

1A: A checklist covering the key elements of the NPPF

Achieving Sustainable Development

The presumption in favour of sustainable development and Core Planning principles (paras 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p>	<p><i>Q1) Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Q2) Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para 14)?</i></p> <p><i>Q3) Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive)</i></p>	<p>Q1) Yes – The Local Plan has objectively assessed the employment, Infrastructure and housing needs for the District. The Plan has implemented this requirement through a District Wide Housing Provision (Policy SS4) and distributed growth across the settlements to Deliver Employment Land (Policy SS3) & Delivering New Housing Growth (Policy SS5).</p> <p>Q2) Yes – The Local Plan Policies SS3, SS4 & SS5 make provision for 'at least' 15,950 dwellings & a 'minimum' of 9,200 jobs, allowing rapid growth to occur beyond that currently projected while at the same time setting a general scale of growth that can be used to prevent over provision and any adverse impacts. General directions for growth are also provided for Yeovil and each of the Districts Market Towns.</p>	<p>There is no significant difference between Policy SD1 and the Model Policy circulated by PINS.</p>

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		<p>Development in Rural Settlements would be controlled by Policy SS2.</p> <p>Q3) Yes – The Local Plan Policy SD1 Sustainable Development is directly based on the Model Policy and seeks to reflect the ‘Presumption in favour of sustainable development’.</p>	
<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p>	<p>Q4) Does the plan meet up-to-date, objectively assessed development needs based on evidence?</p> <p>Q5) Does it make effective use of land and specifically promote mixed use development?</p> <p>Q6) Does it take account of wider geographic areas eg cross boundary and strategic issues?</p>	<p>Q4) Yes – The Local Plan has objectively assessed the employment, Infrastructure and housing needs for the District through the underlining evidence base; Employment Land Review (2010), Taunton & South Somerset Strategic Housing Market Assessment (2009), Infrastructure Plan (2011) and Housing Requirement for Yeovil & South Somerset (2012). The Plan has implemented this requirement through a District Wide Housing Provision (Policy SS4) and distributed growth across the settlements to Deliver Employment Land (Policy SS3) & Delivering New Housing Growth (Policy SS5).</p> <p>Q5) The Plan seeks to promote the most effective use of land through directions for growth policies for Yeovil and each of the Market Towns. These policies do not specify a specific land use accept in the exceptional circumstance at the South East of Langport where residential</p>	<p>No differences identified.</p>

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		<p>development is deemed inappropriate reflecting the Habitats Regulation Assessment for the Somerset Levels and Moors. The Yeovil & Chard Urban Extension Policies YV2 & PMT2 along with the Yeovil Urban Village (Policy YV4) provide specific examples of mixed use sites as do the direction of growth policies in the Plan in the Market Towns.</p> <p>Strategic objective 1 of the Local Plan focuses on developing sustainable communities with land uses in close proximity. Balancing housing and employment growth in settlements is especially addressed.</p> <p>Q6) Yes – The Plan is been prepared with full regard to the 'Duty to Cooperate'. The Plan reflects the South Somerset Housing Market Areas and Travel to Work Area as well as other cross-border issues.</p>	
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1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21)	How far does the plan articulate a clear economic vision for the area? Are the policies flexible enough to accommodate requirements not anticipated in the plan and allow a rapid response to changes in economic circumstances? (21)	Local Plan has an economic led strategy. Vision is economy based. Yes. SS3: Delivering New Employment Land sets a minimum figure for delivery of jobs. Policy EP3 safeguards employment land and other policies allow for diversification and economic growth.	Not significant. Overall strategy not affected.
Recognise and seek to address potential barriers to investment, including poor environment or any lack of infrastructure, services or housing (21)	In supporting economic development to what extent does it take into account the matters raised in paragraph 21 of the NPPF? <i>This includes local and inward investment; supporting existing business sectors and new / emerging sectors; clusters and networks of knowledge / creative/high technology industries; economic regeneration, infrastructure provision and environmental enhancement; new working practices.</i>	Local Plan reinforces the link between a buoyant housing market and economy. Strategy seeks to balance economic growth with jobs (Policy SS3). Strategic employment sites are identified existing business is supported (Policy EP3). Plans positively for new employment. Policy EP7: New Build Live/Work units not particularly supportive of live work units (but this is based on local evidence). Policy EP1 Safeguards allocated sites because they are strategically significant for inward/local	Not significant, although Policy EP7 does not support live/work, based on local evidence. Overall strategy not affected.

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		investment.	
	<i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)</i>	See above re Policy EP1: Strategic Employment Sites. Employment Land Review (2010) assesses deliverability of employment allocations and does not carry forward those that were deemed undeliverable. No timescales on delivery.	Not significant. Overall strategy not affected.

2. Ensuring the vitality of town centres (paras 23-27)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should be positive, promote competitive town centre environments, and set out policies for the management and growth of centres over the plan period (23)	To what extent does the plan and its policies have regard to the criteria set out in paragraph 23 of the NPPF for the management and growth of town centres over the plan period? <i>This includes such matters as definition of networks and hierarchies; defining town centres; encouragement of residential development on appropriate sites; allocation of appropriate edge of centre sites where suitable and viable town centre sites are not available; consideration of retail and leisure proposals which cannot be</i>	Retail Policies set out in Chapter 8 address the requirements of this paragraph - Policies EP11: Location of Main Town Centre Uses (the Sequential Approach), EP9: Retail Hierarchy. South Somerset Retail study identifies that there are sufficient Town Centre sites in Yeovil and Wincanton, the 2 centres which have the capacity to grow over the plan period (for convenience shopping). In terms of comparison provision the focus will always be the town centre.	An early review of shopping frontages including secondary frontages is proposed in the South Somerset Local Plan. Overall strategy not affected.

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	<i>accommodated in or adjacent to town centres.</i>		
Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community services and residential development needed in town centres (23)	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p> <p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p>Retail growth can be accommodated with the Districts Town Centers. No provision identified to require Town Centre growth.</p> <p>Local Plan shows Primary Shopping Frontages but not for all main settlements and no secondary frontages have been identified. Local Plan recognises this and there is a commitment to an early review of retail boundaries.</p>	Some gaps but these are recognised and are being addressed. Overall strategy not affected.
Assess the impact of retail and leisure and office proposals (26)	<p>Has it assessed the impact of the policy on existing, committed and planned public and private investment in a centre or centres in the catchment area?</p> <p><i>This is an assessment for planning applications</i></p>	Policy EP12: Floorspace Threshold for Impact Assessments addresses any significant impacts.	Not significant. Overall strategy not affected.

3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy by taking a positive approach to new development. (28)	<i>Do your policies align with the objectives of para 28? These include policies to support sustainable growth of rural businesses; promote the development and diversification of agricultural businesses; support sustainable rural tourism and leisure developments</i>	Yes. Addressed by the following: Policy SS3: Delivering New Employment Land. Policy EP4: Expansion of Existing Businesses in the Country side. Policy EP5: Farm Diversification and Policy SS2. Policy EP8: New and Enhanced Tourist Facilities and Policy EP15: protection and Provision of Local Shops, Community Facilities and Services.	Not significant. Overall strategy not affected.

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Facilitate sustainable development whilst contributing to wider sustainability and health objectives. (29) Balance the transport system in favour of sustainable transport modes and give people a real choice about how they travel	<i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i> This is necessary to support sustainable economic growth with particular regard to the facilities referred to in paragraph 31 of the NPPF.	29) Meets NPPF's expectations 30) Meets NPPF's expectations 31) Meetings & consultation with both SCC as transport authority and neighbouring authorities. Additionally SSDC has been an active partner in the Heart of Wessex rail partnership (Bristol –	No Significant difference No Significant difference No Significant difference

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<p>whilst recognising that different policies will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas. (29)</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and congestion (29)</p> <p>Encourage solutions which support reductions in greenhouse gas emissions and reduce congestion by supporting a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.(30)</p>	<p>To what extent do the policies consider the matters set out in paragraph 32 of the NPPF. <i>These include opportunities for sustainable transport modes; safe and suitable access; cost-effective improvements to the transport network.</i></p> <p>Does it have any policies which plan for ports, airports or airfields which are not subject to a separate national policy statement in accordance with the considerations set out in paragraph 33 of the NPPF?</p>	<p>Weymouth Rail Line) & engaged through the South Somerset Together Partnership with key stakeholders including transport operators (both within and external to SSDC)</p> <p>32) Meets NPPF's expectations including:</p> <ul style="list-style-type: none"> • Offers opportunities for sustainable transport modes. • Safe & sustainable access for all. • Mitigates highways infrastructure cost. <p>33) No Policy in respect of Ports, airports and airfields. SSDC is landlocked in respect of ports and in respect of airports and airfields the district is well served by the regional Bournemouth, Bristol and Exeter airports. However Policy YV5 (p81) advocates strict control in respect of Yeovil Airfield Flight Safety Zone.</p>	<p>No Significant difference</p> <p>No affect on overall strategy is envisaged.</p>
<p>Ensure that developments which generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised (34)</p>	<p>To what extent do policies ensure that developments are located where the need to travel will be minimised and use of sustainable transport modes maximised - taking into account policies set out elsewhere in the NPPF, <i>particularly in rural areas.</i> (34)</p> <p>To what extent does the strategy protect and exploit opportunities for the use of sustainable transport modes for the</p>	<p>34) SCC undertook transport studies in respect of the Yeovil SUE to determine appropriateness of various locations for development. Hierarchical approach to settlements – see policy SS1</p> <p>35) The extent to which policies protect and exploit opportunities for the use of sustainable</p>	<p>No Significant difference</p> <p>No Significant difference</p>

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	<p>movement of goods and people? To what extent are developments located taking into account the criteria set out in paragraph 35 of the NPPF? <i>These include the efficient delivery of goods and supplies; priority to pedestrian and cycle movements and access to high quality public transport; safe and secure layouts; facilities for ultra-low emission vehicles; consider the needs of disabled people.</i></p> <p>To what extent do the policies aim for a balance of land uses so that people can be encouraged to minimize journey lengths for employment, shopping, leisure, education and other activities? (37)</p> <p>In relation to larger scale residential developments in particular, to what extent do the policies promote a mix of uses to provide opportunities to undertake day-to-day activities including work on site? (38)</p> <p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39) (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with</i></p>	<p>transport modes are dependent on location of development in line with hierarchical approach (see above), which is geared towards development in more sustainable locations and in recognition of differing requirements as required by the NPPF (para. 29). E.g. A stepped approach to policies from TA1 (District Wide – Low Carbon Travel) to YV 6 (Delivering sustainable travel in the Yeovil SUE), with the latter reflecting the greater potential for travel by non-car modes.</p> <p>36) Travel planning – Policy TA4 covers this.</p> <p>37) The South Somerset Role and function study considers sustainable travel opportunities and levels of self-containment, which determined the South Somerset settlement hierarchy. (policies SS1 to SS7)</p> <p>38) Policy YV2 Yeovil SUE provides:</p> <ol style="list-style-type: none"> 1) 11.0 hectares of 'B' glass employment 2) 2,500 dwellings 3) 2 primary schools & 1 secondary school 4) & a health centre <p>The Policy PMT1 & 2 present mixed land use policies focusing on sustainable community</p>	<p>No Significant difference</p> <p>No Significant difference</p> <p>No Significant difference</p> <p>No Significant difference</p>
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	<p><i>Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p>Does the plan identify and protect sites and routes which could be critical in developing infrastructure to widen transport choice? (41)</p>	<p>development in Chard (the only new development allocation in the Plan).</p> <p>39) Policy TA6 applies SCC Parking Strategy adopted by the County Council in March 2012.</p> <p>40) SCC parking strategy also considers off-street car parking & SSDC is currently reviewing the District Wide car parking Strategy. Consider NPPF provides sufficient detail.</p> <p>41) 10.12 d) page 199 identifies prime interchange sites in Yeovil (the Borough & the bus station) and Chard (The Guildhall & Boden Street). Similarly Policy TA2 Rail aims to encourage promote and protect the development of land for both passenger rail facilities and rail freight hubs where there is robust evidence.</p>	<p>No Significant difference</p> <p>No Significant difference</p> <p>No Significant difference</p>
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5. Supporting high quality communications infrastructure (paras 42-46)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Support the expansion of the electronic communications networks, including telecommunications' masts and	To what extent has a ban been imposed on new telecommunications' development in certain areas or restrictions	No ban has been imposed. Para 8.61 supports provision.	Not significant. Overall strategy not affected.

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<p>high speed broadband (43)</p> <p>Aim to keep the numbers of radio and telecommunications masts and the sites to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where possible.(43)</p>	<p>place? (44)</p> <p>Do policies identify the need for communications infrastructure not to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest? (44)</p> <p>Does it have policies to ensure that the construction of new buildings or other structures do not cause interference with broadcast and telecommunications services? (44)</p>	<p>No policies are included in the local plan on this issue. Para 8.61 supports provision, especially Super Fast Broadband in rural areas.</p>	<p>NPPF policy considered sufficient.</p>
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6. Delivering a wide choice of high quality housing (paras 47-55)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of <i>5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47).</i></p>	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p>a) five years or more supply of specific deliverable sites; b) an additional buffer of 5% (moved forward from later in the plan period), or c) If there has been a record of persistent under delivery have you identified a buffer of 20%</p>	<p>a) Yes, have a five years supply of housing sites b) Yes have a 5% buffer – record for delivery good (only 120 short of Structure Plan target 1991-2011) c) Not applicable – see above</p> <p>No windfalls included in the 2011 figures but have this data available and will be included in</p>	<p>Not significant. Overall strategy not affected.</p>

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	<p><i>(moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>the 2012 housing update. Confident that we have the evidence to justify this.</p>	
<p>Identify a supply of developable sites or broad locations for years 6-10 and, where possible, years 11-15 (47).</p>	<p>Does the plan identify a supply of developable sites or broad locations for: a) years 6-10; b) years 11-15 (47)?</p> <p><i>Does supply for years 6-10 include windfall sites; if so, to what extent is there "compelling evidence" to justify their inclusion (48)?</i></p>	<p>a) Yes b) Yes</p> <p>No windfalls included in the 2011 figures but have this data available and will be included in the 2012 housing update. Confident that we have the evidence to justify this.</p>	<p>Not significant. Overall strategy not affected.</p>
<p>Illustrate the expected rate of housing delivery through a trajectory; and set out a housing implementation strategy describing how a five year supply will be maintained (47).</p>	<p>Is there an up-to-date housing trajectory that illustrates progress with delivering the strategy in the plan (47)?</p> <p>Is there a housing implementation strategy describing how delivery of a five year supply of housing will be maintained to meet the housing target (47)?</p> <p><i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i></p>	<p>Yes, have an up to date housing trajectory.</p> <p>Currently have no housing implementation strategy although housing trajectory based upon developers projected delivery.</p> <p>None. Local Plan Policy HG2: The use of Previously Developed Land (PDL) for new housing development sets a brownfield target of 40%. Policy SS7 seeks to phase the delivery of brownfield sites before greenfield.</p>	<p>Not significant. Implementation strategy based around trajectory. Implementation Plan for Chard strategic allocation. Overall strategy not affected.</p>
<p>Set out the authority's approach to housing density to reflect local circumstances (47).</p>	<p>Does the plan include policies on density of development To what extent do these reflect</p>	<p>Approach to density is set out in paragraph 12.32 and addressed in Policy EQ2: General Development.</p>	<p>Not significant. Overall strategy not affected.</p>

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<p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50) and caters for housing demand and the scale of housing supply to meet this demand (para 159)</p>	<p>local circumstances? To what extent have you planned for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as families with children, the elderly and people with disabilities?) To what extent have you identified the size, type, tenure and range of housing required in particular locations, reflecting local demand (50)?</p>	<p>Policy HG5: Achieving a Mix of Market Housing expects a range of house types and sizes to be provided based upon the Strategic Housing Market Assessment (SHMA) this looks District wide and is not settlement specific.</p>	<p>Not significant – SHMA provides information on a Housing Market Area. Supporting financial viability evidence is place based using a number of real and notional sites Overall strategy not affected.</p>
	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs (50)?</i></p> <p>Do these require on-site provision or if off-site provision or financial contributions are sought, to what extent can these be robustly justified and to what extent do they contribute to the objective of creating mixed and balanced communities (50)?</p>	<p>Yes affordable housing policies HG3: provision of Affordable Housing and HG4: provision of Affordable Housing – Sites of 1-5 Dwellings. No, threshold of 6 is based on viability evidence. Yes evidence based on SHMA (2009) and additional viability evidence dated 2010 and 2012.</p> <p>On site provision preferred Policy HG3 addresses – there have to be good planning grounds to demonstrate why on-site provision would not be appropriate.</p>	<p>Not significant. Overall strategy not affected.</p>
<p>In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).</p>	<p><i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i></p>	<p>Yes, this has been addressed in Policy SS2: Developing in Rural Settlements.</p>	<p>Not significant. Overall strategy not affected.</p>

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	<i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i>	Yes, but consider that development of residential gardens is not a significant issue in South Somerset.	Not significant. Overall strategy not affected.
In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.	<i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i>	Noted.	

7. Requiring good design (paras 56-68)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Develop robust and comprehensive policies that set out the quality of development that will be expected for the area (58).	Does the plan include a policy or policies that reflect this objective? To what extent do design policies encompass the principles at paragraph 58 of the NPPF?	Yes, through Policy EQ2: General Development. Principles in paragraph 58 are addressed.	Not significant. Overall strategy not affected.

8. Promoting healthy communities (paras 69-77)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should aim to design places which: promote community interaction, including through	Q1) Does the plan include a policy or policies on inclusive communities?	Q1) Yes – The Local Plan contains Policies that seek the provision of affordable housing (Policy HG3 /	Proposed policies are considered to reflect the aspirations of the NPPF – no conflicts are identified.

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<p>mixed-use development; are safe and accessible environments; and are accessible developments (69).</p>	<p>Q2) To what extent do these promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments which bring together those who work, live and play in the vicinity; safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas (69)?</p>	<p>HG4), a mix of market housing (Policy HG5) and Care Homes & Specialist Accommodation (Policy HG6). Safe and accessible environments are encouraged through a General Development Policy EQ2</p> <p>Q2) Policy HG5 seeks to secure a wide mix of market housing to reflect the needs and demands of the local community. Through the implementation of this policy it is expected that a diverse range of household compositions will be formed in local communities where they can interact. Policy EQ2 encourages high quality design that will reduce crime and improve the quality of life of residents through shared space and improved community cohesion.</p>	
<p><i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i></p>	<p><i>Q3) Does the plan include a policy or policies addressing community facilities and local services?</i></p> <p><i>Q4) To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and</i></p>	<p>Q3) Yes – Policy EP15 & SS2.</p> <p>Q4) Policy EP15 protection and provision of local shops, community facilities and services seeks to support and guard such proposals by protecting premises last used as local shops, post offices, public houses, community and cultural facilities or other services that contribute to the sustainability of local facilities.</p> <p>Policy SS2 seeks to allow for the</p>	<p>Not significant. Overall strategy not affected</p>

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	<i>services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i>	necessary community facilities and services to serve rural settlements where commensurate with the scale and character of the settlement. Policy SS1 seeks to set out a settlement strategy that directs growth towards the most sustainable settlements within the district with focus on Yeovil as a Strategically Significant Town, the districts Market Towns and Rural Centers.	
Identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities; and set locally derived standards to provide these (73).	Q5) To what extent do policies identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area (74)? Does the plan include locally derived standards for provision of open space, sports and recreational facilities? To what extent do policies protect and enhance rights of way and access (75)?	Q5) Policy HW1 sets out Provision of open space, outdoor playing space, sports, cultural and community facilities in new development. The policy is supported by a comprehensive assessment of needs and audits of existing facilities used to identify deficiencies in facilities and sets local standards.	Not significant. Overall strategy not affected.
<i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – 'Local Green Space' (76-78).</i>	<i>Q6) Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used</i>	Q6) No – The NPPF paragraph's 76-78 provide sufficient guidance for the identification of Local Green Spaces within Neighbourhood Plans. Policy YV3: East Coker and North Coker Buffer Zone has sought Local Green Space classification.	Not significant. Overall strategy not affected.

	<i>when it accords with the criteria in para 77).</i>		
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9. Protecting Green Belt land (paras 79-92)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' <i>amongst other things</i> (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy? For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p> <p>Does it allow for the extension or alteration of a <i>building</i>, provided</p>	Not applicable to South Somerset	Not applicable to South Somerset

	<p>that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p> <p>Does it allow for the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces? (89) <i>PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</i> (PPG2 referred to 'major existing developed sites')</p> <p>Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of 'development brought forward under a Community Right to Build</p>		
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	<p><i>Order'</i> in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>		
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10. Meeting the challenge of climate change, flooding and coastal change (paras 93-108)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p><i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i></p>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>The Local Plan settlement strategy focuses new development at Yeovil and the other main settlements in the District where there is greatest potential to access employment opportunities, services, facilities and sustainable travel.</p> <p>Policy EQ1 'Addressing climate change in South Somerset' supports Allowable Solutions which could include improving the energy performance of existing buildings (explained in para 12.13), whilst para 12.14 specifically states the Council will actively support energy efficiency improvements to existing buildings in particular.</p>	<p>Not significant. Overall strategy not affected</p>

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		<p>Policy EQ1 sets Code for Sustainable Homes standards in line with the Government's timeline for implementing zero carbon buildings. BREEAM standards are encouraged for non-residential buildings.</p>	
<p>Help increase the use and supply of renewable and low carbon energy (97)</p>	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources (see also NPPF footnote 17)</i></p> <p>Does it identify where development can draw its energy supply from decentralised, renewable or low carbon supply systems and for co-locating potential heat customers and suppliers (97)?</p>	<p>Policy EQ1 clearly encourages the development of renewable and low carbon energy generation.</p> <p>The potential for renewable and low carbon energy in the District is highlighted in paras 12.10-12.12, including a map showing economic wind speeds with key constraints. The Council is not convinced that identifying suitable areas for renewable and low carbon energy sources in further detail would help secure the development of such sources.</p> <p>Para 12.15 highlights that the large-scale development proposed at Yeovil and Chard in particular offer opportunities to incorporate decentralized and renewable technologies such as Combined Heat and Power. At Yeovil, para 5.45 includes the aspiration for district heating through a combined heat and power scheme (possibly biomass generated) to potentially be allied with other heat generating or heat demanding uses in Yeovil; and</p>	<p>The Local Plan does not identify suitable areas for renewable and low carbon energy sources (apart from initial guidance for wind), although this has been considered in line with the NPPF, so it is not a significant difference and does not affect the overall strategy.</p> <p>The Local Plan does identify that development at Yeovil and Chard can draw its energy supply from decentralized, renewable or low carbon supply systems and co-locate heat customers and suppliers. However, this is not made explicit for development anywhere else in the District. This does not affect the overall strategy, but consider whether further detail for elsewhere in the District is necessary.</p>

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		<p>promotion of solar PV on roofs in the Yeovil Sustainable Urban Extension. Policy PMT2 'Chard phasing' refers to delivering development in the town in accordance with the Chard Implementation Plan – this plan discusses utilising decentralised, renewable or low carbon supply systems for the development, such as Combined Heat and Power, but does not make specific recommendations due to current uncertainties.</p>	
<p>Minimise vulnerability to climate change and manage the risk of flooding (99)</p>	<p>Does the plan allocate, and where necessary re-locate, development away from flood risk areas (100)?</p> <p>Was the location of development informed by flood risk assessment and sequential test?</p>	<p>The urban extensions and directions of growth proposed in the Local Plan avoid development in areas of medium-high flood risk.</p> <p>In considering locations for development, flood risk was a key consideration in the Sustainability Appraisal and areas at risk were avoided.</p>	<p>Not significant. Overall strategy not affected</p>
<p>Manage risk from coastal change (106)</p>	<p>Does the plan identify where the coast is likely to experience physical changes and identify Coastal Change Management Areas?</p> <p>Is it clear what development will be allowed in such areas?</p> <p>Does it make provision for development and infrastructure that needs to be re-located from such areas? (106)</p>	<p>Not applicable to South Somerset</p>	<p>Not applicable to South Somerset</p>

11. Conserving and enhancing the natural environment (paras 109-125)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Protect valued landscapes (109)	<p>Q1) Does the plan contain a strategy to create, protect, enhance and manage networks of biodiversity and green infrastructure?</p> <p>Q2) Does it minimize the loss of higher quality agricultural land?</p> <p>Q3) Does it give great weight to protecting the landscape and scenic beauty of National Parks, the Broads and AONBs?</p>	<p>Q1) Yes – Policy EQ5 promotes the provision of Green Infrastructure throughout the District by enhancing existing public open space, accessible woodlands and river corridors and by ensuring development provides links between new and existing space. The Policy will be supported by a future Green Infrastructure Strategy.</p> <p>Q2) High quality agricultural land will be protected at the National level by NPPF paragraph 112. Agricultural land protection is a consideration in Sustainability Appraisal.</p> <p>Q3) Policy EQ2 General Development seeks to conserve and enhance the landscape character of the area. South Somerset has two partial AONB within the District's borders; Cranborne Chase and Blackdown</p>	Not significant. Overall strategy not affected.

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		Hills, given the small scale & rural nature of their coverage, a specific policy has not been considered appropriate.	
Prevent unacceptable risks from pollution and land instability (109)	<p>Q4) Does it ensure development is appropriate for its location having regard to the effects of pollution on health, the natural environment or general amenity, taking account of the potential sensitivity of the area or proposed development to adverse effects from pollution?</p> <p>Q5) Are sites suitable for the proposed use taking account of ground conditions, pollution from previous uses and any proposals for land remediation?</p> <p>Q6) Does it identify areas of tranquility and protect them from noise? (109)</p>	<p>Q4) All directions for strategic growth for Yeovil, Chard and the Market Towns have been assessed through a constraints mapping exercise and sustainability appraisal to ensure the adverse effects of pollution are avoided.</p> <p>Yeovil is covered by a Air Quality Management Area.</p> <p>Q5) Not relevant as the Local Plan identifies directions for growth and not specific sites as in a land allocations approach. With the exception of the Chard Strategic allocation that has taken these factors into account.</p> <p>Q6) The land does not identify areas of tranquility but does consider the impact of noise within Policy EQ7 and its mitigation.</p> <p>RNAS Yeovilton has had its noise contours mapped and they form a material consideration for planning applications.</p>	Not significant. Overall strategy not affected.
Planning policies should minimise impacts on biodiversity and geodiversity (117)	<i>Q7) If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be</i>	Q7) No – The Plan has not sought to identify Nature Improvement Areas.	Not significant. Overall strategy not affected.

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<p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>appropriate in these areas (para 117)?</i></p> <p>Q8) Does the plan identify and map local ecological networks?</p> <p>Q9) Does it include policies to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the recovery of priority species?</p> <p>Q10) Does it prevent harm to geological conservation interests? (117)</p>	<p>Q8) Somerset County Council manages the County's ecological network data and this information will be feed into the District's Green Infrastructure Strategy (Policy EQ5).</p> <p>Q9) Yes – Policy EQ4 Biodiversity seeks to protect local, national and internationally protected sites by ensuring habitat features, priority habitats and geological features including assisted recovery of identified priority species.</p> <p>Q10) Policy EQ4 includes the protection of geological features.</p>	
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12. Conserving and enhancing the historic environment (paras 126-141)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Include a positive strategy the conservation and enjoyment of the historic environment, including heritage assets most at risk (126)</p>	<p>Q1) Does the plan identify heritage assets (buildings, monuments, sites, places, areas, landscapes)?</p> <p>Q2) Does it identify heritage assets most at risk?</p> <p>Q3) Does it promote new development in ways that will make a positive contribution to</p>	<p>Q1) The Local Plan proposals map identifies heritage assets across the district.</p> <p>Q2) The Plan does not seek to identify heritage assets most at risk as this is delegated process.</p> <p>Q3) Yes – Policy EQ3 Historic Environment seeks to safeguard proposals that enhance the</p>	<p>Not significant. Overall strategy not affected.</p>

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	character and distinctiveness? (126)	character setting and local distinctiveness of heritage assets while ensuring alterations for renewable energy retain the integrity of the historic environment.	
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13. Facilitating the sustainable use of minerals (paras 142-149)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p> <p>To what extent does the plan take into account the matters raised in relation to paragraph 143 and 145 of the NPPF. <i>This includes matters in relation to land in national / international designations; landbanks; the defining of Minerals Safeguarding Areas; wider matters relating to safeguarding; approaches if non-mineral development is necessary within Minerals Safeguarding Areas; the setting of environmental criteria; development of noise limits;</i></p>	Not applicable to the South Somerset Local Plan.	Not applicable to the South Somerset Local Plan.

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<p>Minerals planning authorities should plan for a steady and adequate supply of industrial materials (146)</p>	<p><i>reclamation of land; plan for a steady and adequate supply of aggregates.</i></p> <p>To what extent have you co-operated with neighbouring and more distant authorities to co-ordinate the planning of industrial minerals to ensure adequate provision is made to support their likely use in industrial and manufacturing processes? (146)</p> <p>In order to facilitate the sustainable use of energy minerals to what extent do your policies take into account the matters raised in paragraph 147 of the NPPF?</p>		
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NB: this part of the checklist does not include 'Planning policy for traveller sites', which was published in 23 March 2012 and came into effect on 27 March 2012.