and Moors International Sites</u>	<u>South Somerset District Council</u>	<u>October 2010</u>
			<u>Habitats Regulation Assessment of the South Somerset Draft Core Strategy (incorporating Preferred Options): Update Report for Brackets Coppice SAC</u>	<u>South Somerset District Council</u>	<u>September 2010</u>
			<u>Peripheral Landscape Studies</u>	<u>South Somerset District Council</u>	<u>2008-2010</u>
			<u>Bruton Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Castle Cary Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Chard Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Ilchester Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Ilminster Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Langport Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	

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			<u>Martock Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Milborne Port Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Somerton Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>South Petherton Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Stoke sub Hamdon Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>Yeovil Peripheral Landscape Study</u>	<u>South Somerset District Council</u>	
			<u>South Somerset Biodiversity Action Plan</u>	<u>South Somerset District Council</u>	<u>May 2008</u>
			<u>South Somerset Strategic Flood Risk Assessment</u>	<u>South Somerset District Council</u>	<u>August 2008</u>
			<u>Volume 1 – South Somerset Strategic Flood Risk Assessment Level 1</u>	<u>South Somerset District Council</u>	<u>August 2008</u>
			<u>Volume 2 – SFRA Overview of Study Area</u>	<u>South Somerset District Council</u>	<u>August 2008</u>
			<u>South Somerset Strategic Flood Risk Assessment Level 1 – Executive Summary</u>	<u>South Somerset District Council</u>	<u>August 2008</u>
			<u>South West Regional Woodland and Forest Framework; Implementation Plan 2005</u>	<u>Forestry Commission</u>	<u>2005</u>
			<u>The Distribution of European Protected Species in South Somerset: Guidance for Spatial Planning</u>	<u>South Somerset District Council</u>	<u>November 2009</u>
			<u>Local Development Framework Development Management Policies</u>	<u>Somerset County Council</u>	<u>March 2007</u>

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			<u>Issues and Options Discussion Paper</u>		
			<u>Planning Obligations: Development Control Protocol for Identifying and Prioritising Planning Constraints – adopted 15 June 2006</u>	<u>South Somerset District Council</u>	<u>June 2006</u>
			<u>South Somerset District Council – Approach to development contributions</u>	<u>Brett Baker Associates</u>	<u>January 2012</u>
			<u>Langport 2020</u>		
			<u>Langport Initiative Strategy and Action Plan 2002</u>		
			<u>Martock Local Community Plan 2007 Summary</u>		
			<u>Martock Local Community Plan 2007</u>		
			<u>Somerton Plan Summary</u>		<u>2005</u>
			<u>Somerton Town Plan</u>		<u>2005</u>
			<u>South Petherton Parish Plan</u>		<u>2006</u>
			<u>Stoke sub Hamdon Village Plan</u>		<u>2005</u>
			<u>Bruton – The Way Forward</u>		<u>2005</u>
			<u>Castle Cary and Ansford – Summary Report</u>		<u>2006</u>
			<u>Milborne Port Village Design Statement</u>		<u>Undated</u>
			<u>Milborne Port Parish Plan Summary Report and Action Plan</u>		<u>2010</u>
			<u>Milborne Port Parish Plan – Documentation supporting the Economic Development Plan</u>		<u>2009</u>
			<u>Wincanton Peoples Plan 2006-2028</u>		<u>2006</u>

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			<u>East Coker Parish Plan</u>		<u>2005</u>
			<u>Chard and Area Community Plan</u>		<u>2005</u>
			<u>Ilminster by design</u>		<u>Undated</u>
			<u>Ilminster Community Plan</u>		<u>2005</u>
			<u>Highway Infrastructure Requirements for Yeovil Urban Extensions</u>	<u>Somerset County Council</u>	<u>November 2011</u>
			<u>Yeovil Traffic Modelling Report</u>	<u>Parsons Brinckerhoff</u>	<u>February 2011</u>
			<u>Summary of Representations and Somerset County Council Responses</u>		<u>Undated</u>
			<u>Transport Review of Yeovil Eco-Urban Extension; Addendum Report</u>	<u>Somerset County Council</u>	<u>June 2011</u>
			<u>Transport Review of Yeovil Eco-Urban Extension; Addendum Report</u>	<u>Somerset County Council</u>	<u>June 2011</u>
			<u>Non-Technical Forecasting; Addendum Report 2</u>	<u>Somerset County Council</u>	<u>January 2012</u>
			<u>Response to Highways Agency comments on Addendum report 2</u>	<u>Somerset County Council</u>	<u>March 2012</u>
			<u>Draft Summerhouse Village Masterplan</u>	<u>URBED Matric Partnership</u>	<u>August 2011</u>
			<u>Market Street Area Development Brief</u>	<u>South Somerset District Council</u>	<u>June 2007</u>
			<u>Yeovil Economic Profile</u>	<u>Ekosgen</u>	<u>March 2010</u>
			<u>Yeovil Ecotown Biodiversity Baseline and Scoping Report</u>	<u>Somerset County Council</u>	<u>July 2010</u>
			<u>Yeovil Historic Environment Assessment of Yeovil Periphery</u>	<u>Chris Blandford Associates</u>	<u>July 2010</u>
			<u>Yeovil Infrastructure Impact Assessment</u>	<u>Baker Associates</u>	<u>April 2009</u>
			<u>Yeovil – Place review</u>	<u>Ekosgen</u>	<u>March 2010</u>

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			<u>Yeovil Urban Development Framework Report</u>	<u>Roger Evans Associates</u>	<u>June 2005</u>
			<u>Yeovil Urban Development Framework Sustainability Appraisal Draft Report</u>	<u>Roger Evans Associates</u>	<u>June 2005</u>
			<u>Yeovil Urban Development Framework Transport Appraisal</u>	<u>Roger Evans Associates</u>	<u>June 2005</u>
			<u>Chard Regeneration Framework: Implementation Plan</u>	<u>LDA Design</u>	<u>October 2010</u>
			<u>Chard Regeneration Plan</u>	<u>LDA Design</u>	<u>September 2010</u>
			<u>Feasibility Report in Respect of Chard Eastern Development</u>	<u>Thomas Lister</u>	<u>February 2012</u>
			<u>Strategic Transport Appraisal Report</u>	<u>Brett Associates</u>	<u>August 2010</u>
			<u>Proposed Residential Development East of Shudrick Lane, Ilminster: Assessment of Highway Capacity Final report</u>	<u>Atkins</u>	<u>November 2011</u>
<u>Additional evidence base documents used in drafting the Local Plan</u>					
			<u>Title</u>	<u>Author</u>	<u>Date of Publication</u>
			European Directive 2001/42/EC	European Parliament	2001
			EC Habitats Directive (92/43/EEC)	European Parliament	1992
			Town and Country Planning Act 1990		1990
			Planning and Compulsory Purchase Act 2004		2004
			Localism Act		2012
			Neighbourhood Planning (General) Regulations 2012		2012

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			<del>The Draft Revised Regional Spatial Strategy For the South West Incorporating The Secretary of State's Proposed Changes – For the Public Consultation</del>	South West Regional Assembly	2008
			<del>Shaping South Somerset, A Strategy for Sustainable Communities 2008-2026</del>	South Somerset Together Local Strategic Partnership	2008
			National Planning Policy Framework	Communities and Local Government	2012
			ONS Mid Year estimates 2010 – Urban Area	Office of National Statistics	2012
			Business Register Employment Survey (BRES) 2010	NOMIS	2010
			Annual Business Inquiry (ABI) and BRES Employee Analysis 1991-2010	NOMIS	2010
			BRES 2010 Employment Figures	NOMIS	2010
			<del>South Somerset Settlement Role and Function Study Final Report April 2009</del>	Baker Associates	2009
			Travel to Work and Urban Areas of the South West Region (Analysis of 2001 Census data)	South West Observatory	2005
			Value of Tourism 2010	South West Tourism Alliance	2011
			South Somerset District Council Annual Monitoring Report April 2005 – March 2008	South Somerset District Council	2006
			South Somerset District Council Annual Monitoring Report April 2007 – March 2008	South Somerset District Council	2007

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			South Somerset District Council Annual Monitoring Report April 2008 – March 2009	South Somerset District Council	2008
			South Somerset District Council Annual Monitoring Report April 2009 – March 2010	South Somerset District Council	2009
			South Somerset District Council Annual Monitoring Report April 2010 – March 2011	South Somerset District Council	2010
			Somerset Gypsy and Traveller Accommodation Assessment, Final Edit	De Montfort University	2011
			Planning policy for traveller sites	Communities and Local Government	2012
			SSDC Annual Monitoring report 2010 – 2011	South Somerset District Council	2011
			South Somerset Place Survey 2008	South Somerset District Council	2008
			Chard regeneration Framework, Implementation Plan	LDA Design	2010
			Rural Services Report	South Somerset District Council	2012
			Community Infrastructure Levy Regulations	Communities and Local Government	2010
			Report on Infrastructure Planning in South Somerset	Roger Tym and Partners/Baker Associates	2012
			CIL Amendment Regulations	Communities and Local Government	2012
			Development Control Protocol for identifying and prioritising planning contributions	South Somerset District Council	2006
			Henstridge Airfield Masterplan	South Somerset District Council	2009

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			Town and Country Planning (Use Classes) Order 1987 as amended		1987
			<del>Somerset Economic Assessment</del>	<del>Somerset County Council</del>	<del>2011</del>
			<del>Yeovil Economic Profile</del>	<del>Ekosgen</del>	<del>2010</del>
			A Functional Analysis of Settlements 2001 Census	South West Regional Assembly	2005
			2001 Census	Office of National Statistics	2001
			Yeovil Transport Strategy Review	Somerset County Council	2006
			<del>Peripheral Landscape Study – Yeovil</del>	<del>South Somerset District Council</del>	<del>2008</del>
			<del>Yeovil Historic Environmental Assessment</del>	<del>Chris Blandford Associates</del>	<del>2010</del>
			<del>Yeovil place review</del>	<del>Ekosgen</del>	<del>2010</del>
			SSDC Employment Land Monitoring April 2006 to March 2010	South Somerset District Council	2010
			Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension	Parsons Brinckerhoff	February 2011
			<del>Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension – Addendum Report</del>	<del>Parsons Brinckerhoff</del>	<del>November 2011</del>
			<del>Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension – Addendum Report 2</del>	<del>Parsons Brinckerhoff</del>	<del>January 2012</del>
			Response to Highway Agency Comments on Non-Technical Forecasting report Addendum 2	Parsons Brinckerhoff	March 2012
			Infrastructure Planning in South Somerset	Peter Brett Associates	2012
			Delivering a Resources Plan for	Parsons Brinckerhoff	2011

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			Somerset's Urban Extensions Report: A Waste Infrastructure Study		
			Yeovil Ecotown Biodiversity Baseline and Scoping Report	Somerset County Council	2010
			Active and Low Carbon Travel a transport vision for Yeovil	University of the West of England	2010
			Sustainable Travel in Yeovil	Addison and Associates	2011
			Somerset County Council Transport Policies Parking Strategy	Somerset County Council	2012
			Chard Regeneration Plan	LDA Design	2009
			South Somerset District Council Employment Land Review – Stage 2	South Somerset District Council	2009
			The Distribution of European Protected Species in South Somerset, Guidance for Spatial Planning	Somerset County Council	2009
			South Somerset District Council Employment Land Review Stage 3	South Somerset District Council	2011
			Adopted South Somerset Local Plan 1991 – 2011	South Somerset District Council	2006
			South Somerset Retail Capacity Study Update	GVA Grimley	2010
			Chard Regeneration Framework Strategic Transport Assessment	Peter Brett Associates	2010
			Chard Regeneration Framework Implementation Plan	LDA Design	2010
			Feasibility Report in Respect of Chard Eastern Development Area	Tym & Partners	2012

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			Council's annual housing monitoring database	South Somerset District Council	April 2011
			Proposed Residential Development East of Shudrick Lane, Ilminster	Somerset County Council	2011
			Wincanton's People's Plan 2006-2016	The Wincanton People's Plan Steering Group	2007
			Sustainability Appraisal Report Langport 2020	South Somerset District Council Langport Area Forum	2012
			Strategic Housing Land Availability Assessment, 2009	South Somerset District Council	2010
			Aircraft Noise Contours for RNAS Yeovilton	South Somerset District Council by Bureau Veritas Consultants	2010
			South Somerset District Council "Our Plan – Your Future 2012 to 2015"	South Somerset District Council	2012
			Public Transport in Developments	Chartered Institute of Highways and Transportation	1999
			Defra Agriculture and Horticulture Survey	Department of Environment Food and Rural Affairs	2010
			Project Management Board Paper "Managing the Scale of Retail Development – A Methodology for Establishing a Local Retail Floorspace Threshold Policy for Impact Assessments" Workshop 9	South Somerset District Council (Spatial Policy Team)	23 <sup>rd</sup> November 2011
			Affordable Housing Threshold Viability Study Annex	Fordham Research	2010
			Housing Density Discussion Paper	South Somerset District Council (Spatial	7 <sup>th</sup> June 2011

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			presented to Planning Management Board (PMB)	Policy Team)	
			Small Sites Affordable Housing Financial Contributions Economic Viability Appraisal	Peter Brett Associates	2012
			Lifetime Homes, Lifetime Neighbourhoods, A National Strategy for Housing in an Ageing Society	Communities and Local Government	2008
			Designing Gypsy and Traveller Sites: Good Practice Guide	Communities and Local Government	2008
			Connecting Somerset and Devon Programme	Somerset County Council	2011
			The Heart of Wessex Line – Case for Service Improvement	Image Rail	2011
			Somerset County Council's Transport Policies – Schedule of policies	Somerset County Council	2011
			Planning for Public Transport in Developments	The Institution of Highways & Transportation	1999
			<del>Future Transport Plan 2011 – 2026</del>	<del>Somerset County Council</del>	<del>2014</del>
			<del>Transport Policies Travel Plan Guidance</del>	<del>Somerset County Council</del>	<del>2014</del>
			Employment Densities: A Full Guide. Final Report	English Partnerships and the Rural Development Agency	2001
			South Somerset District Council Play Policy and Strategy (2007-2012)	South Somerset District Council	2007
			<del>South Somerset District Council Open Space Strategy (2011-2015)</del>	<del>South Somerset District Council</del>	<del>2014</del>
			South Somerset District Council Planning	South Somerset District Council	2006

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			<table border="1"> <tr> <td colspan="2">Obligations Protocol 2006</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Adapting to climate change: UK Climate Projections</td> <td>Department of Energy and Climate Change</td> <td></td> <td></td> <td>2009</td> </tr> <tr> <td colspan="2">UK Climate Projections</td> <td>Department of Energy and Climate Change</td> <td></td> <td></td> <td>2009</td> </tr> <tr> <td colspan="2">Renewable Energy in the Blackdown Hills AONB</td> <td>Blackdown Hill AONB</td> <td></td> <td></td> <td>2010</td> </tr> <tr> <td colspan="2">Cost of building to the Code for Sustainable Homes – updated cost review</td> <td>Communities and Local Government</td> <td></td> <td></td> <td>2011</td> </tr> <tr> <td colspan="2">South West Regional Woodland and Forestry Framework</td> <td>South West England Forestry Commission</td> <td></td> <td></td> <td>2005</td> </tr> </table>				Obligations Protocol 2006						Adapting to climate change: UK Climate Projections		Department of Energy and Climate Change			2009	UK Climate Projections		Department of Energy and Climate Change			2009	Renewable Energy in the Blackdown Hills AONB		Blackdown Hill AONB			2010	Cost of building to the Code for Sustainable Homes – updated cost review		Communities and Local Government			2011	South West Regional Woodland and Forestry Framework		South West England Forestry Commission			2005
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M186		Appendix 2	Amendments to selected policies within the table as follows:																																							
			Saved South Somerset local Plan 1991-2011 Policy		Relevant Local Plan policy or proposals replacing saved policy/other reason for replacement or identification of saved policy																																					
			Policy ST4	Extensions and Alterations to Buildings in the Countryside	EP4	<del>Conversion or Re-use of Buildings in the Countryside</del> <u>Expansion of Existing Businesses in the Countryside</u>																																				
			Policy ME/HENS/1	Land South of Henstridge Airfield	<del>EP5</del>	<del>Saved. Needs to be incorporated into the emerging Local Plan.</del> <u>Incorporated into Local Plan 2006 – 2028.</u>																																				
			Proposal KS/WINC/1	Land at New Barns Farm	SS3	Delivering New Employment Land Delivering New Housing growth included in																																				

Ref	Page	Policy/ Paragraph	Minor Modification			
					SS5	commitments Application Permitted with Conditions 05/00960/OUT (250 Dwellings) Application Permitted 09/00979/REM (282 Dwellings — 71 completed, 3 under construction, 209 not started)
			Proposal CR/KING/1	Land adj Kingsdon Primary School		No longer needed. Kingsdon Primary School now closed and land no longer required for educational use. Confirmed by <del>D Clews</del> SCC on 17.04.12
			Proposal CR/ABTE/2	Land north of Templecombe Primary School		Saved. Discussed with <del>David Clews</del> SCC on 17.04.12 still required for educational use.
			Proposal KS/YEWI/1	Land East of Lyde Road	SS5	Delivering New Housing Growth Included in commitments Applications Permitted with Conditions 06/01050/OUT 08/04443/REM (226 Dwellings) <del>139 complete</del> 08/04785/REM (119 Dwellings) <del>77 complete</del> 10/02968/REM (126 Dwellings) <del>10 complete</del> 10/02973/REM (103 Dwellings) 10/04977/S73 (of 10/0352/REM) (63 Dwellings) <del>2 complete</del> 11/03821/REM
			Proposal KS/YEWI/2	Land North of Thorne Lane	SS5	Delivering New Housing Growth Application Permitted with Conditions 05/00753/OUT (830 Dwellings) 11/00361/REM (298 Dwellings) <del>pending consideration (now approved)</del>

Ref	Page	Policy/ Paragraph	Minor Modification			
			Proposal KS/CHAR/1	Furnham Road & Tatworth Road	SS3  SS5 <del>CV4</del> <del>CV2</del> PMT1 PMT2	Delivering New Employment Growth Delivering New Housing Growth Chard Strategic Growth Area Chard Phasing
			Proposal KS/CREW/1	Yeovil Road & Station Road, Crewkerne		Saved. Awaiting signing of S106. Contributes towards HG1: Strategic Employment Sites Application <del>recommended for approval</del> <u>approved</u> 05/006661/OUT (525 dwellings). <del>Viability issues to be discussed before issuing consent (now approved post March 2011)</del>
			Proposal HG/CREW/3	Land at Maiden Beech	SS5	Delivering New Housing Development Included in commitments (SS5) Application permitted 07/04736/FUL ( <del>114 dwellings under construction</del> )
			Proposal CR/BUMA/1	North of Buckland St Mary Primary School		Saved (aspiration to deliver the proposal confirmed with <del>D Clews</del> SCC on 14.05.12).
			Proposal CR/MIST/2	Land off Orchard Way, Misterton		Saved (aspiration to deliver the proposal confirmed with <del>D Clews</del> SCC on 14.05.12).
<b>M187</b>		Appendix 3	Amendments and additions to selected terms in the glossary of terms as follows:  <b>Development Plan Document (DPD):</b> <del>A planning document that is part of the Local development Framework and is subject to</del>			

Ref	Page	Policy/ Paragraph	Minor Modification
			<p><del>independent examination e.g. the Core Strategy, Area Action Plans and Site Specific Allocations. <u>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 SPD, Area Action Plans and Proposals Map.</u></del></p> <p><b><u>Open book:</u></b> <u>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.</u></p> <p><b><u>Seed Projects:</u></b> <u>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.</u></p>
END	END	END	END