



South Somerset District Council

Local Plan Proposed Main Modifications

Sustainability Appraisal Report

Direction of Growth at Ilminster (Policy PMT3) – Soundness issue 2

Policy SS3: Delivering New Employment land – Soundness issue 3

Policy SS5: Delivering New Housing growth – point of clarification

Policy HG7: Gypsies, Travellers and Travelling Showpeople

November 2013

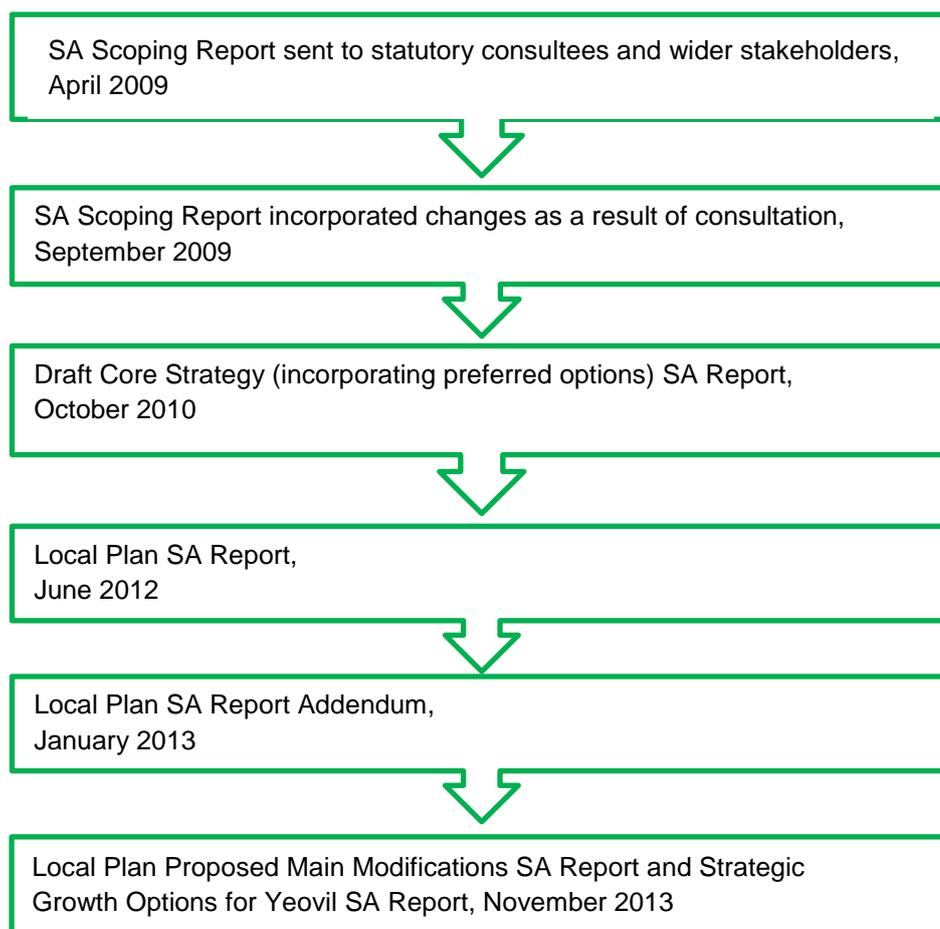
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1. Introduction

- 1.1 Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), has been carried out to inform preparation of the South Somerset Local Plan (known as the Core Strategy at early stages in the plan making process) since 2009. The SA documents that have been published to date, including this SA report, are set out in the following diagram.

Figure 1.1: Sustainability Appraisal documents published to date



- 1.2 Following the Local Plan hearing sessions (May-June 2013), the Inspector raised three significant issues of concern and three points of clarification. The Inspector agreed to a suspension of the Examination whilst additional work was prepared to address his concerns.
- 1.3 The first significant issue of concern relates to the SA of the Yeovil urban extension – independent consultants ‘Enfusion’ have prepared a revised SA on this issue in the accompanying ‘Strategic Growth Options for Yeovil Sustainability Appraisal Report (2013)’. The SA implications of the proposed main modifications for the second issue of concern (direction of growth at Ilminster) and third issue (policy SS3: Delivering New Employment Land), are discussed in this report.

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- 1.4 One of the points of clarification has necessitated a change to policy SS5 (a change which is also reflected in policy SS3); in addition, policy HG7 has been amended slightly to reflect recent evidence on gypsy and traveller needs – the sustainability effects of the changes to these three policies are also considered.

Methods

- 1.5 It is important to maintain consistency and continuity with the previous SA work. Therefore, the SAs were carried out using the same SA Framework of objectives and decision-aiding questions that form the basis for assessment, as used throughout the process. The detailed re-appraisal of the Ilminster direction of growth was undertaken by Council Officers and subject to Quality Assurance by independent consultants 'Enfusion'. As previously explained, the Yeovil strategic growth options SA was carried out by Enfusion.
- 1.6 The other changes (i.e. in addition to Yeovil and Ilminster discussed above) to the Local Plan as a result of the Inspector's Preliminary Findings (and related changes) were screened by Council Officers to identify whether they were significant with regard to the requirements of the SEA Directive and would need to be subject to SA/SEA. The approach taken in this screening process was the same as used previously, as set out in the SA Addendum published alongside the submission of the Local Plan to the Government in January 2013. The screening involved reviewing the existing SA alongside proposed policy amendments, and considering the sustainability effects that were likely to arise from the changes. As set out in section 4, this screening confirmed that the effects are likely to be generally similar to those previously identified and it was not necessary to undertake further detailed SA.

This SA report

- 1.7 This SA report, along with the Yeovil strategic growth options SA report, is published for consultation alongside the Proposed Main Modifications to the South Somerset Local Plan. Any comments received will be considered alongside finalising the proposed changes to the Local Plan when the Examination is resumed, likely to be in spring 2014.
- 1.8 Section 2 explains the findings of the updated baseline and plans, policies and programmes review. Section 3 considers the SA findings for the direction of growth at Ilminster, whilst section 4 discusses the sustainability implications of the Proposed Main Modifications to policies SS3, SS5 and HG7. Finally, section 5 provides an overall summary and outlines the next steps.
- 1.9 The 'Strategic Growth Options for Yeovil SA Report (2013)' contains further explanation on the scoping of issues for sustainability, the development of the SA objectives, and the relationship of the SA objectives and the NPPF, as these issues were highlighted in the Inspector's Preliminary Findings on the SA carried out for the Yeovil urban extension.

2. Baseline update; Plans, Policies and Programmes review; and the SA Framework

Introduction

- 2.1 The independent SA compliance review (Enfusion, August 2013) found that it was not always clear from all the many previous SA documents that the latest baseline information had been used. Since the Inspector in his Preliminary Findings from the Examination of the Local Plan also stated that the formulation of the SA objectives was not clear, the SA baseline and plans, policies and programmes (PPP) Review were updated as set out in detail in Appendix 1 and 2 – a summary of this information is provided in the following paragraphs.

Baseline update

- 2.2 The latest Census information shows that South Somerset's population continues to grow at an average rate of around 1,000 people per year. The high proportion of elderly persons continues to grow. Most types of crime continue to fall, and South Somerset has lower crime levels compared to the regional and national averages. Levels of unemployment in the district are also below regional and national averages, but there was a rise from 2008-10 reflecting the impact of the recession. Although the proportion of people with no qualifications in South Somerset is around half the Great Britain average, levels of school children attainment have fallen behind the national average over the last couple of years.
- 2.3 There are 3 areas in South Somerset within the most deprived 20% nationally – all in Yeovil – but only 3% of people in South Somerset are living in the 20% most deprived areas in England, compared to a national average of 19.8%. The number of community facilities/services in rural areas has fallen by nearly 20% from 1991-2010, despite the number of new dwellings in these areas increasing by 16% in the same period. Levels of homelessness increased relatively steeply between 2008 and 2011, but fell slightly in 2011-12. Life expectancy in South Somerset continues to rise, and is higher than the national average. Health is generally good, although adult obesity is slightly higher than the national average, as are road injuries and deaths.
- 2.4 In terms of economic issues, fewer businesses were formed in South Somerset between 2007 and 2009, again a reflection of the recession. The manufacturing industry continues to be the main employer, contributing 10% more jobs in South Somerset than the regional average. Finance, IT, and insurance jobs grew by 2% from 2006-08; and public administration and health service jobs showed a smaller increase (0.9%) although there are a relatively low proportion of people employed in these areas compared to the regional average.
- 2.5 House prices in South Somerset are higher than the national and regional averages, although this is masked by much higher prices being paid for detached properties whilst terraced houses and flats cost lower than the south west average. In line with

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national trends, house prices fell sharply from 2008-10 and remained fairly stable from 2010 up to late 2012. The house price to income ratio in South Somerset has fallen over the last few years but remains slightly higher than the national average. The proportion of vacant properties is slightly higher than the regional average. Delivery of affordable housing outperforms many other districts in the region, but remains lower than the forecast need.

- 2.6 The key environmental changes include the proportion of new homes being built on previously developed land falling over the last couple of years, although this was to be expected as major greenfield housing sites in the district started to come forward. Recycling rates in South Somerset are continuing to increase. The percentage of Sites of Special Scientific Interest (SSSIs) recovering has increased significantly, but those already in a favourable condition has fallen – however the overall proportion of SSSIs in these two categories has increased indicating improvement.
- 2.7 Air quality in Yeovil improved from 2008-10; and although carbon dioxide emissions have gradually reduced over recent years, they remain slightly higher than national and regional averages. The number of Grade I and II* buildings listed on the Heritage at Risk register remains low. Fewer people use their car to travel to work in South Somerset than the national average, although it is slightly higher than the regional average. The use of public transport to get to work is much lower than regional and national averages. The number of households with access to a car in the district is 4% higher than the regional average, and 11% higher than in England as a whole.
- 2.8 Overall, although a review of baseline information has provided some useful updates, the key trends previously highlighted generally still apply, and it is considered that the baseline upon which the original SA report (June 2012) was based upon remains valid – both the updated baseline and PPP review (set out below) reflects the iterative and ongoing process of SA to inform plan-making.

Plans, Policies and Programmes review

- 2.9 As set out in the SA report that accompanied the Proposed Submission Local Plan (June 2012), new or revised relevant plans, policies and programmes (PPPs) emerge on a regular basis. The latest review of PPPs, undertaken in September 2013, is set out in detail in Appendix 2. The key changes include the publication of the final NPPF that replaced the Planning Policy Statements/Guidance notes (please note that the draft NPPF was reflected in the previous PPP review) which introduced the presumption in favour of sustainable development; the publication of the Governments' 'Planning policy for traveller sites'; the revocation of the Regional Spatial Strategy and Structure Plan policies (although the Government's intention to do this was clear at the time of the previous PPP review); and an updated South Somerset District Council Plan with a focus on jobs, homes, the environment and health and communities.
- 2.10 In addition, an addendum has been prepared in September 2013 for the Yeovil Peripheral Landscape study in response to issues raised by the Local Plan inspector in

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his preliminary findings. The key elements of each PPP and implications for the SA are set out in Appendix 2 – although there are some noteworthy updates, it is considered that the key messages of the PPP review previously set out (Para 4.2.3 of the SA report – June 2012) remain valid.

SA Framework

- 2.11 The development of the SA framework, comprising the sustainability objectives and decision-aiding questions, is explained in section 4 of the SA Report (June 2012). Further explanation on the sustainability issues and the relationship between the SA objectives and the National Planning Policy Framework is given in section 2 of the Strategic Growth Options for Yeovil SA report (2013). For completeness, the SA framework is also set out below.

Figure 2.1: the SA framework

SA objective	Appraisal questions: will the policy / proposal / strategy help to...?
1. Improve access to essential services and facilities	...ensure high levels of accessibility to shops, schools, health/leisure facilities and other key services by walking, cycling, and public transport? ...reduce social exclusion?
2. Reduce poverty and social exclusion	...benefit particularly deprived areas?...encourage active involvement of local people in community activities? ...maximise opportunities for all members of society? ...maximise opportunities within the most deprived areas? ...reduce fuel poverty?
3. Provide sufficient housing to meet identified needs of the community	...increase the range, quality and affordability of housing for all social groups? ...reduce homelessness?
4. Improve health and well being	...improve access to high quality health facilities? ...reduce health inequalities? ...encourage healthy lifestyles through, for example, open space and green infrastructure provision?
5. Improve education and skills of the population	...improve qualifications and skills of young people and adults? ...promote life-long learning that is accessible to all? ...provide an increased supply of skilled workers to the economy?
6. Reduce crime and fear of crime	...reduce anti-social behaviour? ...reduce actual levels of crime? ...reduce the fear of crime?
7. Support a strong, diverse and vibrant local economy	...foster balanced economic growth? ...provide jobs for all with a diverse range of employment opportunities? ...ensure accessibility to work by walking, cycling and public transport? ...promote town and local centre vitality and viability? ...improve business development and enhance competitiveness? ...assist businesses in finding appropriate land and premises? ...promote sustainable tourism opportunities?
8. Reduce the effect of traffic on the environment	...reduce the need to travel? ...increase proportion of journeys made by non-car modes? ...reduce road traffic accidents? ...reduce the growth of congestion?
9. Protect and enhance the landscape and townscape	...protect and enhance the landscape and townscape and its local distinctiveness? ...reduce the amount of derelict, degraded and underused land? ...promote visual amenity? ...protect and enhance natural landscapes within the urban area, including recreational open space and green corridors?
10. Conserve and where appropriate enhance the	...conserve and enhance the cultural heritage, archaeological sites and remains, listed buildings?

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historic environment	
11. Reduce contribution to climate change and vulnerability to its effects	...promote energy efficiency? ...encourage renewable energy? ...reduce carbon dioxide emissions? ...incorporate the principles of sustainable construction? ...make efficient use of water? ...consider the need to adapt to climate change?
12. Minimise pollution (including air, water, land, light, noise) and waste production	...improve and maintain air and water quality? ...minimise noise and light pollution, odour and vibration? ...minimise pollution of land and soil (including minimising loss of best and most versatile agricultural land)? ...reduce waste production and increase reuse, recycling and recovery of waste?
13. Manage and reduce the risk of flooding	...minimise the risk of flooding to people and property? ...promote the use of Sustainable Drainage Systems (SUDS)?
14. Conserve and enhance biodiversity and geodiversity	...protect and enhance wildlife habitats and sites of geological conservation interest? ...conserve and enhance species diversity, in particular avoiding harm to protected species? ...promote Green Infrastructure?

3. Direction of growth at Ilminster

Introduction

- 3.1 The Inspector's Preliminary Findings stated that "the proposed direction of growth at Ilminster appears to be not sound". He refers to errors in the Sustainability Appraisal for the town and indicates that he considers the Canal Way (South West) Option to be the most sustainable, and that Shudrick Valley (South East) Option is not justified when considered against Canal Way. Therefore, the Council has reviewed the SA of options for the Ilminster direction of growth and revised as appropriate, using the same methodology and SA framework as used throughout the process¹, with quality assurance provided by independent consultants 'Enfusion.'

Background – draft Core Strategy and Proposed Submission Local Plan

- 3.2 Three options were identified for consideration of a Direction for Growth at Ilminster in the Draft Core Strategy (October 2010) and were subject to SA:
- Option 1 – South East (also known as Shudrick Valley or Lane);
 - Option 2 – South West (also known as Canal Way); and
 - Option 3 – North.
- 3.3 These options emerged from a constraints assessment of land around the town with particular emphasis on flood risk and landscape. The detailed sustainability findings are set out in Appendix 6A of the SA Report (June 2012), which favoured Option 2 (Canal Way) at this stage, as explained: *"Whilst all 3 options score well in terms of providing housing development to meet the needs of the existing and future population of Ilminster, Option 2 produces the most positive effects overall as it is well related to schools, shops and health facilities and would be most likely to result in reduced local car usage as it is closer to both the employment land allocations and Town centre. Additionally Option 2 could deliver all of the required housing development 'in one hit' and so would provide for greater level of contribution through planning obligations (a concern of Town Council members in Ilminster). Option 1 may require the development of another site and would result in a more dispersed loss of greenfield land. Option 3 is less favourable in landscape, townscape and biodiversity terms. In conclusion Option 2 is the preferred Option"*.
- 3.4 However, the SA was revised in light of public consultation on the draft Core Strategy, and new evidence on traffic, landscape and viability for Option 1, as detailed in Appendix 7 of the SA Report (June 2012). The key changes to the SA of Option 1 as a result of the new evidence were as follows:
- SA Objective 2: Reduce poverty and crime went from 0 to +
 - SA Objective 4: Improve health and wellbeing went from 0 to +/-
 - SA Objective 5: Improve education and skills of the population went from 0 to +

¹ Explained in sections 3 and 4 of the SA Report (June 2012).

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- SA Objective 8: Reduce the effects of traffic on the environment went from + to +/-
- SA Objective 9: Protect and enhance the landscape and townscape went from - to +
- SA Objective 13: Manage and reduce the risk of flood went from + to -

3.5 The SA at this stage concluded that: *“overall, given the finely balanced nature of the SA in respects of Options 1 and 2, the potential changes that may be introduced through adoption of CIL, the support of the town council and the expectation that the south east option could meet the total housing requirement for the town, it is considered that the preferred direction of growth for Ilminster be revised from Option 2 - South West to Option 1 - South East.”*

3.6 The new evidence and revised SA helped to inform the Council’s decision in selecting Option 1 (Shudrick Valley) as the direction of growth at Ilminster, as set out in the Proposed Submission Local Plan (June 2012).

Summary findings of revised SA

- 3.7 The revised SA has identified the likely significant effects of development at the three Option areas set out in paragraph 3.2. The North Option (Option 3) whilst having significant potential benefit for the town centre economy and for on-site renewable energy generation crucially cannot accommodate the required level of development needed for Ilminster, so is identified as having the potential for a significant long-term negative effect on the SA objective relating to housing. The appraisal also identified the potential for significant negative effects on landscape as well as pollution (through the loss of best and most versatile agricultural land). Lesser Horseshoe Bat maternity colonies and hibernation roosts are also present in the North Option so there is potential for a significant negative effect on biodiversity.
- 3.8 The Shudrick Valley Option (Option 1) is the closest to the town centre and the existing employment opportunities and services/facilities it provides. Development has significant potential to improve pedestrian links and support the local economy with significant positive effects on accessibility. This option is also the only one to offer the potential to provide an alternative route through the town. The potential for significant long-term negative effects were identified for landscape as a result of areas of high landscape sensitivity and the presence of Tree Preservation Orders. Greater proximity to the Conservation Area than other options and impingement on the Area of High Archaeological Potential present a prospect of significant negative effects. Development would also lead to the loss of best and most versatile agricultural land with a significant long-term negative effect on the SA objective relating to pollution.
- 3.9 The Canal Way Option (Option 2) is further from the town centre compared to the other Options but closer to saved employment allocations and existing employment to the west. This Option is also adjacent to the new Medical Centre with the potential for positive effects on accessibility and health. As for Option 1 there is the potential to improve pedestrian links as well as support the local economy even if the potential

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benefits are likely to be slightly reduced given the further distance from the town centre. The revised SA did not identify any significant negative effects in relation to this Option; however, it should be noted that the proximity of the A303 could result in out commuting but this is uncertain. It should also be noted that the County Council's stated preference is for a site adjacent to Canal Way as a replacement school location by virtue of its centrality to the primary school catchment (albeit a specific scheme is not identified in the County Council's School building programme).

3.10 The following table outlines the SA findings for the 3 options for the Ilminster direction of growth.

Figure 3.1: Summary comparative appraisal of Options for Ilminster direction of growth

Sustainability Objective	Strategic Options			Summary Comparative Appraisal
	Option 1 (Shudrick Valley)	Option 2 (Canal Way)	Option 3 (North)	
1. Services and facilities	++	+	+	Reason for the difference is that Shudrick valley is the closest to the town centre And whilst the North option is close its beneficial effect is hampered by topography
2. Poverty and social exclusion	+	+	+	No significant difference.
3. Housing	++	++	--	Reason for the difference is that the North Option cannot accommodate the identified housing need. This difficulty clearly needs to be given considerable and special weight in any comparison.
4. Improve health and well being	+/-	+ +/-	+/- -	Reason for the difference is that the Canal Way Option is adjacent to the new Medical Centre which is given special prominence tempered by distance from pharmacy and dentists
5. Education and skills	+/-	+/-	+/-	No significant difference. It should be noted that the County Council have a preference for growth to the south west by Canal Way given its centrality to the primary school catchment but its absence from the school building programme means that this matter must be viewed with some uncertainty
6. Crime	?	?	?	No significant difference.
7. Economy	+ +/-	+/-	+ +/-	The negative effect identified for Canal Way is based on the proximity of the A303 and potential for out commuting.
8. Traffic	+ +/-	+/-	+/-	It should be noted that the Shudrick Valley Option has the potential for further benefits over the other Options

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Sustainability Objective	Strategic Options			Summary Comparative Appraisal
	Option 1 (Shudrick Valley)	Option 2 (Canal Way)	Option 3 (North)	
				as it could provide an alternative route through the town; however, at this stage this is uncertain.
9. Landscape and townscape	--	-	--	The Shudrick Valley and North Options have areas of higher landscape sensitivity; therefore there is the potential for a greater negative effect compared to the Canal Way Option.
10. Historic environment	--	0	-	Shudrick Valley has a bigger interface with the Conservation Area and impinges the Area of High Archaeological Potential
11. Climate change	+/-	+/-	+ +/-	No significant difference other than the North Option provides greater opportunity for on-site renewable energy generation. There is the potential for the other options to meet the zero carbon standard by mitigating remaining emissions off-site as per the government's proposal for allowable solutions.
12. Minimise pollution	--	-	--	Development at the Shudrick Valley and North Options would lead to the loss of best and most versatile agricultural land.
13. Flooding	+	+	0	No significant difference once mitigation is taken into account although localised flooding issues are expected to be required to be addressed at Shudrick Valley and Canal Way
14. Biodiversity and geodiversity	?	?	--	The North Option contains Lesser Horseshoe Bat maternity colonies and hibernation roosts, therefore the potential for a significant negative effect.

Reasons for selecting/rejecting options for the Ilminster direction of growth

3.11 The SA is a key aid to the decision making process. It is considered that the following criteria are most relevant to determine the location of the Direction of Growth for Ilminster. This reflects and is consistent with the criteria applied in the case of the Strategic Growth Options for Yeovil SA Report (2013) and much of the evidence in relation to each criterion is presented in the SA and considered in determining the preferred location for growth. These criteria are:

- Deliverability and viability for housing and employment
- Market Capacity
- Infrastructure deliverability
- provision of services and facilities

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- mitigation potential
- added opportunities and benefits

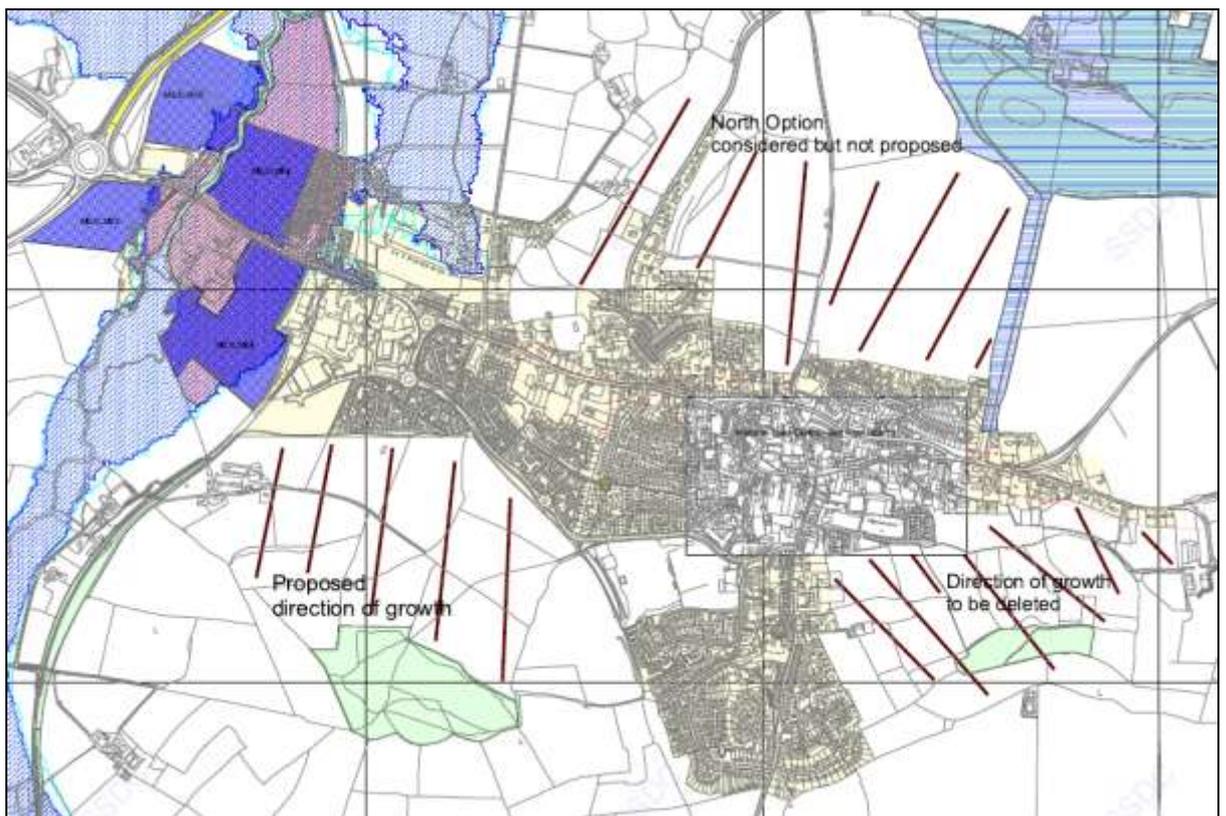
- 3.12 The North Option crucially falls down at the outset by virtue of lack of evidence of deliverability. It is not promoted in the Strategic Housing Land Availability Assessment (nor the emerging 2013 update) and hasn't been championed through the Local Plan process. This is a crucial failure that effectively rules out this particular Option in the presence of other Options that are promoted and that do provide planning benefits. The South West and South East options are both identified in the Strategic Housing Land Availability Assessment update 2013 and have been championed by prospective developers.
- 3.13 The Local Plan Housing Trajectory shows a clear ability to deliver the required housing for Ilminster and an expectation that the housing requirement for the town can be met. There is capacity on both the South West and South East options to deliver the residual requirement for housing after accounting for current commitments.
- 3.14 The Revised Sustainability Report produced by CG Fry for Land at Shudrick Lane (see Core Document No to be given later) includes a baseline assessment including consideration of Highways and Transportation (and here it refers to the WS Atkins transport study commissioned by South Somerset District Council), ground conditions, drainage (surface water and foul) and does not find any overriding constraints for the South East Option. A detailed Transport Assessment has been undertaken by Peter Brett Associates as part of evidence presented to the Examination Hearing on Ilminster on behalf of Somerset County Council and has also found the South West location to be fully and reasonably accessible. Consultation with statutory consultees through the Local Plan process do not indicate any infrastructure concerns or particular advantages for developing either of these Options as a direction of growth.
- 3.15 In relation to the provision of services for both North and Shudrick Valley Options the proximity to the town centre is a major plus by virtue of promoting the local town centre economy and the services provided there and supporting non car modes of travel (so easing potential adverse traffic impacts of development). The Canal Way site however is also within reasonable proximity to the centre.
- 3.16 The prospect of a new replacement primary school is a point however in favour of the Canal Way Option given the County Council's stated preference for a site adjacent Canal Way by virtue of its centrality to the primary school catchment. Should this stated preference be delivered then the school will be immediately adjacent a Canal Way Direction of Growth. The weight given to this matter needs to be tempered though by the fact that at the present time the County Council's preference has been made by officers and a new school scheme is not present in the Council's Schools capital programme. There is of course a "catch 22" consideration here in that until a scale of growth and direction for Ilminster is established through the Local Plan there is insufficient certainty to justify placing a scheme in the County Council Capital programme.

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- 3.17 The potential to mitigate adverse impact on landscape, use of agricultural land, localised flooding, renewable energy generation and biodiversity is overall better for the South West (Canal Way) Option and in an assessment across a range of sustainability objectives this potential for mitigation is an important plus factor.
- 3.18 An important added opportunity and benefit to be considered is the potential benefits of the Shudrick Valley Option by virtue of its delivering an alternative route around the town centre to provide better and varied circulation in accord with initial Town Council views. This is tempered by the fact that these views have not been maintained by the Town Council and there has been evidence of substantial numbers of residents holding counter views. The fact remains that the Shudrick Valley option could deliver an alternative route for Ilminster traffic to access/traverse the town.
- 3.19 The Canal Way Option presents a potential benefit of being adjacent to the Ilminster sports provision (Football and Cricket Clubs) to provide expanded main sports provision for the town. Conversely with other Options comes the opportunity to provide other open sports provision around the town although it is felt that the expansion at Canal way would be the greater benefit.
- 3.20 Taking the SA review all together presents a picture of relative pros and cons for all three Options for growth for Ilminster. It is felt important to avoid significant negative impacts of growth and in this regard Canal Way is notable by the absence of any such significant negative effects. It is felt that the loss of agricultural land of best and most versatile quality in both North and Shudrick Valley Options and their significant adverse impact on the landscape are major disadvantages of both of these Options. It is not felt appropriate to promote the North Option when it cannot accommodate the housing requirement in terms of volunteered land and has a potential impact on a rarer bat species. Similarly the Shudrick Valley Option's potential impact on Conservation Area and Area of High Archaeological Potential is also a significant negative factor.
- 3.21 For both North and South East (Shudrick Valley) Options the proximity to the Town Centre is a significant positive in relation to the economy, service retention and promotion of non-car modes of travel. These are not felt strong enough however to overcome the major disadvantages identified with these Options in relation variously to landscape (both), agricultural land (both), heritage (Shudrick Valley) and biodiversity (Shudrick Valley) however. The South West (Canal Way) Option, whilst having less significant positive effects, has no significant negative impacts and there is greater potential to mitigate its negative effects. It is felt that the absence of significant negative effects more than compensates for the positives associated with the other two option's proximity to the town centre. Therefore, Option 2 (Canal Way) is included as a Proposed Main Modification to the Local Plan. Figure 3.2 below is a map showing the 3 options.

Figure 3.2 Options for the direction of growth at Ilminster

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4. Employment land, development in directions of growth and Traveller sites

Introduction

4.1 This section deals with the SA effects of the Proposed Main Modification (PMM) to the third significant issue of concern, and a point of clarification in the Inspector’s Preliminary Findings – policy SS3: Delivering New Employment Land and policy SS5 (and SS3), respectively. The sustainability implications of the proposed addition of traveller site requirements to policy HG7 are also considered.

Policy SS3 – Changes to employment land requirements

4.2 It is necessary to undertake SA to consider the sustainability impacts of the Proposed Main Modification being suggested to policy SS3 and its supporting text as a result of further evidence obtained by the Council. The additional evidence has resulted in proposed amendments to the employment land requirements for Wincanton, the Local Market Towns, Rural Centres and Rural Settlements.

Table 4.1 – Employment land requirements for each settlement

Settlement	Proposed Submission South Somerset Local Plan: additional employment land provision required	Proposed Main Modification: additional employment land provision required	Difference
Wincanton	5 hectares	4.38 hectares	- 0.62 hectares
Somerton	3 hectares	5.07 hectares	+ 2.07 hectares
Ansford / Castle Cary	3 hectares	8.9 hectares	+ 5.9 hectares
Langport / Huish Episcopi	3 hectares	3.67 hectares	+ 0.67 hectares
Bruton	2 hectares	2.5 hectares	+ 0.5 hectares
Ilchester	2 hectares	1 hectare	- 1 hectare
Martock & Bower Hinton	2 hectares	1.74 hectares	- 0.26 hectares
Milborne Port	2 hectares	0.8 hectares	- 1.2 hectares
South Petherton	2 hectares	0.66 hectares	- 1.34 hectares
Stoke Sub Hamdon	2 hectares	1.09 hectare	- 0.91 hectares
Rural Settlements	4.5 hectares	6.13 hectares	+1.63 hectares

4.3 Whilst there are some relatively large differences in the amount of employment land now proposed to be delivered for some of the settlements in comparison to the Proposed Submission Local Plan policy SS3, namely Somerton (69% increase), Ansford / Castle Cary (197% increase), Ilchester (50% reduction), Milborne Port (60% reduction) and South Petherton (67% reduction), these requirements are now considered to be robustly evidenced. The figure for the Rural Settlements has been revised to reflect revised employment density ratios and plot density ratios (see Appendix 2 of the main report).

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- 4.4 Appendix 7 of the Local Plan SA report (June 2012) contains the SA of policy SS3 as drafted at that time. The proposed amendment has been considered against this, and it is considered that the overall sustainability effects of the revised policy are not dissimilar to those previously set out.
- 4.5 The evidenced employment land requirement is likely to enhance the already positive economic effects of the policy (SA objectives 1, 2 and 7), whilst still supporting the balanced link between jobs and homes by ensuring sufficient land is available to support the number of 'B use' jobs projected for each settlement from 2006-2028 (objective 3).
- 4.6 Additional employment land in some settlements, particularly in Ansford / Castle Cary and Somerton, may have some negative effects through increased traffic growth and pollution which may be slightly worse in the revised policy (SA objectives 8 and 12), however these would be counter balanced with increasing self-containment and reducing the need to travel through mitigation in the form of sustainable travel measures (objective 11). The Directions of Growth are considered sufficiently large to accommodate the increased employment land requirement in both these settlements, and the sustainability effects will be further considered when more precise locations for development are proposed through the Allocations DPD within these Directions of Growth. It is considered that the Proposed Main Modification has no significant impact (compared to those previously set out) on the other SA objectives for settlements where the requirement has increased.
- 4.7 The reduction in employment land in some settlements, particularly Ilchester, Milborne Port and South Petherton will mean some environmental benefits. The sustainability effects of the reduction should be considered positive as overprovision when not required could blight land and also have negative environmental effects.
- 4.8 The sustainability effects of employment land will be further considered when more precise locations for development are proposed for each settlement through the Site Allocations DPD.

Policy SS3 and Policy SS5 – Employment and housing development in directions of growth

- 4.9 The Proposed Main Modification to these policies advocates a 'permissive' approach, subject to addressing other key policies, to employment and housing development in the directions of growth in advance of the Site Allocations DPD. This has not changed the substance of the policy, but is intended to clarify the delivery of employment and housing land ahead of allocating sites. The need to consider an appropriate scale of growth and the NPPF and other Local Plan policies, means that appropriate policy measures remain in place to ensure the impacts of new employment land and housing development are fully considered and addressed, particularly regarding the overall scale of growth. The PMMs could potentially deliver more employment and housing land and promote economic growth in the short term, but significant positive effects are

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already predicted for these objectives. The uncertain and negative effects already identified in relation to impacts on the environment are likely to be the same given the overall scale of growth has not changed.

- 4.10 Therefore, it is considered that the findings of the original SA of policy SS3 and policy SS5 (considered alongside SS1) remain valid, and the likely significant effects of the amended version will be the same as previously outlined in the SA report (June 2012) and its addendum (January 2013). As highlighted above, the sustainability effects of employment and housing land will be further considered when more precise locations for development are proposed for each settlement through the Site Allocations DPD.

Policy HG7 – Gypsies, travellers and travelling showpeople

- 4.11 A Gypsy and Traveller Needs Assessment update (2013) has resulted in a Proposed Main Modification to policy HG7 by inserting the number of traveller sites that should be delivered in the district. The addition of targets within the Policy reflecting identified need should lead to a more positive effect by providing more certainty for the travelling and settled communities alike, specifically in relation to objective 3. The other sustainability effects remain as previously identified in the SA report (June 2012).

5. Summary and next steps

- 5.1 This SA report, alongside the Strategic Growth Options for Yeovil SA report, has been produced alongside the Proposed Main Modifications to the Local Plan following concerns raised by the Examination Inspector's Preliminary Findings.
- 5.2 The updated baseline indicates that the trends previously identified are generally continuing, such as a similar rate of annual population increase in the district, relatively low unemployment levels and few deprived areas, more manufacturing, improving air quality, high levels of car ownership, and falling carbon dioxide emissions. The effects of the recession are noted through fewer businesses being formed and a sharp fall in house prices from 2008-10, although these are now starting to rise again.
- 5.3 The latest review of PPPs indicates that the key change relates to national planning policy with the replacement of the various PPS/PPGs with the NPPF (although the draft NPPF was noted in the previous PPP review). Another important change was the revocation of the Regional Spatial Strategy and Structure Plan policies, although the Government's intention to do this was known for some time. In addition, an addendum to the Yeovil Peripheral Landscape study was produced in response to the Inspector's Preliminary Findings and to inform the Strategic Growth Options for Yeovil SA.
- 5.4 The SA for the Ilminster direction of growth was reviewed and updated in light of the Local Plan Examination and the Inspector's Preliminary Findings. This review concluded that the option at Canal Way performed slightly better in sustainability terms than the previously identified preferred option at Shudrick Valley, informing the Proposed Main Modification to policy PMT3.
- 5.5 Proposed changes to the employment land requirements at some of the settlements, as a result of the Inspector's third significant issue of concern, were also subject to SA. The employment land figures are considered to be based upon more robust evidence and the overall sustainability effects are similar to those previously identified. Some issues are identified at settlements where there is a relatively large change, although it is noted that further SA will be carried out alongside the Site Allocations DPD when the effects will be considered more specifically.
- 5.6 The addition of policy text for employment and housing development in the directions of growth could deliver more development early in the plan period, in advance of the Site Allocations DPD, but it is considered other policies in the plan would mitigate adverse effects, particularly regarding the overall scale of growth. Again, the Site Allocations DPD will be subject to SA and will consider effects more specifically.

Next steps

- 5.7 Both this SA Report and the Strategic Growth Options for Yeovil SA Report will be subject to public consultation from November 2013 for 6 weeks, alongside the Proposed Main Modifications to the Local Plan. Following this, the consultation responses will be considered and amendments made where appropriate before

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submission of the SA reports and the proposed Local Plan changes to the Inspector when the Examination is resumed, likely to be in spring 2014.

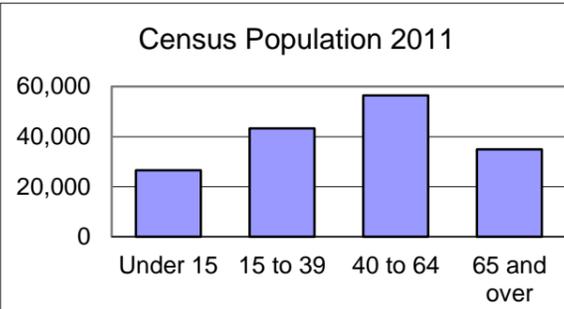
Appendix 1 – Baseline data update

The baseline data was prepared to inform the Scoping Report, published in 2009. A review of the key baseline data indicators was undertaken in September 2013 – the yellow highlighted text indicates the additions to the baseline data.

	Indicator	South Somerset	South West	National [England unless otherwise stated]	Target	Local trend	Status	Additional comment (where appropriate)	Source
Socio-Cultural Issues	Resident satisfaction: % of residents satisfied with their local area as a place to live	2004/05 Satisfied - 87% Dissatisfied - 2%	Data Gap	2004/05 Very satisfied = 48% Fairly satisfied = 38% Neither satisfied nor dissatisfied = 5% Slightly dissatisfied = 6% Very dissatisfied = 3%		Detailed results showed that there were high satisfaction levels with the overall services supplied by the council (71% of respondents being satisfied or very satisfied) and our residents were particularly impressed with our waste collection and recycling services compared to other councils around the country. However, the research did reveal that satisfaction is not as high as we would like for some of our services, including the provision of activities and facilities for young people and street cleaning, so we know we need to concentrate on improving our performance in these areas.			South Somerset District Council Annual Report 2005, http://www.southsomerset.gov.uk/media/pdf/o/r/Annual_Report2005_including_BVPP.pdf ODPM: Survey of English Housing Live Tables(Attitudes to LocalArea) http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=1467&l=5
	Population	2005 = 156,100 An increase of about 1,000 persons since 2004 (0.6%) (Annual average increase since 1981 = about 1,070 persons) 2011: 161,243	2005 = 5.1 million An increase of about 29,600 since 2004 (0.6%)	2005 = 50,431,700 An increase of about 338,600 since 2004 (0.7%)		Increasing Population projections estimate continued annual average growth to be about 1,000+, equalling population rises to 161,000 at 2010, 166,700 at 2015, and 172,600 at 2020. South Somerset's population has grown by 6.8% since the 2001 Census with an increase of 10,362 to 161,300. This equates to an average annual increase of 1033 people. The greatest change is in the main towns where planning policy focuses development. 37% of the population growth has occurred in Yeovil and 60% of the growth has been in the 7 market towns (Chard, Crewkerne, Ilminster, Wincanton, Castle Cary/Ansford, Somerton and Langport/Huish Episcopi).		Population growth will largely be due to immigration. Fertility rates are below sustainability levels and death rates exceed birth rates.	Office for National Statistics (ONS) Census 2001; Registrar General's Mid-year estimates 2005; Population and Ageing in South Somerset, SSDC 2006 Census 2011

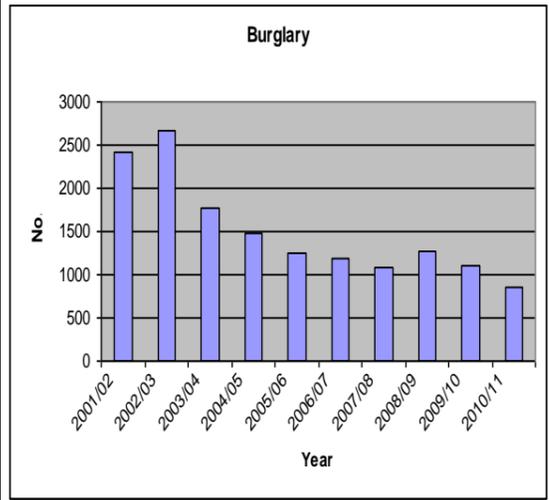
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Population Density (persons per ha)	2001 - 1.57 2002 - 1.58 2005 - 1.63	2001 - 2.07 2002 - 2.08 2005 - 2.12	2001 - 3.77 2002 - 3.80 2005 - 3.87			Population density is significantly lower than the national and regional rates clearly illustrating the overall rural nature of SSDC.	Office for National Statistics (ONS) Census 2001 South West Observatory - State of the South West 2007
Population Density (persons per ha)					The District's population density of 1.7 persons per hectare is significantly lower than both regional (2.2) and national rates (2.6) and clearly illustrates the overall rural nature of South Somerset.		Census 2011
Number of Households	1991 - 59,711 2001 - 63,769 Increase = 6.8% 2011 - 69,500	1991 - 1,968,235 2001 - 2,085,984 Increase = 6.0%			The number of households in the District is growing at a faster rate than population, reflecting the national trend of decreasing average household size. However the increase in South Somerset is higher than the regional figure and significantly higher than the national figure. The Census identifies 69,500 households within South Somerset giving an increase from the 2001 Census of 5731. This is slightly lower than expected as the ONS housing projections were based on 68,000 identified in 2006 and formed the basis for the 2008 household projections. Since then 2074 houses were completed between 2008 – 2011 (68,000 + 2074 = 70,074)	This trend is projected to continue with latest ONS estimates suggesting a significant increase in number of households.	Office for National Statistics (ONS) Census 2001 Census 2011
Population structure - % 65 and over	2001 = 19.6% over 65 2005 = 20.0% over 65	2001 = 18.7% over 65 2005 = 18.8% over 65	2001 = 15.9% over 65 2005 = 16.0% over 65		South Somerset has a high proportion of elderly persons and population projections indicate a large increase in numbers aged 65+. Projections also predict a decrease in those aged 0-15 and 25-44.	The growth in ageing population will have considerable impact on services and the local economy.	Statistical source ONS. (1) Mid-year estimates: Neighbourhood Statistics (Resident Population Estimates for Local Authorities, All Persons) http://neighbourhood.statistics.gov.uk
Population structure - % 65 and over					The 2011 Census identifies an increase in the 40+ age range against a comparable drop in 15 to 39 year olds of 2.5%. South Somerset has a high proportion of elderly persons and population projections indicate a large increase in numbers aged 65+ (the baby boomer generation effect). In comparison the District has a lower proportion of young people (16-29yrs) compared to regional and national averages. By 2021 it is projected 26% of the population will be over 65 against 25% of the population between 15 – 39 age group. The growth in an ageing population will have considerable impact on services and the local economy. The graph below shows the age structure for South Somerset.		Census 2011

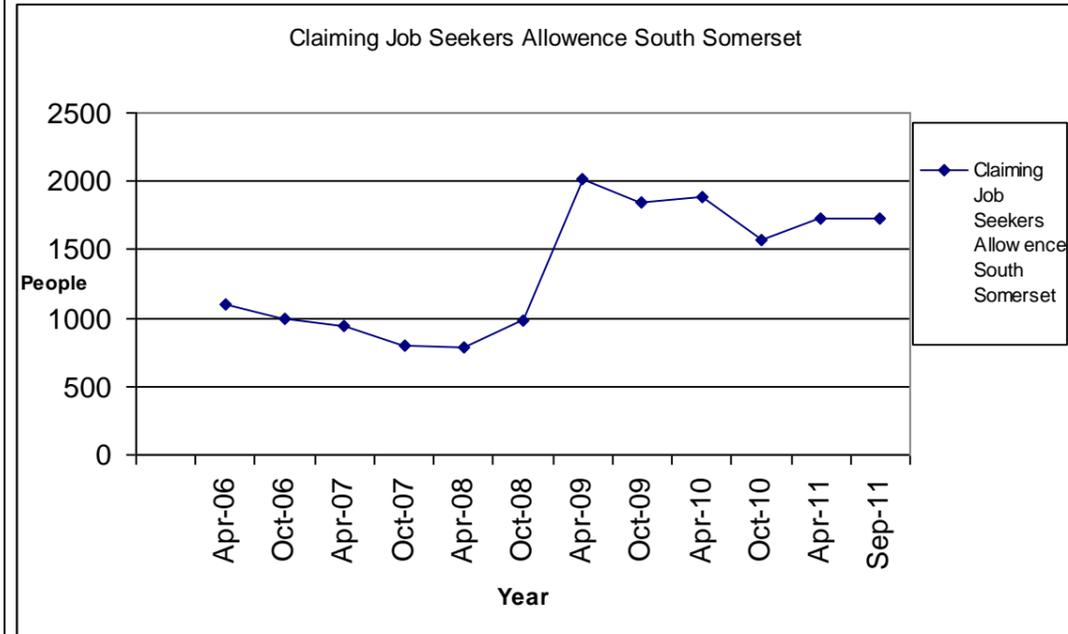
								
Population structure - % Ethnic Diversity	<p>2004</p> <p>2001 White; 97.9% 98.9% Mixed; 0.6% 0.5% Asian; 0.6% Black; 0.3% Chinese; 0.7%</p>	<p>2004</p> <p>White; 96.5% Mixed; 0.9% Asian; 1.1% Black; 0.7% Chinese; 0.7%</p>	<p>2001</p> <p>97.7% 0.8% 0.7% 0.4% 0.5%</p>	<p>2004</p> <p>White; 89.5% Mixed; 1.5% Asian; 5.1% Black; 2.6% Chinese; 1.2%</p>	<p>2001</p> <p>94.1% 1.0% 2.9% 1.4% 0.7%</p>	Similar pattern of ethnic mix at local and regional level both with lower levels of non-white groups compared to the national average		<p>Statistical source ONS. Mid-year estimates: Neighbourhood Statistics (Resident Population Estimates for Local Authorities, All Persons) http://neighbourhood.statistics.gov.uk</p>
Social grade structure	<p>2001</p> <p>1 = 7.5% 2 = 17.2% 3 = 8.2% 4 = 9.5% 5 = 9.3% 6 = 13.1% 7 = 10.1%</p>	<p>2001</p> <p>1 = 7.7% 2 = 18.7% 3 = 9.1% 4 = 8.8% 5 = 7.6% 6 = 12.3% 7 = 8.9%</p>	<p>2001</p> <p>1 = 8.6% 2 = 18.7% 3 = 9.5% 4 = 7.0% 5 = 7.1% 6 = 11.7% 7 = 9.0%</p>			South Somerset has a higher proportion of people in the top 4 social grades than both the regional and national figures.		<p>Statistical source ONS. (1) Neighbourhood Statistics (National Statistics Socio-economic Classification - All People (KS14A) Census April 2001) http://neighbourhood.statistics.gov.uk</p>
Crime - violence against the person (rate per 1000 population)	<p>2003/04 = 15.0 2004/05 = 18.7</p>	<p>2003/04 = 16.5 2004/05 = 19.0</p>	<p>2003/04 = 16.6 2004/05 = 17.5</p>	<p>Somerset Crime Reduction and Drug Strategy 2005-2008. Priority aim to reduce violent crime by 15% by 2007-08 compared to 2003-04</p>		Violence against the person increased between 2003/04 and 2004/05 at a higher rate than elsewhere.	Overall South Somerset is a safe place and is perceived as such by its residents.	<p>Audit Commission Area Profiles Quality of life survey (2005) BMG Research</p>
Crime - burglary (rate per 1000 households)	<p>2003 = 9.5 2004 = 8.2 2005 = 6.3</p>	<p>2003 = 12.3 2004 = 10.7 2005 = 8.9</p>	<p>2003 = 18.6 2004 = 14.7 2005 = 13.8</p>			Generally, rates for specific crimes are lower than regional or national figures and both burglaries and car crimes have fallen in recent years.	The majority of residents feel safe in their homes and local area, although perceived safety is lower at night than by day.	<p>Audit Commission Area Profiles Quality of life survey (2005) BMG Research</p>

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Crime - vehicular (rate per 1000 population)	2003 = 11.2 2004 = 18.7 2005 = 6.9	2003 = 13.7 2004 = 11.5 2005 = 10.4	2003 = 17.0 2004 = 14.0 2005 = 13.5	Mendip & South Somerset Crime & Drugs Strategy 2005-8 - To reduce vehicle crime by 15% by 2007/08, compared to the base year figure for 2003/04.	Generally, rates for specific crimes are lower than regional or national figures and both burglaries and car crimes have fallen in recent years.			Audit Commission Area Profiles Quality of life survey (2005) BMG Research
Total recorded crime rates	2003 = 45.5 2004 = 45.3 2005 = 38.7	2003 = 55.2 2004 = 52.7 2005 = 50.2	2003 = 69.3 2004 = 64.0 2005 = 62.7		Total crime rates are below both regional and national levels, a notably lower level compared to the latter. Rates have fallen recently, mirroring trends elsewhere.		Overall South Somerset is a safe place and is perceived as such by its residents.	Audit Commission Area Profiles Quality of life survey (2005) BMG Research
Crime					<p>South Somerset has historically recorded lower levels of crime compared to the South West region as a whole and nationally. Trend data shows that South Somerset has experienced a general year on year decrease in reports of most crimes including robbery, burglary and car crime. Reports of robbery continued to fall, from 34 in 09/10 to 21 reports in 10/11 and burglary cases reported, dropped from 1,096 cases in 09/10 to 844 in 10/11.</p> <p>Reports of Criminal Damage and Sexual Offences have remained broadly the same during this time period, however reports of violence against the person have seen a slight increase over the monitoring period.</p>			Crime in England and Wales 2010/11 – Home Office



Fear of crime	95% felt safe at home alone at night and 97% felt safe at home alone during the day. 77% felt safe walking alone at night and 93% felt safe walking alone during the day in their local area.	% feeling very unsafe walking alone at night 2003/04 Male aged 16-59 - 1% Female aged 16-59 - 9% Male aged >59 - 6% Female aged >59 - 24%	% feeling very unsafe walking alone at night 2003/04 Male aged 16-59 - 2% Female aged 16-59 - 14% Male aged >59 - 8% Female aged >59 - 29%	Results from the Quality of Life Survey (2005) BMG Research, shows that the majority of residents feel safe in their homes and local area, although, not surprisingly, perceived safety is lower at night than by day.	In the Quality of Life Survey only 5% of residents believed that levels of crime and disorder had improved in the previous year compared to 12% believing it to have worsened.	Quality of life Survey (2005) BMG Research ONS www.statistics.gov.uk	
Worry about crime (%)	2005/06 Burglary - 10% Car Crime - 11% Violent Crime - 13%	2005/06 Burglary - 9% Car Crime - 11% Violent Crime - 12%	2005/06 Burglary - 13% Car Crime - 14% Violent Crime - 17% England & Wales	Levels of worry about crime are slightly higher in South Somerset than the regional figures, but are still lower than national figures.	In the Quality of Life Survey only 5% of residents believed that levels of crime and disorder had improved in the previous year compared to 12% believing it to have worsened.	Home Office www.homeoffice.gov.uk	
Young people (under 18) on child protection register per 10,000 at 31/03	2001 - 8 2003 - 12 2005 - 9 (figures for Somerset)	2001 - 20 2003 - 21 2005 - 19	2001 - 24 2003 - 24 2005 - 23	Data not directly comparable though there is an ongoing drive to reduce numbers of children on the protection register		Department for Education and Skills - http://www.dfes.gov.uk/rsgateway/DB/VOL/v000553/index.shtml	

<p>Unemployment Rate - % of economically active population</p>	<p>2001 - 3.1% 2003/4 - 2.3% 2004/5 - 1.1%</p>	<p>2001 - 3.8% 2003/4 - 3.6% 2004/5 - 3.4%</p>	<p>2001 - 5.0% 2003/4 - 4.64%</p>	<p>In general terms, the District presents a picture of relative prosperity with a growing economy, unemployment is consistently below regional and national rates and there has been a net increase in new businesses in recent years.</p>	<p>The recent Quality of Life Survey (2005) by BMG Research showed that 7% of residents thought that job opportunities in the local area had improved compared to 3% who thought it had worsened.</p>	<p>Quality of life Survey (2005) BMG Research ONS National Statistics http://www.statistics.gov.uk/downloads/theme_labour/ALALFS/Chapter3.pdf</p>																												
<p>Employment/unemployment</p>	<p>Trend data showed that South Somerset has had a relatively stable employment and unemployment rate since 2000. Statistics for 09/10 released by the Office of National Statistics showed a rise in unemployment rates, with the percentage of unemployed people rising from 3.1% in 2008 to 4.9% in 2010. This rising trend continued during this monitoring period with an increase to 5.3%, continuing to reflect the current economic climate. However this is still lower than the 6% rate for the South West and considerably lower than 7.6% nationally.</p> <p>Significantly the numbers of unemployed remained fairly constant, but there is a change in the demographic of the population of South Somerset with 5,500 people less economically active.</p> <table border="1" data-bbox="715 674 1798 1014"> <thead> <tr> <th>Employed and unemployed (APR 2010-Mar 2011)</th> <th>South Somerset (Numbers)</th> <th>South Somerset (%)</th> <th>South West (%)</th> </tr> </thead> <tbody> <tr> <td>Economically inactive</td> <td>19,500</td> <td>20.4</td> <td>21.6</td> </tr> <tr> <td>Economically active</td> <td>79,600</td> <td>79.6</td> <td>78.4</td> </tr> <tr> <td>In employment</td> <td>73,600</td> <td>73.3</td> <td>73.6</td> </tr> <tr> <td>Employees</td> <td>60,900</td> <td>62.2</td> <td>62.6</td> </tr> <tr> <td>Self employed</td> <td>10,700</td> <td>10.1</td> <td>10.5</td> </tr> <tr> <td>Unemployed</td> <td>4,100</td> <td>5.3</td> <td>6</td> </tr> </tbody> </table> <p>There is a small increase in the number of people seeking Job Seekers Allowance (JSA) over the monitoring period from 1,564 in November 2010 to 1,725 in September 2011. The percentage of males has remained constant; the increase results from the number of females seeking JSA. A review of claimant's age shows that those in the 25-49 age bracket still form the highest number of job seekers but in relation to their share of the total job seekers population, the problem is most acute in the 18-24 age range. Despite the increase, South Somerset is still below average for the South West and Nationally.</p> 					Employed and unemployed (APR 2010-Mar 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)	Economically inactive	19,500	20.4	21.6	Economically active	79,600	79.6	78.4	In employment	73,600	73.3	73.6	Employees	60,900	62.2	62.6	Self employed	10,700	10.1	10.5	Unemployed	4,100	5.3	6	<p>National Statistics Labour Force Survey (Nomis: www.nomisweb.co.uk) Crown copyright material is reproduced with the permission of the Controller Office of Public Sector Information (OPSI).</p>
Employed and unemployed (APR 2010-Mar 2011)	South Somerset (Numbers)	South Somerset (%)	South West (%)																															
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Unemployment among disabled people	Data gap	2004 - 5.5%	2004 - 7.2% Great Britain		Local data needed		http://www.statistics.gov.uk/downloads/heme_compendia/region_in_figures_winter04/South_West.pdf
Index of multiple deprivation	2004 - 13.68 2010 – 14.41	Data Gap	2004 - 14.26 (?)		In 2004 South Somerset was ranked at 240 out of 354 in terms of national indices of multiple deprivation (1=most deprived). In 2001 the equivalent ranking was 230. In 2004, the Yeovil Central, East and West wards were in the top 20 most deprived wards in Somerset. In 2004, 3% of the District's population lived in the 20% most deprived super output areas in the country, compared to 14% nationally. In 2010, South Somerset was ranked 202 nd out of 326 local authorities in England. There are 3 areas in South Somerset within the most deprived 20% nationally, in the wards of Yeovil East, Yeovil Central and Yeovil West (shown on the map below). Only 3% of people in South Somerset are living in 20% most deprived areas in England, compared to a national average of 19.8%.	In overall terms, South Somerset is not a disadvantaged area. However, there are pockets of deprivation across the District, largely in urban areas. The ranking of 240 in 2004 on the indices of multiple deprivation puts South Somerset in the least deprived 35% of local authorities in the country. The overall position of 202 nd in 2010 is broadly in line with the 2004 and 2007 IMD.	www.neighbourhood.statistics.gov.uk 2010 Indices of Multiple Deprivation

Homelessness	2010-11: 375 2011-12: 347	<p>Applications to be accepted as eligible homeless since 2008 have increased from 168 in 2006/07 to a peak of 375 in 2010/11 and have shown a marginal decrease in the last year. It is acknowledged that the current economic climate can put pressure on families with an increase in repossessions and family break-ups potentially leading to an increase in homelessness. During the financial year 2011/2012, 347 applications were accepted as eligible homeless of which, 248 were in priority need. Overall this is a decrease from the 2010/2011 figures of 375 applications, of which 280 were in priority need, however this is higher than desired. At the end of the monitoring period, 6 households were housed in bed and breakfast accommodation and 53 households were in temporary accommodation. At the end of March 2012, 132 had a duty owed to be housed but no accommodation had been secured at that point in time.</p> <div data-bbox="715 506 1843 1050"> <table border="1"> <caption>Homelessness Data (Estimated from Graph)</caption> <thead> <tr> <th>Year</th> <th>hl apps accepted</th> <th>hl apps in priority need</th> <th>In temp Accommodation</th> <th>In B&B</th> </tr> </thead> <tbody> <tr> <td>2006/2007</td> <td>168</td> <td>100</td> <td>140</td> <td>20</td> </tr> <tr> <td>2007/2008</td> <td>220</td> <td>170</td> <td>130</td> <td>20</td> </tr> <tr> <td>2008/2009</td> <td>230</td> <td>180</td> <td>140</td> <td>20</td> </tr> <tr> <td>2009/2010</td> <td>340</td> <td>240</td> <td>100</td> <td>10</td> </tr> <tr> <td>2010/2011</td> <td>375</td> <td>280</td> <td>60</td> <td>10</td> </tr> <tr> <td>2011/2012</td> <td>347</td> <td>248</td> <td>53</td> <td>6</td> </tr> </tbody> </table> </div>			Year	hl apps accepted	hl apps in priority need	In temp Accommodation	In B&B	2006/2007	168	100	140	20	2007/2008	220	170	130	20	2008/2009	230	180	140	20	2009/2010	340	240	100	10	2010/2011	375	280	60	10	2011/2012	347	248	53	6		Office of National Statistics (ONS: www.gov.uk)
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% households with no adults in employment and with dependent children	2001 – 2.41%	2001 – 3.47%	2001 – 4.83%				http://neighbourhood.statistics.gov.uk/Area_Select_fs.asp?nsid=false&CE=True&SE=True&P=S																																		
Average life expectancy	2002 M 78.0 F 82.1 2003 M 78.4 F 82.2 2011 M: 80 F: 84 2012 M: 79.8 F: 84.2	2002 M 77.4 F 81.8 2003 M 77.8 F 82.0	2002 M 76.2 F 80.7 2003 M 76.6 F 80.9 2011 M: 78.3 F: 82.3 2012 M: 78.6 F: 82.6		Life expectancy in the District increased by 1.5 years for females and 2.1 years for males over the 10 year period up to 2003. Life expectancy for both men and women is higher than the England average. However life expectancy is 5.5 years lower for men in the most deprived areas in the District than in the least deprived areas.	In general terms South Somerset is a healthy place with higher than average life expectancy for both females and males and a lower than average premature death rate.	PSA floor targets www.neighbourhood.statistics.gov.uk NHS Health profile 2011 NHS Health profile 2012																																		
General health profile					Over the last 10 years, all cause mortality rates have fallen. Early death rates from heart disease and stroke have fallen and are better than the England average. The only area of cause of death in which South Somerset performs less well than the national average, is in road injuries and deaths. About 16.3% of Year 6 children are classified as obese (lower than the national average of	The health of people in South Somerset is mixed compared with the England average. Deprivation is lower than average, however about 4,000 children live in poverty. Priorities in South Somerset include tackling health in equalities, promoting physical activity and reducing obesity, smoking (overall and in pregnancy) and road	NHS Health profile 2011 NHS Health profile 2012																																		

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						19%) and a lower percentage than the average of pupils spend at least three hours each week on school sport. However adult obesity is higher than the national average, with 26.2% of adults in South Somerset classified as obese compared to the national adult average of 24.2%. Other areas of concern include the rate of smoking in pregnancy at 17.9% compared to 13.7% nationally, although 79.7% of mothers do initiate breast feeding, higher than the national average of 74.5%.		injuries.	
Limiting long-term illness (%persons/%households)	2001 - 17.4%/32.3%	2001 – 18.1%/33.1%	2001 – 17.9%/34.1%			In 2001, 32.3% of households in South Somerset contained one or more persons with a long-term limiting illness, slightly below the Regional rate (33.1%) and the national rate (34.1%)		No target - situation appears favourable	ONS http://neighbourhood.statistics.gov.uk
Conceptions amongst teenage girls (15-17) per 1000	1998-2000 35.7 2000-2002 32.4 2002-2004 31.2 2011: 34.5 2012: 33	1998-2000 37.7 2000-2002 36.2 2002-2004 34.6	1998-2000 45.0 2000-2002 42.9 2002-2004 42.0 2011: 40.2 2012: 38.1	To reduce the rate of conceptions among under 18 year olds by 15% by 2004, and by 45% by 2010; To set a firmly established downward trend in conception rates for under 16 year olds by 2010;					http://www.fti.neighbourhood.gov.uk NHS Health profile 2011 and 2012
Fertility Rate (live births per adult female)	2002 - 1.81	2002 - 1.62	2002 - 1.65 England & Wales	2.1 (sustainable population)					ONS
SMR (Standardised Mortality Ratios) (UK - 100)	2003 - 87 2004 – 86 (Dorset & Somerset)	2003 - 92 2004 - 91	2003 - 99 2004 - 99			The Standard Mortality Ratio (an indicator of premature deaths) rates South Somerset at 87, compared to 92 regionally and 100 nationally.			www.neighbourhood.statistics.gov.uk
Mortality (all ages) from accidents per 100,000 population	Data gap	Data Gap	UK [2001 and 2002] = 15.8 [1995 to 1997] = 15.8						
Percentage of households in fuel poverty	Data gap – data now available: 2011 – 16%	2004 - 6.2% 2005 - 7.1% 2011 – 15%	2003 - 6.0% 2004 - 5.9% 2005 - 6.9% 2011 – 14.6%	Fuel poverty to be eradicated in England by 2016. No low-income or disabled household will be in fuel poverty by 2010.		Local data needed – data now available Marston Magna and Cricket St Thomas are in the top 10 'fuel poor' Local Super Output Areas in Somerset.		Fuel poverty is defined as any household where 10% or more of income is spent on heating or energy costs.	www.dti.gov.uk Fuel Poverty statistics, DECC, 2011

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	Percentage of households with no central heating	2001 - 9.9% 2011 - 3.6%	2001 - 9.8% 2011 - 3.6%	2001 - 8.5% 2011 - 2.7%			Ongoing target	ONS http://www.statistics.gov.uk/census2001/profiles/00AK-A.asp Census 2011
	Number of people claiming disability living allowance	2002 - 4,350 2003 - 4,630 2004 - 4,940 2005 - 5,210	2002 - 167,080 2003 - 176,660 2004 - 185,940 2005 - 194,720	2002 - 1,995,090 2003 - 2,091,820 2004 - 2,173,470 2005 - 2,237,510	On 2 December 2004, the government announced an ambitious reform programme to expand pathways pilots to cover the Jobcentre Plus districts with the greatest proportions of the working age population on incapacity benefits. The target is to get 900,000 claimants back to work by October 2006.	There are 2.7 million people of working age in the UK who are claiming either Incapacity Benefit or Severe Disability Allowance. Total spending on benefits for disabled people was in excess of £19 billion in 2004.	Ongoing target. The government also announced plans to abolish Incapacity Benefit for new claimants and replace it with payments that more actively support all those who would like to work to do so. People with severe health conditions will receive a new Disability and Sickness Allowance, worth more than the current incapacity rate. The rest will receive a flat rate Rehabilitation Support Allowance worth £55 a week (the same as the Jobseeker's Allowance) and extra money (the amount has not been specified yet) for individuals participating in back-to-work programmes	www.neighbourhood.statistics.gov.uk
Economy	Average gross weekly earnings (full time workers – male and female)	2002 - £376.50 2003 - £392.50 2004 - £393.50 2005 - £390.10 2006 - £401.60 2012 - £470	2002 - £367.10 2003 - £383.90 2004 - £396.90 2005 - £406.00 2006 - £423.50 2012 - £476.5	2002 - £392.70 2003 - £406.20 2004 - £421.30 2005 - £432.80 2006 - £449.60 (Great Britain) 2012 - £508		Average wages in the District are below regional and national rates and have not been growing at the same rate in recent years.	There is a consistent difference between male and female full time salaries, which in 2006 equated to male employees earning about £6,000 pa more than females	Nomisweb http://www.nomisweb.co.uk
	% of economically active people of working age (i.e. those aged 16 to 64 for men or 16 to 59 for women)	2001/2002 - 84.7% 2002/2003 - 86.3% 2003/2004 - 87.2% 2004/2005 - 82.6% 2005/2006 - 82.0% 2012/2013 - 80.1%	2001/2002 - 82.1% 2002/2003 - 81.6% 2003/2004 - 81.4% 2004/2005 - 80.8% 2005/2006 - 80.4% 2012/2013 - 78.8%	2001/2002 - 78.3% 2002/2003 - 78.3% 2003/2004 - 78.2% 2004/2005 - 78.3% 2005/2006 - 78.3% 2012/2013 - 77.1% (Great Britain)				Nomisweb http://www.nomisweb.co.uk

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Business registrations	2001 - 415	2001 - 14455	2001 - 166465	At the end of 2005, there were about 5,790 VAT registered business in the District. There were about 395 registrations during the year compared to about 350 de-registrations. Trend data shows that South Somerset has experienced a gentle increase in the number of VAT registered Business since 1994. Since 2007 the publication of these figures ceased. It was considered that this did not fully reflect the level of small businesses as a fifth of all registrations have turnover below the VAT threshold. The Business Births and Deaths data supplied for 2009 contain information on VAT traders and PAYE employees. To make the figures as comparable as possible over time, a number of adjustments are made. The registration figures for recent years are increased slightly to allow for the small number of registrations that take more than a few months to be reported. Similarly, the de-registration figures are decreased slightly to take account of dormant businesses which were classed as de-registered, but that have subsequently been found to be active again. The general trend between the 2007 VAT registration numbers and the 2009 Business Births and Deaths show fewer companies have formed and more have ceased operations. This reflects the general economic turndown.	Since 2001, the net rate of change (about 1% pa) reflected regional and national rates. The greatest changes were in real estate, renting and business activities (+170 business/+13%), construction (+90 business/+12%), hotels and restaurants (+50 businesses/+15%), agriculture, forestry and fishing (-70 businesses/-5%), and manufacturing (-40 businesses/-8%).	Nomisweb http://www.nomisweb.co.uk
	2002 - 445	2002 - 15555	2002 - 173330			
	2003 - 475	2003 - 16625	2003 - 187375			
	2004 - 475	2004 - 15495	2004 - 179580			
	2005 - 395	2005 - 14920	2005 - 173595			
	2009 - 490		(Great Britain)			

Enterprise Births and Deaths (2009)	South Somerset (Numbers)	South Somerset (%)	South West (%)
Registrations	490	7.6	8.7
Deregistrations	600	9.3	10.9
Stock (at end of year)	6,435		

Business registrations minus Business Deregistrations (% growth)	2005 - 0.8%	2005 - 1.3%	2005 - 1.4%				DTI Small Business Service - VAT registrations/deregistrations by industry
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<p>% Professional occupations - employed workforce 16-74</p>	<p>2001/2002 - 12.2% 2002/2003 - 10.2% 2003/2004 - 11.3% 2004/2005 - 11.2% 2005/2006 - 12.4%</p>	<p>2001/2002 - 11.3% 2002/2003 - 11.2% 2003/2004 - 11.7% 2004/2005 - 11.9% 2005/2006 - 11.8%</p>	<p>2001/2002 - 11.7% 2002/2003 - 11.7% 2003/2004 - 12.1% 2004/2005 - 12.6% 2005/2006 - 12.7% (Great Britain)</p>	<p>The employment structure shows a continuing dependence on manufacturing, which has shown a decline in recent years</p> <p>South Somerset's manufacturing industry is still a main employer within the district and contributes 10% more of employee jobs at a local level than the south west as a whole. Finance, IT and Insurance jobs have seen an increase during the plan period of 2% of the labour market and public administration and health service jobs have shown a small increase of 0.9% although the percentage of District jobs is 4% lower than that of the south west. However it should be noted that this data is taken from 2008 (the last available publication of this detail at Local Authority level) and it is anticipated that more recent figures would show some decline, especially within the construction and public administration roles.</p>	<p>In 2003, 25.3% of employees worked in manufacturing, more than double the regional (12.5%) and national (12.6%) averages. Averages in all other sectors are lower than regional and national rates, with marked differences in services and tourism-related industries.</p>	<p>Nomisweb http://www.nomisweb.co.uk</p>
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Employee jobs by Industry (2008)	South Somerset (Employee Jobs)	South Somerset (%)	South West (%)
Manufacturing	14,200	20.8	10.7
Construction	2,900	4.3	4.4
Services	49,300	72.3	82.5
Distribution, hotels & restaurants	16,900	24.7	25.2
Transport & communications	2,000	2.9	4.8
Finance, IT, other business activities	10,700	15.7	19.1
Public admin, education & health	17,000	24.9	28.7
Other services	2,800	4.1	4.7
Tourism-related	4,400	6.4	9.0

<p>% Managers and senior officials among employed workforce</p>	<p>2001/2002 - 10.2% 2002/2003 - 9.6% 2003/2004 - 10.1% 2004/2005 - 9.2% 2005/2006 - 13.5%</p>	<p>2001/2002 - 13.5% 2002/2003 - 13.9% 2003/2004 - 14.3% 2004/2005 - 14.8% 2005/2006 - 15.0%</p>	<p>2001/2002 - 13.8% 2002/2003 - 14.4% 2003/2004 - 14.6% 2004/2005 - 14.9% 2005/2006 - 14.9% (Great Britain)</p>			<p>Nomisweb http://www.nomisweb.co.uk</p>
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Proportion of elementary occupations amongst employed workforce	2001/2002 - 13.0% 2002/2003 - 14.2% 2003/2004 - 11.8% 2004/2005 - 9.5% 2005/2006 - 11.4%	2001/2002 - 12.7% 2002/2003 - 12.4% 2003/2004 - 12.2% 2004/2005 - 11.8% 2005/2006 - 11.6%	2001/2002 - 12.0% 2002/2003 - 12.2% 2003/2004 - 11.8% 2004/2005 - 11.5% 2005/2006 - 11.4% (Great Britain)					Nomisweb http://www.nomisweb.co.uk
% of Economically active people that work mostly from home	2001 - 12%	2001 - 11%	2001 - 9%					Census 2001
Percentage of jobs in the tourism sector	2000 - 6.4% 2001 - 7.4% 2002 - 6.4% 2003 - 5.1% 2004 - 5.4%	2000 - 8.4% 2001 - 8.6% 2002 - 8.7% 2003 - 9.1% 2004 - 9.1%	2000 - 7.7% 2001 - 7.8% 2002 - 8.0% 2003 - 8.1% 2004 - 8.2% (Great Britain)				Tourism accounts for 4.5% of GDP and employs 2.1 million people. There are an estimated 2.1 million jobs in tourism in the UK, some 7% of all people in employment in Great Britain. There are more jobs in tourism than in construction or transport. Approximately 160,000 of these jobs are in self-employment. The number of employee jobs in tourism was unchanged between Q2 2001 and Q2 2002 at 2.0 million.	Nomisweb http://www.nomisweb.co.uk
Benefit recipients (Income support)	2001 - 7060 2003 - 7230 2005 - 2920	2001 - 282060 2003 - 284760 2005 - 138950	2001 - 3336790 2003 - 3371310 2005 - 1795930					ONS Neighbourhood Statistics
Average house prices	2000 - £94672 2001 - £102973 2002 - £126227 2003 - £151865 2004 - £177065 2005 - £184316 2006 - £192047 2012 (3 rd quarter) - £208,179	2000 - £102535 2001 - £115633 2002 - £136881 2003 - £164036 2004 - £187495 2005 - £195496 2006 - £205768 2012 (3 rd quarter) - £182,272	2000 - £105924 2001 - £117398 2002 - £133247 2003 - £149935 2004 - £175401 2005 - £184924 2006 - £199184 2012 (July) - £162,746 (England and Wales)	House prices in South Somerset have been close to the national average, rising above it in 2004 but with a fall in 2005. Regional house prices have, in recent years been consistently higher than both the District and national figures. Trends show that house prices have incrementally increased over the following years peaking in the third quarter of 2008 at £225,069. Land Registry data for the 4 th quarter in 2009 showed a recovery of the average house prices up to £220,503, but the continuing economic uncertainty shows a drop to £208,179 for the third quarter to 2012 representing an annual decrease in average house prices of 1.1%. The average house prices in South Somerset remains higher than the south west as a whole. However this is skewed slightly by the much higher prices paid for detached properties, whilst terraced properties and flats are lower than the south west average. This possibly reflects the desirability of South Somerset for people retiring to the area from the south east, who have the financial ability to pay			Naturally actual sale prices for individual properties will vary depending on factors such as the size of the property, or particular areas may be more desirable and expensive than others.	Land Registry http://www.landreg.gov.uk

					more for detached properties.																				
					<p>House Price (Jul – Sept 2012)</p> <table border="1"> <thead> <tr> <th></th> <th>South Somerset:</th> <th>South West:</th> </tr> </thead> <tbody> <tr> <td>Average Cost</td> <td>£208,179</td> <td>£182,272</td> </tr> <tr> <td>Detached</td> <td>£296,669</td> <td>£257,652</td> </tr> <tr> <td>Semi-detached</td> <td>£179,906</td> <td>£177,893</td> </tr> <tr> <td>Terraced</td> <td>£153,812</td> <td>£153,997</td> </tr> <tr> <td>Flat</td> <td>£101,201</td> <td>£108,321</td> </tr> </tbody> </table>		South Somerset:	South West:	Average Cost	£208,179	£182,272	Detached	£296,669	£257,652	Semi-detached	£179,906	£177,893	Terraced	£153,812	£153,997	Flat	£101,201	£108,321		
	South Somerset:	South West:																							
Average Cost	£208,179	£182,272																							
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Terraced	£153,812	£153,997																							
Flat	£101,201	£108,321																							
House price to income ratio	2002 - 3.86 2003 - 4.08 2005 - 10 2006 - 9 2009 - 7.27 2010 - 7.73 2011 - 7.07 2012 - 7.00	2002 - 4.20 2003 - 4.66 2009 - 7.18 2010 - 7.91 2011 - 7.6 2012 - N/A	2002 - 3.4 2003 - 4.11 2009 - 6.27 2010 - 7.01 2011 - 6.74 2012 - 6.69		High average house prices continue to cause problems of affordability. The ratio of average house price to average earnings was 9.0 in 2006, having risen to 10 in the previous year.	The figure for average household incomes is not known but will be higher than average earnings thereby resulting in a lower ratio compared to average house price.	Can work – can't buy Local measures of the ability of working households to become home owners Joseph Rowntree Foundation http://www.jrf.org.uk/bookshop/eBooks/1859350984.pdf Annual Survey of Hours and Earnings (ONS), HM Land Registry, 2013																		
GVA per capita (UK = 100)	2001 - 84 2002 - 82 2003 - 82 2004 - 81	2001 - 94 2002 - 94 2003 - 94 2004 - 94 2005 - 94	2001 - 102 2002 - 102 2003 - 102 2004 - 102 2005 - 102			Gross value added (GVA) on a workplace basis measures the total economic value added produced in a region. This includes value added produced by those who do not actually live in the region.	www.statistics.gov.uk																		
% of recruiting firms experiencing difficulty in getting staff	Data gap	Data Gap	Recruitment difficulties 76% for Great Britain as a whole.		The recent Quality of Life Survey (2005) by BMG Research showed that 7% of residents thought that job opportunities in the local area had improved compared to 3% who thought it had worsened.																				
% Pupils aged 15 gaining 5+ A* to C	2002 - 55.3% 2003 - 55.3% 2004 - 58.4% 2005 - 54.1% 2011 - 53.9% 2012 - 57.2%	2002 - 53.5% 2003 - 54.6% 2004 - 54.6% 2005 - 56.1%	2002 - 51.5% 2003 - 52.9% 2004 - 53.7% 2005 - 56.3% 2011 - 55.3% 2012 - 58.4%		South Somerset's school children show slightly higher levels of attainment at Key Stage 3 and at GCSEs than regional and national averages from 2002-05, although slightly lower over the last 2 years.		www.fti.neighbourhood.gov.uk NHS Health Profile 2011 and 2012																		

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% people aged 16-74 with no qualifications	2001/2002 - 14.0% 2002/2003 - 12.4% 2003/2004 - 12.4% 2005 - 9.6% 2012 - 4.8% (age 16-64)	2001/2002 - 12.0% 2002/2003 - 11.2% 2003/2004 - 10.7% 2005 - 9.9% 2012 - 7% (age 16-64)	2001/2002 - 16.5% 2002/2003 - 15.6% 2003/2004 - 15.1% 2005 - 14.3% 2012 - 9.7% (age 16-64) (Great Britain)		In terms of the working age population, there was a lower than average proportion achieving first degree level but a higher than nationally average level achieving NVQ level 3.			Nomisweb www.nomisweb.co.uk
Proportion of people qualified to degree level or higher (aged 16-74)	2001/2002 - 22.6% 2002/2003 - 25.8% 2003/2004 - 28.6% 2005 - 26.7% 2012 - 27.2% (age 16-64)	2001/2002 - 24.6% 2002/2003 - 25.0% 2003/2004 - 26.1% 2005 - 26.5% 2012 - 34.1% (age 16-64)	2001/2002 - 23.6% 2002/2003 - 24.2% 2003/2004 - 25.2% 2005 - 26.5% 2012 - 34.4% (age 16-64) (Great Britain)		In 2001 the % of the population aged 16-74 whose highest qualification was a first degree or equivalent was 17.2% compared to 18.8% regionally and 19.3% nationally. In 2012 the proportion of people with a degree or higher in South Somerset has fallen behind the regional and national average.		In 2001, the proportion of working age people (16-74yrs) with NVQ level 3 (47.2%) was broadly the same of the regional rate (47.8%) but higher than the national rate of 43.3%.	Nomisweb www.nomisweb.co.uk
Proportion of adults with poor literacy and numeracy skills (Entry Level 2 or below)	2003 Literacy - 12% Numeracy - 52%	2003 Literacy - 14% Numeracy - 49%	2003 Literacy - 16% Numeracy - 46%	National target - to improve the literacy and numeracy skills of 2.25m adults between 2001 and 2010 with a milestone of 1.5m adults in 2007.				Department for Education and Skills http://www.dfes.gov.uk
Percentage of unauthorised absences per school session	Primary 2004/2005 - 0.32 2005/2006 - 0.47 Secondary 2004/2005 - 1.01 2005/2006 - 1.16 (Somerset)	Primary 2004/2005 - 0.33 2005/2006 - 0.36 Secondary 2004/2005 - 1.03 2005/2006 - 1.07	Primary 2004/2005 - 0.43 2005/2006 - 0.46 Secondary 2004/2005 - 1.23 2005/2006 - 1.22					Department for Education and Skills http://www.dfes.gov.uk

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Environment	New homes built on previously developed land (%) (South West target - 50%)	2003-04 - 45% 2004-05 - 63% 2005-06 - 73% 2010-11 - 54% 2011-12 - 47%	1989-93 - 40% 1998-01 - 42% 2003 - 49% 2004-05 - 54%	1989-93 - 52% 1996-99 - 51% 1998-01 - 57% 2003 - 67%	National target of more than 60% of all new dwellings on PDL by 2008. However, the target for the South West is 50% reflecting the relatively low availability of PDL in the South West. These national and regional targets no longer apply, although the Proposed Submission Local Plan seeks a minimum of 40% of new housing on PDL.	The 2005-06 results flow from housing commitments at 1 st April 2005 which showed a high % of housing on recycled land. The results also continue recent trends of high levels of housing on recycled land reflecting the impact of planning policy since PPG3 in 2000 promoting the use of such land for new housing. With housing commitments at 1 st April 2006 showing similarly high figures this trend is likely to continue in the short term. However, there continues to be a shortfall of housing completions against the strategic requirement to 2011 (currently at about 760dw) and major urban expansions on greenfield sites, allocated in the Local Plan, will be needed and are likely to start delivering in 2007-2008. The annual % of new housing on recycled land can be expected to reduce thereafter, as shown by the figures over the last two years.	Performed well against national target.	South Somerset District Council – Housing Monitoring.	
	Total Agricultural land holdings	Holdings 2001 - 2069 2003 - 2079 Area 2001 - 79,006 ha 2003 - 77,555 ha	Holdings 2001 - 40,874 2003 - 41,058 Area 2001 - 1,837,180 ha 2003 - 1,801,559 ha	Holdings 2001 - 165,812 2003 - 165,547 Area 2001 - 9,296,954 ha 2003 - 9,177,390 ha		The average size of holdings within South Somerset is smaller than those for the South West and Nationally. However, the average size of holdings is decreasing in all areas.		Farmland can be broadly defined as land under cultivation that is tilled at least once every five years (Wicks & Cloughley 1998). This can include land in set-aside, or temporary grassland (an agricultural ley).	Defra http://farmstats.defra.gov.uk
	Statutory Landscape Designations (area/% of District)	AONB - 4,968 ha (5.2%) SSSI - 3,390 ha (3.5%)	Data Gap	England 2,040 ha; 16% of total area [2002]		The landscape of South Somerset is varied and of high quality. There is also a wealth of wildlife habitats. Large parts of the District's countryside are protected by national and international designation, together with a greater number of locally designated wildlife sites.		South Somerset has parts of three AONBs: Blackdown Hills AONB; Cranborne Chase and West Wiltshire AONB; Dorset AONB; and 39 SSSIs including parts of the Somerset Levels and Moors Ramsar Site, and Somerset Levels and Moors Special Protection Area (SPA).	South West Observatory State of the South West 2007

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	National/Local Nature Reserves	3 designated National Nature Reserves 4 Local Nature Reserves 2 Country Parks	Data Gap	Data Gap			National Nature Reserves: Barrington Hill; Hardington Moor; parts of the Somerset Levels and Moors. Local Nature Reserves: Bincombe Beeches, Crewkerne; Chard Reservoir, Chard; Eastfield, High Ham; Moldrums Ground, Penselwood. Country Parks: Ham Hill; Ninesprings, Yeovil.	
Natural Resources	Properties at risk from flooding	Data Gap	100,000 properties at risk from most serious floods.	E & W: 5 million people in 2 million properties face flooding risk [2004] 2005 Significant risk - 0.57m Moderate risk - 0.48m Low risk - 1.24m Total at risk - 2.29m				
	Development in the flood plain	Data Gap	Data Gap	Percentage of land changing to residential use within Flood Risk areas: 8[2000], 9[2001], 9[2002], Percentage of new dwellings built within Flood Risk area- 11[2000], 11[2001], 10[2002]			Grassland floodplain need to be maintained as active flood defence. No development should take place in this floodplain.	http://www.lbp.org.uk/02audit_pdfs/08_flood_plain_marsh.rtf
	Rivers of Very Good, Good or Fair chemical and biological water quality	2000 Biological - 92.18% Chemical - 49.47% 2002 Biological - 91.54% Chemical - 56.33% 2004 Biological - 92.18% Chemical - 47.94% 2005 Biological - 91.4% Chemical - 48.5% 2006 Biological - 91% Chemical - 49.6%	2000 Biological - 99% Chemical - 97% 2002 Biological - ?% Chemical - 97% 2004 Biological - ?% Chemical - 98% 2005 Biological 98.7 ?% Chemical - 97.09%	2000 Biological - 94% Chemical - 94% 2002 Biological - 87% Chemical - 85% 2004 Biological - 70.4% Chemical - 61.5% 2005 Biological - 96.38% Chemical - 93.48%	The government set a target to increase RQO compliance in England and Wales from 82 per cent in 1997 to at least 91 per cent in 2005 (by 2002, RQO compliance stood at 91.2 per cent).	River length in South Somerset of good biological quality has shown improvement in recent years and compares very favourably against the national average. However, chemical quality declined mirroring a similar decline nationally albeit lower than the national averages.	Monitored river lengths have a baseline assessment called the River Quality Objectives (RQO), which is the level of water quality that a river should achieve in order to be suitable for its agreed uses. Generally the decrease in water quality is due to lower river flows, because of recent dry summers. The knock on effect of this is that pollution will be more concentrated, however each case should be looked at individually for conclusive results for any downgrading. This data was collected for Defra by the Environment Agency. Since the publication of the 2006 data this has not been updated. Defra have advised that they are now looking at a 'Catchment	Sustainable development website http://www.sustainable-development.gov.uk/indicators/regional-OFWAT www.ofwat.gov.uk Quality of Life in South Somerset 2005 www.southsomerset.gov.uk South West Observatory - State of the South West 2007 www.defra.gov.uk

							Based Approach' to focus on the management of land and water in a co-ordinated and sustainable way to balance environmental, economic and social demands at a catchment scale. They hope to develop a holistic approach that recognises the many different pressures facing ecosystems and align funding and actions within a catchment	
% of SSSIs favourable or unfavourable recovering	2007 Favourable - 45.72% Unfavourable recovering - 21.88% 2010-11 Favourable – 22.5% Unfavourable recovering – 74.6%	2007 Favourable - 51.41% Unfavourable recovering - 27.77%	2007 Favourable - 44.90% Unfavourable recovering - 29.05%	95% of all SSSI's to be in favourable condition or recovering by 2010	Compares favourably			English Nature http://www.english-nature.org.uk Natural England - Natural England Site Information System (ENSIS)
% Change in Population of wild birds 1994-2004	Data gap	Farmland Birds -8% Woodland Birds -8% All species +1%	Farmland Birds -5% Woodland Birds -3% All species +5%		National trends: Between 1970 and 1999, the woodland species population index increased in five regions and decreased in three regions including the South West.		The RSPB received 560 reports of apparent offences in 2003. This is a significantly lower number than in most recent years – apart from 2001, when the country was in the grip of foot and mouth disease. However, the number of incidents involving bird of prey persecution and/or poisoning remained virtually unchanged (234 in 2003 compared with 243 in 2002).	Defra http://www.defra.gov.uk

Extent and condition of key habitats for which BAPs have been established	Biodiversity Action Plan published June 1998 Species Actions Plans prepared - 3 Habitat Action Plans prepared Broad Habitats - 1 Priority Habitats - 2 Local Habitats - 2 The 2008 update to the BAP means there are now 10 county wide Habitat Action Plans (HAPs) and Species Action Plans (SAPs), and 5 district HAPs and SAPs.	Biodiversity Action Plan published June 1997 Species Actions Plans prepared - 12 Habitat Action Plans prepared Broad Habitats - 8 Priority Habitats - 9 Local Habitats - 2	Biodiversity Strategy for England published October 2002				England Rural Development Programme http://www.defra.gov.uk
Area of woodland		2005 212,000 ha (9%)	2005 1,121,000 ha (8.6%)				Forestry Commission http://www.forestry.gov.uk South West Observatory - State of the South West 2007
Number of days of moderate / high air pollution and levels of specific pollutants	2001/2002 Average Somerton - 38 (Rural) 2005/2006 Average Somerton - 34 (Rural)	2001/2002 Average Yarnor Wood - 32 (Rural) Bristol Centre - 19 (Urban) 2005/2006 Average Yarnor Wood - 35 (Rural) Bristol Centre - n/a (Urban)	2001/2002 Average England - 40 (Rural) England - 23 (Urban) 2005/2006 Average England - 40 (Rural) England - 22 (Urban)		Numbers of days of high / moderate air pollution higher than national average. Air quality a national priority - action to monitor required. Ambient particulate matter and nitrogen dioxide are measured in real time at Yeovil Hospital and monthly concentrations of nitrogen dioxide at various locations in Yeovil are assessed using tube gauges. All monitoring data collected indicates that the objectives have been achieved, with the exception of nitrogen dioxide at one roadside location. Seven monitoring locations within the Yeovil Air Quality Management Area are used to show progress in air quality management in Yeovil. Concentrations of nitrogen dioxide have reduced from the recorded 2008 levels 2010 at all locations. It could be speculated	A report by AEA suggests that around one third of the thousands of deaths that occurred during the 2003 UK summer heat-wave were attributable to air pollution. There was a photochemical episode of air pollution for ozone and particulates (PM10) between 1st and 14th August 2003. Air quality compares reasonably well against national averages and targets	Uk Air Quality Archive www.airquality.co.uk Source: Screening Assessment for South Somerset District Council In fulfillment of Part IV of the Environment Act 1995 Local Air Quality Management (April 2011) *microgrammes of nitrogen dioxide per cubic metre

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						that this is likely to be the result of the recession and reduced car use. However, the measured annual mean concentrations and collection efficiencies at two of the monitoring locations remain greater than 40ug/m ³ as shown in the table below.		
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Location	2005 Baseline Concentration($\mu\text{g}/\text{m}^3$)	2006 Result $(\mu\text{g}/\text{m}^3)$	2007 Result $(\mu\text{g}/\text{m}^3)$	2008 Result $(\mu\text{g}/\text{m}^3)$	2010 Results $(\mu\text{g}/\text{m}^3)$
Yeovil AQ Station	25.4	26	25.3	26.06	24.88
Fiveways	50.8	50.3	58.7	58.77	52.29
Ilchester Road	40.5	42.6	45.2	58.31	56.53
Wyndham Street	30.3	32.9	34.6	35.21	26.93
73 Sherborne Road	32.2	33.8	35.7	37.56	31.5
26 Everton Road	N/A	36.9	40.7	40.47	35.18
42 The Crescent	N/A	23.4	22.7	24.35	22.8

	CO2 emissions per capita (tonnes)	2003 - 9 tonnes 2005 - 8.2 2006 - 8.2 2007 - 7.9 2008 - 7.9 2009 - 7.3 2010 - 7.5 2011 - 6.9	2004 - 8.9 tonnes 2005 - 7.3 2006 - 7.3 2007 - 7 2008 - 6.8 2009 - 6.2 2010 - 6.4 2011 - 5.8	2003 - 10.57 tonnes 2005 - 7.1 2006 - 7.1 2007 - 6.8 2008 - 6.7 2009 - 6 2010 - 6.2 2011 - 5.6		Ongoing national targets for everyone to consider and aim to reduce CO2 emissions.		Audit Commission Area Profiles Carbon dioxide emissions within the scope of local authorities, DECC, 2013
	Energy generated from renewable sources		2006 - 3%	1.7% [1989], 2.7%[2003]				Need to encourage renewable energy.
	Energy Efficiency of Housing Stock (average SAP rating)		2003 - 49.3	2003 - 51.4				Along with the problems of environmental pollution and resource wastage common to all sectors, poor energy efficiency in homes is one of the primary causes of fuel poverty

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Housing and Built Environment	Long term Vacant Properties	<p>2005 Total empty - 2072 (4.19%) of which : Local Council - 2 RSL - 185 Other public body (MOD/NHS etc) - 34 Private Landlord - 1853 Private homes empty > 6 months – 1687</p> <p>2011-12 AMR: Total vacant 2,649 (3.6%); Long term vacant (over 6 months) 1,103 (1.5%)</p>	<p>2005 Total empty - 54572 (2.80%) of which : Local Council - 2039 RSL - 2264 Other public body (MOD/NHS etc) - 518 Private Landlord - 53135 Private homes empty > 6 months – 22741</p> <p>2011-12 AMR: Total vacant 64,504 (2.7%); Long term vacant 21,587 (0.9%).</p>	<p>2005 Total empty - 680412 of which : Local Council - 48594 RSL - 40613 Other public body (MOD/NHS etc) - 5666 Private Landlord - 585539</p>		<p>Vacant properties in South Somerset are at a slightly higher percentage of the housing stock than the South West average.</p>		<p>The vast majority of private empty homes are empty for very short periods of time as part of the buying and selling process, and necessary for an active and healthy housing market. It is estimated that to facilitate the efficient operation of the housing market, between two and three per cent of stock will be empty at any one time. It is therefore estimated that about 45% of private sector empty dwellings are frictional or transactional vacancies</p>	<p>The Empty Homes Agency http://www.emptyhomes.com National Statistics (ONS: www.gov.uk)</p>
	Over-crowding (houses with an occupancy rating of -1 or less)	<p>2001 - 3.5% 2011 – 2%</p>	<p>2001 - 5.0% 2011 – 2.6%</p>	<p>2001 - 7.1% 2011 – 4%</p>					<p>Neighbourhood Statistics www.neighbourhood.statistics.gov.uk</p>
	Housing Tenure	<p>2001 Owned outright 35.5% With mortgage 38.6% Shared ownership 0.5% RSL 13.9% Other (private rent/rent free etc) 11.5%</p> <p>2011 Owned outright 38.4% With mortgage 31.8% Shared ownership 0.8% RSL 14% Other (private rent/rent free etc) 15%</p>	<p>2001 Owned outright 34.1% With mortgage 38.4% Shared ownership 0.6% RSL 13.5% Other (private rent/rent free etc) 13.4%</p> <p>2011 Owned outright 35.4% With mortgage 32% Shared ownership 0.76% RSL 13.3% Other (private rent/rent free etc) 19.5%</p>	<p>2001 Owned outright 29.2% With mortgage 38.9% Shared ownership 0.7% RSL 19.3% Other (private rent/rent free etc) 12.0%</p> <p>2011 Owned outright 30.5 % With mortgage 32.7% Shared ownership 0.79% RSL 17.7 % Other (private rent/rent free etc) 19.3%</p>		<p>Private ownership is higher in the District than nationally with a converse lower level of public control.</p>		<p>What are the local requirements?</p>	<p>Neighbourhood Statistics www.neighbourhood.statistics.gov.uk Census 2011</p>

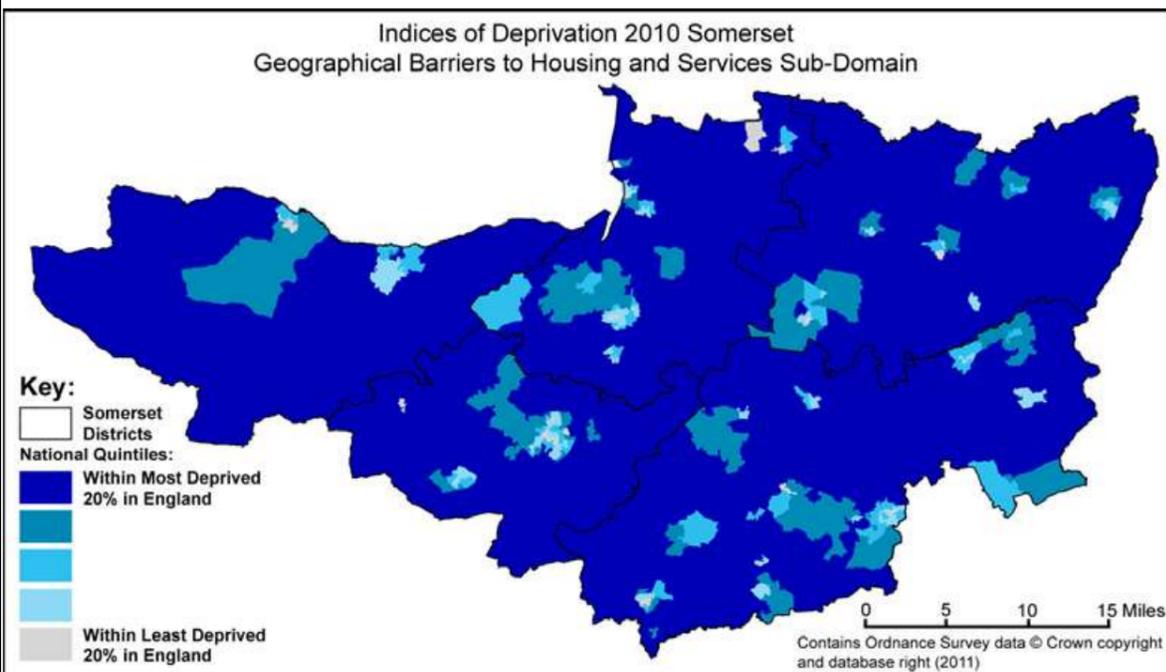
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Additional provision of affordable housing	2010-11 – 415 (375 social rent, 40 intermediate) 2011-12 – 348 (276 social rent, 72 intermediate)	DV	RPG 9 figures suggest a national need for affordable housing of approximately 67,000 per annum, leaving a national deficit of 29,000 homes each year, once all sources of output have been taken into account.		Ongoing need, but delivery of affordable housing in South Somerset outperforms much of the region.		The best estimate of the annual need for affordable housing is just over 80,000 (made by Holmans in 2000). About 29,000 affordable homes are being provided with the assistance of government grant, including perhaps 8,000 which involve S106 agreements; perhaps 4,000 are coming from planning agreements without any government subsidy; and a further 5,000 are anyway affordable through other means. On this basis, less than half of what is required is being provided. The Strategic Housing Market Assessment indicates that there is a net annual affordable housing need of 659 dwellings in South Somerset, particularly for 1-2 bedroom properties.	Enfield Housing Strategy 2005 http://www.enfield.gov.uk Mayor of London http://www.london.gov.uk/mayor/housing/index.jsp Planning gain and affordable housing http://www.jrf.org.uk/knowledge/findings/housing/042.asp http://www.gose.gov.uk/gose/docs/171301/311174/RPG9March2001.pdf South Somerset District Council – Housing Monitoring South Somerset Strategic Housing Market Assessment, 2009 http://www.southsomerset.gov.uk/latest-news/september-2013/affordable-housing-performance-one-of-best-in-the-south-west/
Number of unfit dwellings	2001 - 1.2% 2002 - 3.0% 2003 - 1.2% 2004 - 1.3% 2005 - 1.3%	2001 - 5.1% 2002 - 5.0% 2003 - 4.8% 2004 - 4.1% 2005 - 4.1%	2001 - 6.2% 2002 - 6.0% 2003 - 5.6% 2004 - 4.8% 2005 - 4.4%		The proportion of unfit dwellings is lower than that for the region and nationally and has been relatively steady in recent years.			Neighbourhood Statistics www.neighbourhood.statistics.gov.uk
Percentage of new build and retrofit homes meeting EcoHomes Very Good standard			Currently less than 2% of the 180,000 homes built each year reach the Eco-Homes "Very Good" standard. (1098 of 6665 housing units assessed were rated very good (2000-2003))					New Housing Corporation Standards http://www.housingcorplibrary.org.uk/housingcorp.nsf/AllDocuments/0111FB45088D06248025701A0030C004
Percentage of commercial buildings meeting BREEAM Very Good standard	Data gap	Data Gap	Of 232 assessments- 147 very good, 70 excellent [office buildings 1998-2001], Of 35 assessments- 25 very good, 4 excellent [office buildings 2002]				Ongoing targets.	
Conservation Areas	84 (1,367 ha) 87	1,530 (44,343 ha) 95,419 households (est)	13,322 (280,353 ha) 1,093,529 households (est)				South Somerset has a high quality built environment with more conservation areas than any other district in the country.	www.eci.ox.ac.uk South Somerset Annual Monitoring Report 2010-11

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	Number of buildings Listed as being of Special Architectural or Historic Interest and those at risk	2005 Grade I - 94 Grade II* - 260 At risk - 7 (2%) 2012 At risk - 10	2005 Grade I - 2226 Grade II* - 5474 At risk - 160 (2.1%)	2005 Grade I - 9126 Grade II* - 20,973 At risk -1741 (8.3%)		Ongoing target to reduce the number of buildings at risk		South Somerset has a high quality built environment with the second highest number of listed buildings.	English Heritage http://www.english-heritage.org.uk South Somerset Annual Monitoring Report 2010-11 Heritage at Risk register 2012, English Heritage
	Historic Parks and Gardens	2005 - 16 registered by English Heritage 2010-11 15 designated	2005 - 289 registered by English Heritage	2005 - 1587 registered by English Heritage					English Heritage http://www.english-heritage.org.uk South Somerset Annual Monitoring Report 2010-11
	Public concern over noise	2003/2004 - 497 of which: 39% Domestic Music 24% Dogs 10% Other domestic 8% Entertainment 7% Commercial 4% Audible alarms 3% Domestic DIY 5% Miscellaneous	Data gap	Noise complaints received by Environmental Health Officers ¹ , rates per million population- 3644 [1990/91] , 7142 [2000/01], 7670 [2001/02]					South Somerset Crime & Drugs Audit 2001-2005 http://www.southsomerset.gov.uk/media/pdf/o/j/Chapter_13.pdf
	Household waste arisings (kg/head)	2003/04 - 16.3 2004/05 - 16.5 2005/06 - 15.5	2003/04 - 23.2 2004/05 - ? 2005/06 - ?	2003/04 - 23.1 2004/05 - ? 2005/06 - ?					BVPI http://www.bvpi.gov.uk Municipal Waste Management Survey 2003/04 http://www.defra.gov.uk/environment/statistics/wastats/mwb0304/wbsummary.htm
	Recycling of household waste	2002/03 - 11% 2003/04 - 15% 2004/05 - 32% 2005/06 - 40% 2010-11 – 44.1%	2002/03 - 18.6% 2003/04 - 21.4% 2004/05 - 26.6% 2005/06 - 31.4%	2002/03 - 14.5% 2003/04 - 17.8% 2004/05 - 22.5% 2005/06 - 27%					Municipal Waste Management Survey 2003/04 http://www.defra.gov.uk/environment/statistics/wastats/mwb0304/wbsummary.htm South Somerset Annual Monitoring Report 2010-11
Transport and Spatial Connectivity	% rural households > 2km from a post office/bank	PO - 24.2% Bank - 55.3%	PO - 15.5% Bank - 63.0%	Data Gap	To increase access to post office / bank for no car households.	significant decline in accessibility between 1994 and 1998			Countryside Agency
	% rural households > 2km from a supermarket	59.10%	62.90%	Data Gap	To increase access to food shops for no car households.	significant decline in accessibility between 1994 and 1998			Countryside Agency

Access to housing and services – road distance to a GP, supermarket or convenience store, primary school and post office



Indices of Multiple Deprivation 2010.

Rural Parish facilities survey 1991 – 2010

Facilities 1991 and 2010

Settlement Hierarchy status adopted South Somerset Local Plan (2006)	Food Shop		Non-Food Shop		General Store (may be in petrol station)		Po / Shop		Post Office		Bank / Building Society		Pub		Café / Rest / Take-away		Total		Gain(+) Loss(-) Facilities 1997	% Change in total	New Dwellings 1991-2010	% Change
	91	10	91	10	91	10	91	10	91	10	91	10	91	10	91	10	91	10				
Area East	25	11	63	52	12	9	11	5	3	3	8	2	36	30	14	15	172	127	-45	-26.2	1413	19.2
Area North	19	14	19	28	8	7	15	5	2	6	6	1	33	28	9	7	111	96	-15	-13.5	897	13.7
Area South	2	6	4	1	0	3	3	1	1	0	0	0	6	4	0	2	16	17	1	6.3	168	4.5
Area West	9	3	2	2	5	4	11	7	0	1	0	0	23	21	4	5	54	43	-11	-20.4	623	35.3
DISTRICT TOTAL	55	34	88	83	25	23	40	18	6	10	14	3	98	83	27	29	353	283	-70	-19.8	3101	16.0
% change		-49		-6		-8		-55		67		-79		-15		7						

South Somerset District Council, 2012

New retail floor space in town centres and out of town

Data Gap	Data Gap	Data Gap																				
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Access for disabled people

Data Gap	Data Gap	Data Gap																				
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<p>Travel to work (%)</p>	<p>2001 Underground metro light rail or tram = 0% , Train = 0%, Bus mini bus or coach = 2%, Motorcycle scooter or moped = 2%, Car/van = 67%, taxi = 0%, bicycle = 4%, on foot = 13% Work from home/other = 12%</p> <p>2011 Underground metro light rail or tram = 0.1% , Train = 0.4%, Bus mini bus or coach = 0.9%, Motorcycle scooter or moped = 0.7%, Car/van = 44.9%, taxi = 0.1%, bicycle = 2%, on foot = 9.9% Work from home/other = 5.3% Remaining % not in employment</p>	<p>2005 Car or motorcycle - 77% Public transport - 5% Walking or cycling - 18%</p> <p>2011 Underground metro light rail or tram = 0.1% , Train = 1%, Bus mini bus or coach = 3.1%, Motorcycle scooter or moped = 0.7%, Car/van = 41.4%, taxi = 0.2%, bicycle = 2.3%, on foot = 9% Work from home/other = 4.9% Remaining % not in employment</p>	<p>2001 Underground metro light rail or tram = 3.16% , Train = 4.23%, Bus mini bus or coach = 7.51%, Motorcycle scooter or moped = 1.11%, Car/van = 61.03%, taxi = 0.52%, bicycle = 2.83%, on foot = 9.99% Work from home/other = 9.62%</p> <p>2011 Underground metro light rail or tram = 2.6% , Train = 3.5%, Bus mini bus or coach = 4.9%, Motorcycle scooter or moped = 0.5%, Car/van = 61.03%, taxi = 0.3%, bicycle = 1.9%, on foot = 6.9% Work from home/other = 3.9% Remaining % not in employment</p>		<p>Car/van usage in 2001 was higher in South Somerset (61%) compared to regional (59%) and national (55%) rates. The proportion using public transport methods (2%) was lower than the regional rate (6%) and markedly lower than the national rate of 15%. Levels of walking/cycling to work were also higher at 17% in the District compared to 15% regionally and 13% nationally. In 2001, the proportions of people working from home (12%) and travelling short distances – less than 2km – (27%) were higher than the equivalent rates regionally (11% and 24%) and nationally (9% and 20%). Conversely, the proportion of people travelling over 2km (56%) was lower than regional (59%) and national rates (66%).</p>		<p>Transport and travel patterns reflect the rural nature of large parts of South Somerset and the lack of public transport outside the urban areas; car/van ownership and usage is higher than regional and national rates; the majority of residents travel to work using private transport; and there are low rates of accessibility to sports facilities.</p>	<p>ONS Neighbourhood Statistics Census 2011</p>
<p>% of households with access to one or more cars</p>	<p>2001 - 84% (Somerset) 2011 – 85.3%</p>	<p>2001 - 80% 2002 - 82% 2004 - 84% 2011 – 81.1%</p>	<p>2001 = 73% 2002 - 74% 2011 – 74.2%</p>		<p>In 2001, 84% of the households in South Somerset had at least one car or van, compared to 80% regionally and 73% nationally. Average car/van ownership per household was 1.3, compared to 1.18 nationally.</p>			<p>ONS Neighbourhood Statistics Census 2011</p>

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Average daily motor vehicle flows (thousand vehicle miles per day)		2002 Motorway 64.7, Major Roads Rural 10.6/Urban 19.7, Minor Roads Rural 0.7/Urban 2.2 All Roads 2.5	2002 Motorway 77.8, Major Roads Rural 13.4/Urban 20.7, Minor Roads Rural 1.0/Urban 2.4. All Roads 3.8		The Quality of Life Survey 2005 (BMG Research) results showed that 23% of residents surveyed felt that traffic congestion in their area had worsened compared to 4% who felt that it had improved.		Opportunities to reduce dependence on the car and promote alternatives will inevitably be focussed on the urban areas where there are economies of scale and where new development continues to be directed.	http://www.statistics.gov.uk/downloads/heme_compendia/region_in_figures_winter03/South_West.pdf
Access to a GP (Gp's per 100,000 of population)			England 56.4 [2004]					
% of population within 20 minutes travel time of a range of 3 different sports facilities types of which one has achieved a quality assurance standard	2006 - 29.72%	Data gap	2005 - 20.9%				Travel time: urban areas -walk rural areas - car	Sport England/Audit Commission
The proportion of adults (16-74) who do a minimum of 3 sessions of moderate or strenuous physical activity per week	2002 - 30% Baseline	Data Gap	Data Gap	33.1% by 2009 (4460 extra persons)			Broad definition of physical activity used - includes sports, recreation and lifestyle activity.	Somerset Lifestyle Survey 2002
The proportion of adults (16-74) who do less than 1 session of moderate or strenuous physical activity per week	2002 - 32.5%	Data Gap	Data Gap	29.4% by 2009 (2260 extra persons)			Broad definition of physical activity used - includes sports, recreation and lifestyle activity.	Somerset Lifestyle Survey 2002
% Population with access to 2ha+ accessible wood within 500m (% extra with access if existing woods opened)	3.67% (20.90%) Somerset	7.97% (34.14%)	10.18% (21.26%)					Woodland Trust http://www.woodland-trust.org.uk/
% Population with access to 20ha+ accessible wood within 4km (% extra with access if existing woods opened)	30.06% (45.11%) Somerset	59.41% (32.99%)	55.18% (31.87%)					Woodland Trust http://www.woodland-trust.org.uk/
Access to local green space	Data gap	Data Gap	People with easy walking distance to green space and countryside [2001] - 84% People that visit local green space and the countryside that is in easy walking distance - 71%	Targets for local authorities in England to have green spaces that meet the Green Flag Award criteria by 2006. The scheme is managed by the Civic Trust.			Ongoing target to ensure quality green space is accessible to 100% of the Borough.	http://www.defra.gov.uk/environment/statistics/pubatt/download/csv/pa01tb18.csv

Appendix 2 – Plans, Policies, and Programmes review

The review of plans, policies and programmes (PPP's) was originally produced by the consultants 'Scott Wilson' in November 2006, and subsequently updated by South Somerset District Council in April 2009 alongside consultation on the Sustainability Appraisal Scoping Report. As set out in the Scoping Report, the context review is dynamic, and new or revised PPPs emerge on a regular basis. The latest update is set out in this appendix, and was undertaken in September 2013. The 'green' column relates to primarily environmental PPPs, the 'yellow' column primarily relates to social PPPs, the 'peach' column are primarily economic PPPs; where there are overlaps, the colours are appropriately mixed.

Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>Air Quality Framework Directive 96/62/EC</p> <p>Directive 99/30/EC (the first Air Quality Daughter Directive) sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>Directive 2000/69/EC (the second Air Quality Daughter Directive) sets ambient air limit values for benzene and carbon monoxide.</p> <p>Directive 2002/3/EC (the third Air Quality Daughter Directive) sets ambient air limit values for ozone.</p> <p>European Commission http://europa.eu.int/comm/regional_policy/sources/docoffic/official/reports/som_en.htm</p>	<p>Air pollution has been one of Europe’s main political concerns since the late 1970s.</p> <p>EU air quality policy takes the form of an Air Quality Framework Directive (96/62/EC) and a number of ‘daughter’ directives, which address individual or groups of specific pollutants.</p> <ul style="list-style-type: none"> • The first Daughter Directive (1999/30/EC) relating to limit values for NO_x, SO₂, Pb and PM₁₀ in ambient air came into force in July 1999 with member states having two years to translate targets into national law. • The second Daughter Directive (2000/69/EC) relating to limit values for benzene and carbon monoxide in ambient air came into force on the 13th of December 2000. • The third Daughter Directive relating to ozone 2002/3/EC was adopted on 12 February 2002. • There is a proposal for a fourth Daughter Directive to cover the remaining pollutants, but this has yet to be agreed or adopted. 	<p>South Somerset has 1 Air Quality Management Area (Yeovil) as required under the Environment Act 1995. Any significant amount of development will create additional emissions. However, there are opportunities to create new developments that are carbon neutral and to create the associated infrastructure for transport, which could include encouraging alternatives to the motor vehicle.</p>	<p>The appraisal framework requires an objective relating to air quality, attainable targets, and recognised indicators that will allow for progress to be effectively monitored. The use of Low Emission Zones and other measures could be considered for both objectives and mitigation.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>Bern Convention on the Conservation of European Wildlife and Natural Habitats Council of Europe and UNEP http://www.ecnc.nl/doc/europe/legislat/convpane.html</p>	<p>The Bern Convention came into force in 1982. Initiated and developed by the Council of Europe the principal aim of the Convention is to protect flora and fauna and their habitats, and to promote international co-operation amongst the contracting parties in their conservation efforts, with particular emphasis on the protection of endangered and vulnerable species and their habitats, particularly migratory species. The Convention includes four annexes, listing threatened species.</p>	<p>South Somerset has as a resource of biodiversity areas, from local importance to proposed European important sites. These habitats and associated species will be afforded protection under European Directives in addition to the aims of the convention.</p>	<p>The SA Framework should ensure that biodiversity, in terms of both habitats and species, (flora and fauna) are covered.</p>
<p>Birds Directive (79/409/EEC) European Commission http://europa.eu.int/comm/environment/nature/nature_conservation/eu_nature_legislation/habitats_directive/index_en.htm</p>	<p>The Birds Directive has created a far-reaching protection scheme for all of Europe's wild birds, identifying 194 species and sub-species (listed in Annex I) among them as particularly threatened and in need of special conservation measures. Member States are required to designate Special Protection Areas (SPAs) for the 194 threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. The SPAs form part of Natura 2000, the EU's network of protected nature sites, which was established in 1992. The designation of an area as a SPA gives it a high level of protection from potentially damaging developments. <i>In addition, since 1993 the Birds Directive has provided the basis for the establishment of EU Species Action Plans aimed at helping the most threatened species recover.</i></p>	<p>The LOCAL PLAN(S) should include policies that offer protection to designated habitats and species and will do this using guidance from PPS9 and evidence from local Biodiversity Habitat and Species Plans. Appropriate Assessment of the LOCAL PLAN(S) should be undertaken where necessary to determine the likelihood of significant effects on Special Protection Areas (SPAs).</p>	<p>The SA Framework should ensure that protected habitats, species and sub-species are covered.</p>
<p>Bonn Convention on the Conservation of Migratory Species of Wild Animals UNEP http://www.cms.int/</p>	<p>The Convention on the Conservation of Migratory Species of Wild Animals (also known as CMS or Bonn Convention) aims to conserve terrestrial, marine and avian migratory species throughout their range. It is an intergovernmental treaty, concluded under the aegis of the United Nations Environment Programme, concerned with the conservation of wildlife and habitats on a global scale.</p>	<p>As above</p>	<p>As above</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>Conservation of Natural Habitats and of Wild Fauna and Flora Directive (Habitats Directive) (92/43/EEC) European Community European Union Habitats Directive Site</p>	<p>The Habitats Directive sets out the requirement to submit and subsequently adopt Special Areas of Conservation (SAC) under the Natura 2000 network. Article 6 of the Directive sets out the requirements for protection, and compensation for loss of these sites.</p> <p>Annex I of the Directive sets out a list of habitat types, Annex II sets out species types, Annex IV sets out those animal and plant species in need of strict protection</p>	<p>As above</p>	<p>As above</p>
<p>Convention on Biodiversity European Community http://www.biodiv.org/convention/articles.asp</p>	<p>In June 1992, 159 governments at the Earth Summit, which took place in Rio de Janeiro, signed the Convention on Biological Diversity. It became operational on 29 December 1993 and was the first treaty to provide a legal framework for biodiversity conservation through the development of national action plans to halt the worldwide loss of animal and plant species.</p> <p>The objectives of the Convention are the:</p> <ul style="list-style-type: none"> • Conservation of Biological Diversity; • Sustainable use of its components; and • Fair and equitable sharing of the benefits arising out of its utilisation of genetic resources 	<p>The convention's objectives highlight not only the need to conserve biological diversity (biodiversity) but also the sustainable and other uses of biodiversity.</p> <p>South Somerset, whilst having areas of biodiversity importance, may also have opportunities for eco-tourism, or bio-business. Consideration should be given to sustainable agriculture or other bio-business where possible</p>	<p>The SA should attempt to identify areas for biodiversity enhancement. The LOCAL PLAN(S) should seek where possible to encourage businesses and industry that will contribute to the biodiversity of South Somerset.</p>
<p>Effects of Certain Public and Private Projects on the Environment Directive (EIA Directive) (85/337/EEC and 97/11/EC as amended) EU http://europa.eu.int/comm/environment/eia/eia-legalcontext.htm</p>	<p>The <u>EIA</u> Directive (EU legislation) on Environmental Impact Assessment of the effects of projects on the environment was introduced in 1985 and was amended in 1997.</p> <p>The EIA procedure ensures that environmental consequences of projects are identified and assessed before authorisation is given.</p> <p>The EIA Directive outlines which project categories shall be made subject to an EIA, which procedure shall be followed and the content of the assessment.</p>	<p>Any new development that exceeds the thresholds outlined in the Directive, in addition to those set out in the Town & County Planning Act (Environmental Impact Assessment) Regulations 1999 will require an EIA.</p> <p>EIA may be appropriate to fill in data gaps for site-specific appraisal. The onus of completing data gaps for sites is placed on the developer applying for planning application.</p>	<p>The SA may use the requirement for EIA on certain sites that exceed the thresholds set out in Schedule II of the Town and Country Planning Act 1999 (EIA) Regulations to complete data gaps in the SA at site level.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>Kyoto Protocol to the United Nations Framework Convention on Climate Change</p> <p>http://unfccc.int/resource/docs/convkp/kpeng.html</p>	<p>The Kyoto Protocol is an amendment to the United Nations Framework Convention on Climate Change (UNFCCC), an international treaty on global warming. It also reaffirms sections of the UNFCCC. Countries that ratify this protocol commit to reduce their emissions of carbon dioxide and five other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases. A total of 141 countries have ratified the agreement.</p>	<p>Opportunities to embrace carbon neutral developments and alternative transport modes to the motor vehicle.</p>	<p>The SA will need to include an Objective on Climate change, this comes under one of the SEA Directive topics: Climatic factors.</p>
<p>Ramsar Convention on Wetlands of International Importance especially as Waterfowl Habitat (1971)</p> <p>http://www.ramsar.org/</p>	<p>Ramsar is the first of the modern global intergovernmental treaties on conservation and wise use of natural resources; its provisions are relatively straightforward and general. Its original emphasis is on the conservation and wise use of wetlands primarily to provide habitat for waterbirds. Over time it has broadened its scope to cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities.</p>	<p>The LOCAL PLAN(S) should include policies that offer protection to designated habitats and species and will do this using evidence from local Biodiversity Habitat and Species Plans.</p>	<p>The SA Framework should ensure that protected habitats, species and sub-species are covered.</p>
<p>Water Framework Directive (2000/60/EC)</p> <p>European Community</p> <p>http://ec.europa.eu/environment/water/water-framework/index_en.html</p>	<p>The Directive establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater to prevent further deterioration and protect and enhance the status of aquatic ecosystems. It aims to enhance protection and improvement, by putting into place specific measures to cease or phase out discharges, emissions and losses of priority hazardous substances.</p>	<p>The LOCAL PLAN(S) should include policies that offer protection to designated habitats and species.</p>	<p>SEA includes an objective for minimising pollutions to water. SEA framework to include indicators on surface, ground and transitional water quality</p>

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<p>Environment 2010: Our Future, Our Choice (EU Sixth Environment Action Programme)</p>	<p>The latest Environment Action Programme (EAP) gives a strategic direction to the Commission’s environmental policy over the next decade, as the Community prepares to expand its boundaries. The new programme identifies four environmental areas to be tackled for improvements:</p> <ul style="list-style-type: none"> ■ Climate Change; ■ Nature and Biodiversity; ■ Environment and Health and Quality of Life; and Natural Resources and Waste. <p>Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. Also includes objectives on stabilising greenhouse gases, halting biodiversity loss, reducing pollution and resource use. Under the EAP framework, Thematic Strategies are being developed on:</p> <ul style="list-style-type: none"> ■ Air quality; ■ Soil Protection; ■ Sustainable use of Pesticides; ■ Waste Prevention and Recycling; ■ Sustainable Use of Natural Resources; and Urban Environment. 	<p>The plan should consider implementing policies which help bring about improvements for Climate Change; Nature and Biodiversity; Environment and Health and Quality of Life; and Natural Resources and Waste.</p>	<p>The SA framework should have objectives relating to: Climate change; Health; Natural environment and resources; Waste and pollution; and Biodiversity.</p>

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<p>The Aarhus Convention 1998 EU Directive on public access to environmental information (2003/4/EC) 2003</p>	<p>The convention encourages effective public participation to increase the accountability and transparency of decision-making, also contributing to public awareness of environmental issues and support for the decisions taken.</p>	<ul style="list-style-type: none"> • Authorities must take decisions which may have a significant effect on the environment as well as on personal health and wellbeing. • In taking decisions authorities must ensure effective public participation. • Participation by associations, organisations, groups, in particular non-governmental organisations promoting environmental protection should be encouraged to increase public awareness of environmental decisions and to support the decisions taken. 	<p>Ensure the SA is subject to rigorous consultation. All information used to prepare the plan should be made available. Consultation on both the plan and SA will be held throughout the SA process.</p>
<p>Strategic Environmental Assessment (SEA) Directive (2001/42/EC)</p>	<p>European directive which requires an assessment to be made of the effect of certain plans and programmes on the environment. Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna.</p>	<p>All Plans, Policies and Programmes that will have a significant effect on the environment must be subject to SEA.</p>	<p>The DPDs will be subject to SEA.</p> <p>The SA process will be designed to incorporate SEA and fully comply with the directive.</p>
<p>The Conservation of Habitats and Species Regulations 2010 (as amended)</p>	<p>These Regulations consolidate the Conservation (Natural Habitats, &c.) Regulations 1994(1) (“the 1994 Regulations”). They also implement aspects of the Marine and Coastal Access Act 2009(2) (“the Marine Act”). These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (“the Habitats Directive”).</p>	<p>Ensure the plan undergoes a Habitats Regulations Assessment.</p>	<p>Include an objective relating protection of biodiversity.</p>

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Natural Environment and Rural Communities Act 2006	An Act that makes provision about: bodies concerned with the natural environment and rural communities; wildlife, sites of special scientific interest, National Parks and the Broads; Inland Waterways Amenity Advisory Council. Also amends the law relating to rights of way; includes administrative arrangements in connection with functions relating to the environment and rural affairs.	Work closely with NE as a statutory consultee to ensure the protection and enhancement of the areas natural environment.	Include an objective relating protection of biodiversity.
Countryside and Rights of Way Act 2000 (CRoW) 2000	CROW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation. Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI). The Act imposes a duty on public bodies, including WCC to have regard to the conservation and enhancement of the AONBs in the County.	The requirements of the Act will need to be taken into account.	Include objectives relating protection of biodiversity and landscape.
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	New biodiversity strategy for England which builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea. The mission for this strategy, for the next decade, is: to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.	Seek to protect and enhance existing biodiversity and consider implications of climate change on biodiversity.	Include an objective relating to the protection and enhancement of biodiversity.

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<p>Climate Change: The UK Programme</p> <p>DEFRA (DETR) 2006 http://www.defra.gov.uk/environment/climatechange/cm4913/</p>	<p>The UK's climate change programme sets out the Government's approach to the challenge of climate change. It aims to:</p> <ul style="list-style-type: none"> • Reflect the importance of tackling climate change; • Take a balanced approach, with all sectors and all parts of the UK playing their part; • Safeguard, and where possible enhance, the UK's competitiveness, tackle social exclusion and reduce harm to health; • Focus on cost effective and flexible policy options, which will work together to form an integrated package to take a long-term view, looking to targets beyond the Kyoto commitment period. 	<p>There will be a key challenge for the LOCAL PLAN(S) in trying to lower emissions of substances through locational and, investment decisions that cause climate change - For example, dispersed patterns of development with little modal choice for access.</p>	<p>Climatic Factors is an explicit topic in the SEA Directive and therefore it is a statutory requirement for it to be integrated into the SA. The UK programme may assist with this through the provision of possible baseline information and indicators.</p>

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<p>UK Biodiversity Action Plan</p> <p>UK Biodiversity Steering Group 1994</p> <p>http://www.ukbap.org.uk/EBG/england_biodiversity_strategy.asp</p>	<p>The UK Biodiversity Action Plan (UKBAP):</p> <ul style="list-style-type: none"> • Is the Government’s response to the CBD; • Describes the UK’s biological resources; • Commits a detailed plan for the protection of these resources; and • Has 391 Species Action Plans, 45 Habitat Action Plans and 162 Local Biodiversity Action Plans with targeted actions. <p>Chapter 7 on Towns, cities recognises the need for biodiversity to become a part of the development policy on sustainable communities, urban green space and the built environment. The aims of the strategy include:</p> <ul style="list-style-type: none"> • To ensure that construction, planning, development and regeneration have minimal adverse impacts on biodiversity and enhance it where possible. • To ensure that biodiversity conservation is integral to sustainable urban communities, both on the built environment, and in parks and green spaces. • To ensure that biodiversity conservation is integral to measures to improve the quality of people’s lives. 	<p>The LOCAL PLAN(S) should include policies that offer protection to designated habitats and species and will do this using guidance from PPS9 and evidence from local Biodiversity Habitat and Species Plans.</p>	<p>The SA objectives should include an objective to conserve and enhance biodiversity and the baseline review should include indicators for biodiversity where these are available.</p>
<p>The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, 2007 (DEFRA)</p> <p>http://www.defra.gov.uk/environment/airquality/strategy/pdf/foreword.pdf</p>	<p>The Strategy provides a clear, long-term vision for improving air quality in the UK and offers options for further consideration to reduce the risk to health and the environment from air pollution. The primary objective is to ensure that all citizens should have access to outdoor air without significant risk to their health, where this is economically and technically feasible.</p> <p>The aim is to have a steady decrease in ambient levels of pollutants towards the objectives over the period of the implementation.</p>	<p>The LOCAL PLAN(S) will need to ensure that pollution- or traffic-generating developments are not sited in areas of poor air quality. The Plan should seek to reduce air pollution and improve air quality, especially where there are currently Air Quality Management Areas (AQMA) designated.</p>	<p>Reference to minimising air pollution should be included in SA Framework and monitoring framework.</p>

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<p>Natural Environment White Paper: The Natural Choice: securing the value of nature (2011)</p>	<p>The White Paper intends to rethink our relationship with nature and the way we value the benefits we get from it. The white paper will focus on climate change, the green economy and demographic change.</p> <p>The white paper will mainstream the value of nature across our society by:</p> <ul style="list-style-type: none"> - facilitating greater local action to protect and improve nature; - creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; - strengthening the connections between people and nature to the benefit of both; and - showing leadership in the EU and internationally to protect and enhance natural assets globally. 	<p>Ensure that policies and new developments will consider the natural environment and economic growth.</p>	<p>Reflect the requirements of the white paper.</p>
<p>South West Biodiversity Action Plan (SWBAP) (1997)</p> <p>And</p> <p>South West Biodiversity Implementation Plan 2004 (SWBIP) http://www.swbiodiversity.org.uk/Regional/swbappa ge.htm</p>	<p>The SWBAP was developed in 1997, in which regional habitat and species actions plans were developed, in order to facilitate the creation of local action plans for habitats and species. The regional BAP is complemented by the SWBIP, which sets out a framework of policy, priorities and actions to assist in a structured approach to delivering biodiversity. It identifies the following key areas of action and related programs of work:</p> <ul style="list-style-type: none"> - Farming and food - Water and Wetlands - Woodland and Forestry - Towns, cities and development - Coastal and marine environment. 	<p>One of the aims of the SWBIP is to develop a Nature Map illustrating the major concentrations of existing biodiversity value and surrounding land, which has potential for restoration. The Nature Map can inform the LOCAL PLAN(S) on these issues so biodiversity can be integrated into development/land use considerations as well as issues relating to the key areas identified in this document.</p>	<p>The SA should promote nature conservation and protect important natural “assets”. The SWBAP and SWBIP can be used to identify geographical areas and species on which effort should be focussing on.</p>

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<p>South Somerset Biodiversity Action Plan (BAP), South Somerset District Council, revised 2008 http://www.ukbap.org.uk/bap.aspx?id=479</p>	<p>The South Somerset BAP implements, at local level, “Biodiversity: the UK Action Plan” (1994). It also transfers the South West BAP into the local level, identifying local priorities in order to determine the contribution that they can make to the delivery of the national species and Habitat Action Plan targets. Updates the original BAP: there are now 10 county wide Habitat Action Plans (HAPs) and Species Action Plans (SAPs), and 5 district HAPs and SAPs.</p>	<p>The local BAP highlights a large number of habitats located in areas where human activities such as agriculture and developments may take place. Developments should look for opportunities to enhance and protect these areas in proposals, ensuring that not only are the sites protected but also that the mosaics in which they are located are retained where possible. Reduction in biodiversity loss from development and an increase in the number of significant developments where biodiversity is enhanced. Incorporate Strategic Nature Areas as integral to the LOCAL PLAN(S).</p>	<p>Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework. There should also be particular mention to the protection and enhancement of designated sites in the District.</p>
<p>Peripheral landscape studies of the main settlements in South Somerset, 2008-13, SSDC http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/peripheral-landscape-studies</p>	<p>A series of peripheral landscape studies have been prepared for 14 of the main settlements in South Somerset. The studies look in detail at landscape character and visual sensitivity, and consider other values and constraints, in order to assess the capacity of the landscape surrounding these settlements to accommodate new development (housing, employment, open space provision etc.).</p>	<p>Consideration of landscape impacts in locating future urban extensions to the main settlements, incorporating mitigation measures as necessary.</p>	<p>Landscape is identified in the SEA Directive as an environmental issue that requires assessment.</p>

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<p>Appropriate Assessment for Somerset Authorities Core Strategies: 'Somerset Levels and Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites' Scoping Report (2009), Somerset Authorities http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/county-wide-strategies-and-assessments</p>	<p>Scopes the impact of the Core Strategy 'Issues and Options' upon the Somerset Levels and Moors and Severn Estuary Natura 2000 sites as they have related and overlapping functioning systems. Identifies the issues that have been 'scoped in' and therefore require further, more detailed consideration:</p> <ul style="list-style-type: none"> ▪ Increased recreational disturbance to birds due to population growth within the District, particularly at Yeovil. ▪ Increased water quality impacts to invertebrates due to changes in water quality arising from run-off and increased sewage treatment works that could arise. ▪ Development of renewable energy schemes has the potential for disturbance to birds through direct habitat loss as a result of the footprint of the development and through disturbance to bird flight paths and foraging and roosting habitats. 	<p>Consider the key issues raised in terms of potential impacts of the Core Strategy on the Somerset Levels and Moors. Incorporate the recommendations of the Appropriate Assessment in the Core Strategy in order to comply with the Habitat Regulations.</p>	<p>Recognise the need to ensure there is not a significant adverse impact upon internationally designated biodiversity sites. Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework.</p>
<p>Habitats Regulations Assessment for the Somerset Levels and Moors of South Somerset's draft Core Strategy incorporating preferred options, SSDC, 2010; and the Proposed Submission Local Plan 2012</p>	<p>Assesses the policies in the 'draft Core Strategy incorporating preferred options' for potential impact on the Somerset Levels and Moors, focussing on the impacts identified in the Scoping Report (see above). Four policies were considered to have potential for a significant effect (SS3, SS4, YV2, CV1), and therefore subject to more detailed assessment, but the incorporation of mitigation measures meant that there would be no adverse effect on the Somerset Levels and Moors.</p>	<p>Ensure there is no adverse effect on the Somerset Levels and Moors by incorporating the recommendations of the Appropriate Assessment in the Core Strategy in order to comply with the Habitat Regulations.</p>	<p>Recognise the need to ensure there is not a significant adverse impact upon internationally designated biodiversity sites. Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework.</p>

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<p>Habitats Regulations Assessment for Bracket's Coppice SAC of South Somerset's Core Strategy – Issues and Options Screening Report (2008) and draft Core Strategy incorporating preferred options update report, Somerset County Council, 2010; and the Proposed Submission Local Plan 2012 (web link as above).</p>	<p>The Screening Report recommended the inclusion of a Bat Protection Zone policy and mapping specifically for Bracket's Coppice SAC. However, following further research becoming available and survey work since October 2008 it has been concluded that there is no longer a requirement for this zone. Instead, a number of policy amendments are recommended (YV2, YV5, HG6, EP6, EP7, EP8, EQ1, EQ2, EQ7) that would mean the Core Strategy would be unlikely to have a significant effect on the conservation objectives of the Bracket's Coppice SAC.</p>	<p>Incorporate recommendations to amend Core Strategy in order to comply with the Habitats Regulations, thereby ensuring there is no adverse effect on Bracket's Coppice SAC.</p>	<p>Recognise the need to ensure there is not a significant adverse impact upon internationally designated biodiversity sites. Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework.</p>
<p>European Protected Species in South Somerset – Strategic Ecological Assessment of potential strategic housing sites, SCC, 2009 http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base</p>	<p>Assesses the presence of European Protected Species at potential 'strategic' housing sites around Yeovil and Chard, in order to inform the Core Strategy and resultant masterplan process. Species of bat, dormice and otters are identified as being present around the two settlements. The potential impacts of new development and likelihood of impacts are set out, and mitigation and compensation measures are identified. The various sites assessed are ranked in order of preference in terms of impact upon European Protected Species.</p>	<p>Consider the findings of these studies in identifying future 'strategic' locations for development around Yeovil and Chard. This would include mitigation measures where necessary to offset potential adverse impacts.</p>	<p>Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework.</p>
<p>The Distribution of European Protected Species in South Somerset – Guidance for Spatial Planning, SCC, 2009</p>	<p>Provides a policy and legislative background on European Protected Species and identifies those present in South Somerset, and their general locality across the District. The presence of European Protected Species around the main settlements is mapped.</p>	<p>Reflect policy and legislative background for European Protected Species. Use the distribution around South Somerset towns as guidance to inform potential urban extensions to the main towns.</p>	<p>Biodiversity, Flora and fauna are all topics in the SEA Directive and so are required to be present in the SA framework.</p>

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<p>Historic Environment Assessment of Yeovil Periphery, SSDC, 2010 (web link as above).</p>	<p>Identifies and maps historic sites and features around the edge of Yeovil, evaluates the character of the historic environment, and assesses the impact of development upon the historic environment. The capacity of the historic environment to accommodate change is mapped, and sites capable of containing 5,000 dwellings (circa 220 ha) without unduly impacting upon identified historic assets and their setting are identified.</p>	<p>Use the findings of the assessment to ensure impact of Yeovil's urban extension(s) is minimised, including incorporation of suggested mitigation measures.</p>	<p>Cultural heritage (including archaeology) is in the SEA Directive and therefore required to be present in the SA framework.</p>
<p>South Somerset Strategic Flood Risk Assessment, SSDC, 2008 (web link as above)</p>	<p>Assesses flood risk in South Somerset from all sources: tidal, fluvial, surface water, sewer, groundwater, and artificial sources i.e. reservoirs and canals, both now and in the future given the likely impacts of climate change. Maps of flood risk are included, and there is a review of flood risk at the main settlements which identifies that 8 of these contain elements that fall within Flood Zone 3, although in many cases the area affected is small.</p>	<p>Apply the Sequential Test to direct development away from areas of flood risk, where this is not possible the Exception Test will be necessary. Mitigation measures should be incorporated in order to manage flood risk.</p>	<p>Include an objective to manage and reduce the risk of flooding, and use the SFRA to inform this objective.</p>
<p>Catchment Flood Management Plans – Parrett; North and Mid Somerset; East Devon; Dorset Stour, Environment Agency, 2012. http://www.environment-agency.gov.uk/research/planning/114342.aspx</p>	<p>These are four strategic documents through which the Environment Agency will work with other stakeholders to identify and agree policies for long term flood risk management in South Somerset over the next 50-100 years. The plans do not propose specific or detailed measures but identify where further work is needed, and take into account likely future development and climate change. Six broad policies to manage flood risk in the catchments are set out for particular areas, such as no active intervention, continue with existing action, and take action to reduce flood risk.</p>	<p>Consider the strategic approach to flood risk management across the District.</p>	<p>Include an objective to manage and reduce the risk of flooding, and use information in the CFMPs in carrying out the appraisal.</p>

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<p>River Basin Management Plan: South West River Basin District, Environment Agency, 2011. http://www.environment-agency.gov.uk/research/planning/125027.aspx</p>	<p>A requirement of the Water Framework Directive, these plans focus on the protection, improvement and sustainable use of the water environment. It describes the pressures facing the water environment in the south west and the actions that will address them. The range of challenges includes: pollution from agricultural activities, disused mines, water industry sewage works, and physical modification of water bodies.</p>	<p>Protect water quality by ensuring that sewage treatment works are able to cope with the requirements for new development in the District.</p>	<p>Minimise pollution to the water environment.</p>
<p>Air Quality Strategy for Somerset, Somerset Authorities, 2008 http://www.mendip.gov.uk/Documents/7_-_App_Final_version_Air_Quality_Strategy.pdf</p>	<p>Air pollution is harmful to health and ecosystems; although air quality is generally good in Somerset, traffic emissions are largely responsible for pollution hotspots, meaning there are three Air Quality Management Areas (two in Taunton, and one covering the urban area of Yeovil). Population growth, increased commuting, the demand for housing and associated services and facilities are the key issues affecting air quality in Somerset.</p>	<p>Locate development in the most sustainable locations where the need to travel is reduced; promote sustainable travel opportunities.</p>	<p>Minimise air pollution, including through the encouragement of sustainable travel.</p>

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<p>Yeovil Air Quality Action Plan (AQAP) 2005 and subsequent progress reports</p> <p>http://www.southsomerset.gov.uk/index.jsp?articleid=573&backid=226</p>	<p>Local authorities have a statutory duty under the Environment Act 1995 to review and assess the levels of pollutants [sulphur dioxide, nitrogen dioxide, fine particles (PM10), benzene, 1,3-butadiene, carbon monoxide and lead] against air quality standards and objectives laid out in the Air Quality Regulations (2000). These objectives are based on the pollutants' effect on health. Where these objectives are unlikely to be met, the Local Authority is obliged to declare an Air Quality Management Area (AQMA), and prepare an Action Plan detailing how it intends to improve air quality for the health of residents in these areas.</p> <p>As a result of the assessment South Somerset District Council has declared one AQMA in August 2002 – Yeovil – due to predicted exceedences of the annual mean objective for 2002. Subsequently the Yeovil AQAP was published in July 2005 detailing how it intends to improve air quality for the health of residents in Yeovil. The AQAP identified road traffic as the predominant source of NO_x in the AQMA. Cars are the most significant vehicle type contributing 44% of emissions, followed by HGVs and buses, which contribute respectively 23% and 16% of emissions.</p>	<p>As Yeovil is the largest town in South Somerset it has experienced significant growth in the past few decades, which has brought about an increase in road traffic.</p> <p>There is a need to manage increased demand for travel without a further significant increase in car use (a number of primary routes within the town already suffer congestion, particularly at peak times).</p> <p>The LOCAL PLAN(S) can have an indirect influence through choice of location for new developments/regeneration areas; and also through developer contributions to provide cycle routes etc.</p>	<p>The SEA Directive requires that Air be considered as part of the SEA; as such air will be included in the SA framework.</p>

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<p>Directive 2002/49/EC relating to the assessment and management of environmental noise (the Environmental Noise Directive (END))</p> <p>EC</p> <p>http://europa.eu.int/eur-lex/pri/en/oj/dat/2002/l_189/l_18920020718en00120025.pdf</p>	<p>The aim of the END is to define a common approach across the European Union with the intention of avoiding, preventing or reducing on a prioritised basis the harmful effects, including annoyance, due to exposure to environmental noise. This will involve:</p> <ul style="list-style-type: none"> • Informing the public about environmental noise and its effects • The preparation of strategic noise maps for: large urban areas (referred to as 'agglomerations' in the END), major roads, major railways and major airports as defined in the END <p>Preparing action plans based on the results of the noise mapping exercise. Such plans will aim to manage and reduce environmental noise where necessary, and preserve environmental noise quality where it is good</p>	<p>LOCAL PLAN(S) should include development control policies to reflect the issue of noise pollution.</p>	<p>The SEA Directive does not require the assessment of noise explicitly in Annex II. However, given the impact of noise on Human Health, it should be included either as an indicator under the objective addressing human health, or, under an objective covering emissions of pollutants.</p>

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<p>Directive 2008/98/EC on waste (Waste Framework Directive)</p> <p>European Commission</p> <p>http://europa.eu.int/comm/environment/waste/index.htm</p>	<p>Directive 2008/98/EC sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.</p> <p>The Directive lays down some basic waste management principles: it requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest.</p> <p>The Directive introduces the "polluter pays principle" and the "extended producer responsibility". It incorporates provisions on hazardous waste and waste oils (old Directives on hazardous waste and waste oils being repealed with the effect from 12 December 2010), and includes two new recycling and recovery targets to be achieved by 2020: 50% preparing for re-use and recycling of certain waste materials from households and other origins similar to households, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste. The Directive requires that Member States adopt waste management plans and waste prevention programmes.</p>	<p>Waste planning is achieved at the county level; nonetheless SSDC should consider waste and ways of sustainably managing waste in their LOCAL PLAN(S) under the parameters of sustainable development.</p>	<p>An objective in the SA framework will need to be developed to address the issue of waste such as to reduce waste generation and improve sustainable management of waste through waste minimisation, re-use and recycling.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>Convention on the Protection of the Archaeological heritage of Europe, Revised 1992</p>	<p>The Valletta Treaty or Malta Convention is an initiative from the Council of Europe. The treaty aims to protect the European archaeological heritage ‘as a source of European collective memory and as an instrument for historical and scientific study. All remains and objects and any other traces of humankind from past times are considered elements of the archaeological heritage. The notion of archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.</p>	<p>The preservation and protection of archaeological heritage is an important issue, especially when considering the selection of development sites.</p>	<p>Include an objective relating to protection of the historic environment.</p>
<p>Landfill Directive (1999/31/EC) European Commission http://europa.eu.int/comm/environment/waste/landfill_index.htm</p>	<p>The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment from the landfilling of waste, by introducing stringent technical requirements for waste and landfills. The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health. It defines the different categories of waste (municipal waste, hazardous waste, non-hazardous waste and inert waste) and applies to all landfills, defined as waste disposal sites for the deposit of waste onto or into land. Landfills are divided into three classes:</p> <ul style="list-style-type: none"> • landfills for hazardous waste; • landfills for non-hazardous waste; • landfills for inert waste. 	<p>Waste planning is achieved at the county level; nonetheless SSDC should consider waste and ways of sustainably managing waste in their LOCAL PLAN(S) under the parameters of sustainable development in order to reduce the amount of waste going to landfill.</p>	<p>The SA Framework should include an objective on waste. Additionally, the SA should look, where possible to encourage synergies between waste disposal and energy production.</p>

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 <p>European Landscape Convention 2004</p>	<p>The aims of the convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.</p>	<ul style="list-style-type: none"> ▪ Recognise landscapes in law as an essential component of people’s surroundings and a foundation of their diversity. ▪ Establish and implement landscape policies aimed at landscape protection, management and planning through the adoption of specific measures. ▪ Establish procedures for the participation of regional/local authorities, general public and other parties with an interest in the formulation of the landscape policies. ▪ Integrate landscape into regional and town planning policies and into environmental, cultural, agricultural, social and economic policies. 	<p>include an objective that will ensure the protection of the plan area’s landscape</p>

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<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p>	<p>An Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission. This act places a statutory duty on local planning authorities in the exercise of their planning functions to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Sections 16 and 66) and to preserve or enhance the character or appearance of conservation areas (Section 72). It also gives statutory powers to local authorities to prevent deterioration and damage to listed buildings (Sections 47-56) and to offer grants for repair and maintenance (Section 57-58) and enforcement powers against damage to listed buildings (Section 59) and unauthorized works to listed buildings (Section 9).</p>	<p>Include strong policies that ensure the preservation (or enhancement) of the plan area's unique heritage.</p>	<p>Include an objective relating to the protection of heritage.</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<p>An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund. Part I concerns the protection of Ancient Monuments. Part II concerns the designation of areas of archaeological importance.</p>	<p>Include strong policies that ensure the protection of Ancient Monuments and areas of archaeological importance.</p>	<p>Include an objective relating to the protection of heritage.</p>

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 <p>Waste Strategy For England, 2007</p>	<p>The Waste Strategy for England, together with the NPPF, implements the EC Waste Directive. The strategy's key message is that we are consuming resources at unsustainable levels and that this needs to be addressed by a variety of means such as reduction, reuse and recycling. Key messages:</p> <ul style="list-style-type: none"> • Decouple waste growth from economic growth. Emphasise prevention and re-use • Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste • Increase diversion from landfill of non-municipal waste • Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste • Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste. 	<p>The LOCAL PLAN(S) will not directly deal with waste policy. However, the PLAN can facilitate waste management and require new development to promote reduction, reuse and recycling.</p>	<p>Include an objective to minimise waste production in the SA framework.</p>

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<p>PPS – 10: Planning for Sustainable waste DCLG 2011</p> <p>https://www.gov.uk/government/publications/planning-for-sustainable-waste-management-planning-policy-statement-10</p>	<p>The overarching objective of Government policy on waste is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. The NPPF 2012 states that ‘the Waste Planning Policy Statement will remain in place until the National Waste Management Plan is published.’</p> <p>There are a number of key planning objectives, including:</p> <ol style="list-style-type: none"> 1. Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option, but one which must be adequately catered for; 2. Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities; and 3. Ensure the design and layout of new development supports sustainable waste management. 	<p>LOCAL PLAN(S) should support principles of PPS10 through encouragement of recycling facilities within developments. This could be achieved through development control policies.</p>	<p>As above.</p>

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 <p>Flood and Water Management Act 2010</p>	<p>The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumer. The Act implements Sir Michael Pitt’s recommendations requiring urgent legislation, following his review of the 2007 floods.</p> <ul style="list-style-type: none"> • To give the Environment Agency an overview of all flood and coastal erosion risk management and unitary and county councils the lead in managing the risk of all local floods. • To introduce an improved risk based approach to reservoir safety. • To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. 	<p>The Authorities will need to further consider the relationship between planning and flood risk management; and provide strong plan policies to implement sustainable drainage systems.</p>	<p>The SA Framework should have an objective on flood risk.</p>
 <p>Water for people and the environment: Water Resources Strategy for England and Wales 2009</p>	<p>The strategy sets out how we believe water resources should be managed over the coming decades so that water can be abstracted and used sustainably. Implementing the strategy will help to ensure there will be enough water for people and the environment now and in the future.</p>	<p>The Authorities will need to further consider the relationship between planning, water resources and safeguarding the environment.</p>	<p>Include an objective on natural environment and resources.</p>

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<p>Our Environment: Our Future – The Regional Strategy for the South West Environment 2004-2014</p> <p>South West Regional Assembly</p> <p>http://www.southwest-ra.gov.uk/media/SWR/Environment/ENV-strat-main.pdf</p>	<p>The Strategy aims to generate awareness of environmental issues in the South West and to provide a plan of action that highlights opportunities and pressures that the region faces in trying to achieve sustainable development.</p> <p>It aims to do so by:</p> <ul style="list-style-type: none"> • Identifying key issues • Proposing a plan on how to deliver the strategy • Regular monitoring and reviewing (every 3 years) • Use of proposed targets and indicators. <p>The strategy identifies a number of key issues, such as climate change, the use of natural resources, spatial planning in relation to population growth, and stresses the interrelatedness of all issues (through a matrix).</p> <p>It aims to monitor both environmental outcomes in relation to targets and indicators, and delivery of the actions identified in the Implementation Plan.</p> <p>Targets and indicators of progress are still being developed alongside baseline data.</p>	<p>The LOCAL PLAN(S) can draw on the interdisciplinary analysis of key issues and targets for the South West in order to identify local sustainability issues and targets.</p> <p>The LOCAL PLAN(S) can review its objectives, targets and indicators of progress against those of the regional strategy in order to ensure consistency and a common direction.</p> <p>As one of the delivery strategies involves “coordinating actions between regional and local partners”, there is a need and an opportunity to contribute to both regional and local objectives in parallel.</p>	<p>The key objectives of the Regional Strategy should be reflected in the SA objectives, containing reference to sustainable development and to the interrelatedness of environmental, social and economic issues.</p>
<p>Somerset Waste Core Strategy (adopted February 2013)</p> <p>www.somerset.gov.uk/mineralsandwaste</p>	<p>Sets out the need for new waste management facilities in Somerset up to the year 2028. Directs ‘strategic’ waste facilities to key zones at the main settlements in Somerset. Criteria for inclusion within development management policies are set out.</p>	<p>Support efforts to minimise waste production and encourage alternatives to landfill for waste disposal</p>	<p>The SA Framework should include an objective on waste.</p>

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<p>The Landscape of South Somerset 1993</p> <p>(Hard copy available from the Council)</p>	<p>This report identifies the rich landscape character and constituent features of South Somerset and divides the area into 7 recognisable and distinct units based upon topography and geology:</p> <ul style="list-style-type: none"> ▪ Fivehead and High Ham escarpments, valleys and moors ▪ Blackdown Hills plateau escarpments, footslopes and valleys ▪ Windwhistle Ridge footslopes and valleys ▪ Ham Hill Plateau, Yeovil Sands escarpments and valleys ▪ Ridges and vales south and west of Yeovil ▪ Escarpments, ridges and vales east of Yeovil ▪ Central plain, moors and river basins. <p>Features that are particularly vulnerable include hedges and hedgerow trees, woodlands, orchards and parklands.</p>	<p>In preparing development plans consider identifying areas for special treatment by means of specific policies relevant to the areas character.</p> <p>Development control policies that require applications to recognise specific character of the area in which they wish to develop.</p>	<p>Baseline information on the countryside of South Somerset.</p>
<p>Yeovil Country Park Management Plan 2008-12</p> <p>(Hard copy available from the Council)</p>	<p>SSDC manage the County Park. Aims of the Management Plan:</p> <ul style="list-style-type: none"> ▪ Maintain the country park as a facility for the general public for informal recreation ▪ Conserve the wildlife and landscape value of the park and enhance where possible ▪ Use country park as educational resource ▪ Offer opportunities for people to get involved with the management ▪ Promote rights of way links with wider countryside 	<p>Consider the aims and objectives of the Management Plan when formulating policy concerning developments spatial distribution and the conservation of open space and countryside.</p>	<p>No national designations within park but there are some County Wildlife Sites</p>

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<p>Water Resources Management Plan, Wessex Water, 2010 http://www.wessexwater.co.uk/water-and-sewerage/threecol.aspx?id=578</p>	<p>This plan outlines how Wessex Water intends to provide a high quality, reliable and sustainable water service over the next 25 years. It includes a description as to how demand is forecast, the available output of current sources of supply, and plans to overcome any deficits. The plan for the next five years includes improving river flows, developing a more integrated water supply grid, encouraging the wise use of water and to avoid waste.</p>	<p>Reflect the general findings to ensure there is sufficient water supply to meet development needs in the future.</p>	<p>Ensure a safe and reliable water supply is considered as part of meeting social needs and also in adapting to climate change by making efficient use of water.</p>
<p>South Somerset Contaminated Land Inspection Strategy 2005 http://www.southsomeset.gov.uk/media/pdf/k/s/Inspection_Strategy_Jan_05.pdf</p>	<p>This strategy sets out how the Council will inspect its area for contaminated land to fulfil its duties under Part IIA of the Environmental Protection Act 1990. Land of interest is prioritised according to the risk of harm to people, ecosystems or other sensitive receptors.</p> <p>It must be noted that the process of dealing with contaminated land is constrained by the availability of information on past and present uses and by that on potential types of contamination. Appropriate investigation is thus necessary in order to achieve appropriate clean up of land through the planning process (see right) or alternative powers such as those given in part II A of the Environment Protection Act 1990.</p>	<p>The planning system is an essential tool in the remediation of contaminated sites. Quality of land must remain a material consideration in preparing development plans and documents and determining planning applications.</p> <p>There is a significant opportunity for remediation in the context of new developments and regeneration, as well as an essential opportunity for prevention of contamination through:</p> <ul style="list-style-type: none"> • Best environmental practice approach in current industrial/other activities; • Pollution Prevention and Control • Effective waste management practices and control. <p>Core policy and development control policy will need to address the issue of contaminated land in the context of development proposals.</p>	<p>The SEA/SA could include objectives and indicators that address contaminated land brought back into use and/or contaminated land remediated. The planning process can aid the achievement of these wider objectives.</p>

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The Localism Act (2011)	The Act aims to shift power from central government back into the hands of individuals, communities and councils. It aims for a radical shift in the balance of power and to decentralise power as far as possible to individuals, neighbourhoods, professionals and communities as well as local councils and other local institutions.	The Council will need to consider the implications of the Localism Act in preparing the Plan, in particular how neighbourhood plans can help deliver sustainable development in the plan area.	Consider the degree to which Neighbourhood Plans will require SA as they come forward.
The Equality Act 2010	Sets out the different ways in which it is unlawful to treat someone, such as direct and indirect discrimination, harassment, victimisation and failing to make a reasonable adjustment for a disabled person. The act prohibits unfair treatment in the workplace, when providing goods, facilities and services, when exercising public functions, in the disposal and management of premises, in education and by associations (such as private clubs). The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment.	Undergo Equality Impact Assessment in order to ensure the issues are adequately addressed.	Ensure inequalities are considered in the SA framework.
Our Shared Future, 2007 (Commission On Integration and Cohesion)	Our Shared Future sets out our practical proposals for building integration and cohesion at a local level. Key messages: <ul style="list-style-type: none"> • Sense of shared futures • Emphasis on a new model of rights and responsibilities • New emphasis on mutual respect and civility • Deliver a visible social justice. 	Consider community cohesion and ensure that it promotes integrated communities.	Seek to reduce social exclusion.
Healthy lives, healthy people: our strategy for public health in England	This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.	Should consider both healthcare and preventative health. Policies should seek to encourage healthy lifestyles by promoting walking, cycling and access to open space, sports and leisure facilities.	Ensure public health is encouraged in the SA framework.

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<p>Planning for Travellers 2012</p>	<p>Sets out the proposed new, single Planning Policy for traveller sites. The new policy aims to:</p> <ul style="list-style-type: none"> ▪ enable local planning authorities to make their own assessment to set their own pitch/plot targets ▪ encourage local planning authorities to plan for sites over a reasonable timescale ▪ protect Green Belt from development ▪ reduce tensions between settled and traveller communities in the planning system ▪ ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites ▪ promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites ▪ reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy ▪ ensure that the development plan includes fair, realistic and inclusive policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply. 	<p>Meet the policy aims of this national policy.</p>	<p>Ensure the housing needs of all members of the community are met. Reduce social exclusion.</p>
<p>Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008</p>	<p>Sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.</p>	<p>Provide sufficient housing to meet identified needs in appropriate locations in the district.</p>	<p>Ensure that housing meets the needs of the ageing society.</p>

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<p>South Somerset Strategic Housing Market Assessment, SSDC, 2009 http://www.southsomerset.gov.uk/index.jsp?articleid=28740</p>	<p>The assessment identifies key issues concerning Somerset housing Markets and needs.</p> <p>The reduced level of new and re-lets supply together with a continued growth in housing needs creates a constant shortfall of new dwellings and increase in housing waiting lists – the greatest amount of need being in social housing.</p> <p>Due to the low supply of high-skilled jobs and low local incomes, there is a trend towards young people leaving the county, as well as an influx of retired/second home owners/high earners.</p> <p>The consequent increase in house prices means that a growing percentage of local households are being excluded from the housing market. The 2009 update identifies that there is a need for 659 affordable homes each year in South Somerset.</p>	<p>The LOCAL PLAN(S) must ensure that its policies to not exacerbate the already existing discrepancies. In doing so it must take care regarding the use of available land in the District as well as economic and social uses with equal weighting to housing in order to achieve truly sustainable communities.</p>	<p>The SA will need to ensure that in assessing sites, all aspects of sustainable development are considered in the assessment. The balance of these will be crucial in determining the long-term balance of these communities.</p>
<p>Somerset Crime Reduction and Drugs Strategy 2005-2008 http://www.somerset.gov.uk/somerset/communityliving/crime/index.cfm?override=publications&pubid=1757</p>	<p>The document sets out key themes for action in Somerset which draw on National priorities and targets as well as aims, which reflect the specific concerns of Somerset (Mendip and South Somerset).</p> <p>These are:</p> <ul style="list-style-type: none"> • Road Safety • Vehicle Crime • Violent Crime • Anti-Social Behaviour • Theft (Business Crime) <p>In addition to these aims the Partnership will be working to become more effective in ensuring the level and effect of crime and disorder is minimised.</p>	<p>The development carried out in SS must take these factors into account and should be seen as an opportunity to create safer communities and reduce the fear of crime. This is particularly relevant given the fact the Government aim of building new development in urban areas, where social issues tend to be concentrated/more evident.</p>	<p>SA should include objective covering crime and fear of crime. Violent crime in SS has shown the greatest increase over the past three years with 75% occurring in public and 25% in the home. Anti-Social behaviour was identified as a major concern for residents in SS.</p>

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<p>Somerset Education Development Plan Interim Plan 2004-2005 http://www.six.somerset.gov.uk/sixv3/content_view.asp?did=8799</p>	<p>The plan's aim is to improve school performance, raise standards and expectations for all pupils and all those working in or with schools in Somerset. The priorities, which emerged, reflect national priorities and wish to tackle issues such as gender issues, ensuring progress of pupils with SEN, tackle underperformance in certain geographical areas and improving school leadership and management.</p>	<p>Opportunity to develop the schooling standard with and without the need to build new schools, concentrating resources in raising the standards within appropriate schools. Proposed development will need to consider its impact on the education requirements on current and future residents in order to ensure adequate quality and quantity of education for the District.</p>	<p>SA framework to include the aspiration to increase the skills and education levels within the District and establish a more balanced economic structure.</p>
<p>Celebrating Somerset's Culture: Somerset Cultural Strategy 2009 http://www.somerset.gov.uk/media/6F5DB/Cultural%20Strategy.pdf</p>	<p>The Strategy aims to identify and increase the access to and quality of Somerset's distinctive cultural features and services recognising the significant benefits in terms of both personal development, community identity and economic benefits (tourism). Challenges identified include:</p> <ul style="list-style-type: none"> • Changes in working patterns and electronic/visual access to entertainment means that people will make less effort to go out and make use of facilities; • Cost is an issue and more deprived areas (e.g. Yeovil) will have less access to facilities; • Rural areas are isolated due to deficient public transport and cannot access cultural facilities without the use of private transport; • Awareness: there is a need to increase the amount of information that reaches the population regarding local cultural opportunities; • The loss of village centres such as the post office, the pub, or shops should be avoided. 	<p>The quality of the Somerset landscape is protected by a number of environmental and cultural designations. There is an opportunity to promote access to and the range of cultural facilities by including environmental protection and economic objectives (tourism) i.e. working within the principles of sustainable development. Trust and volunteer groups help preserve cultural and natural heritage as well as small-scale local businesses. Promoting work in partnership with these organisations will strengthen links with the community and benefits to the community. The inclusion of the increasing number and range of ethnic minorities should be a concern.</p>	<p>The consideration of cultural heritage is a core topic of the SEA Directive and as such should be included in the SA Framework. Provision of facilities and access may be important indicators to monitor relevant objectives.</p>

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<p>South Somerset Housing and Accommodation Strategy update 2008</p> <p>http://www.southsomerset.gov.uk/index.jsp?articleid=641</p>	<p>The strategy highlights the issues that SS faces regarding housing. These show that SS follows the trend experienced in the whole of Somerset with the following challenges:</p> <ul style="list-style-type: none"> ◆ There is a high need for additional affordable rented homes with 3,500 applicants in the SS Housing Register ◆ Average house prices are now 7.8 times the average salary in the district meaning many working households cannot met their housing needs; ◆ Only 10% of homeless applicants are able to find accommodation in the private rented sector. ◆ SS has an old and ageing population partly as a result of inward migration 	<p>The LOCAL PLAN(S) must develop strategies and targets aiming to maximise provision of affordable housing, reduce homelessness and develop the private sector. However in doing so it must take into account environmental, economic and social issues so that the truly sustainable communities are created and housing issues tackled with a long-term vision for the District in mind.</p>	<p>The SA will need to ensure that in assessing sites, the economic, social and environmental aspects of sustainable development are taken into account.</p>
<p>Somerset Gypsy and Traveller Accommodation Assessment, SSDC, 2011</p> <p>http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base</p>	<p>Qualitative and quantitative data to inform the number of gypsy and traveller pitches that would be required in each of the Somerset authorities' between the years 2010-2015 and 2015-2020. Recommendations are made on other issues such as management, fire safety, community representation, and opening up traditional stopping places.</p>	<p>DPDs will need to explain how the land required will be made available for a Gypsy and Traveller site, and timescales for provision. In the absence of an allocations DPD, local planning authorities are expected to give substantial weight to the unmet need in considering whether a temporary planning permission is justified.</p>	<p>Sustainability issue: Need for residential and transit accommodation for Gypsy families within the district.</p>

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<p>The Next Level: Strategy for Sport and Active Leisure in South Somerset 2006-2012</p> <p>http://www.southsomer.set.gov.uk/index.jsp?articleid=2252</p>	<p>This strategy aims to put in practice the aims of the Regional Strategy for Sport at the local level. It aims to:</p> <ul style="list-style-type: none"> • Drive up participation levels across South Somerset by at least 1% year on year. • Ensure that at least 75% of young people spend at least 4 hours a week on high quality physical education at work whilst at school by 2009. • Improve performance standards by increasing junior representation at county, regional, national and international levels. <p>It aims to do so by selecting 20 population centres with the highest needs as initial focus for new initiatives.</p>	<p>LPA can assist in implementing strategy by safeguarding recreation areas and actively seeking to create more through developer contributions and mixed-use developments.</p>	<p>Targets may be applicable in Stage 1 Baseline.</p>
<p>Planning for Open space, sport and recreation (SSDC)</p>	<p>Contains audit of local provision including quantity, quality, effective catchment area, accessibility and levels and type of use. Identifies existing sport and recreational needs of people living, working and visiting the District and a prediction of future needs. Audit and assessment combined to develop minimum standards.</p>	<p>Adhere to general principles for planning of new facilities; maintain and enhance existing facilities – planning obligations may be used where improvements are required to meet identified need.</p>	<p>Baseline information to feed into Stage A of the process. Potential for indicator: access to recreation and sport facilities.</p>
<p>South Somerset Retail Study, SSDC, 2006; and 2010 update</p> <p>http://www.southsomer.set.gov.uk/planning-and-building-control/planning-policy/evidence-base</p>	<p>The purpose of the study is to inform and guide retail planning in the district and provide officers with a detailed strategy on which to base their assessment of forthcoming retail applications. With particular emphasis on the five main town centres of Yeovil, Chard, Crewkerne, Ilminster and Wincanton. The 2010 update includes updated figures, and broadens the range of key town centres to also include Castle Cary, Somerton, and Langport.</p>	<p>South Somerset should use study to guide selection of appropriate existing centres to accommodate the identified need for growth. They should also manage the role and function of existing centres, including promoting specialist roles for certain centres, encouraging specific types of uses.</p>	<p>Study can be used to appraise spatial aspect of plans including the core strategy and appraisal of land allocations DPD.</p>

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<p>Yeovil Urban Development Framework June 2005</p> <p>http://www.yeovilvision.co.uk/?Page=&LHS=31&Folder=47x</p>	<p>The Vision aims to create a town:</p> <ul style="list-style-type: none"> • That is a distinctive destination in its own right • With a thriving centre not dependent on key magnets but which is robust, self-sustaining and has convenient access by all modes of transport • That is permeable and well connected • That has a human scale with a fine-grained mix of uses and positive urban spaces • That is well connected to the Country Park and wider countryside • That changes perception by the improving quality of its facilities and environment 	<p>The key document focussing on Yeovil Town Centre will be the Yeovil Town Centre Action Plan, which will have the status of a Development Plan Document (DPD). The intention is for the Yeovil UDF to perform as a key evidence base for the forthcoming Yeovil Area Action Plan.</p>	<p>Use evidence base in appraisal of Yeovil AAP.</p>
<p>Chard Regeneration Scheme, SSDC, 2009-10</p> <p>http://www.southsomer.set.gov.uk/business-and-regeneration/regeneration/chard-regeneration-scheme/</p>	<p>Sets out the means to guide the regeneration and growth of Chard over the next 20 years, using three aims as summarised below:</p> <ul style="list-style-type: none"> ▪ Build on its long tradition of innovation and manufacturing excellence; ▪ Regeneration should strengthen the community and make the town increasingly self-sufficient; ▪ Should develop and enhance its urban environment. <p>A series of documents have been produced, including a vision for Chard, regeneration plan, implementation plan, and transport appraisal. Extensive public consultation on the plans has taken place. Four options are presented for the future growth at Chard, ranging from 410 dwellings to 3485 dwellings, with option 3 (2700 dw) the preferred option.</p>	<p>Support the regeneration and growth of Chard by incorporating the main strategic aspects of the Regeneration Scheme into the Core Strategy.</p>	<p>Local issues are represented through the plan and could be used to inform the sustainability issues/problems that the SA/SEA Objectives are formulated to address. Plus additional data that could be used if an AAP or Allocations DPD is produced.</p>

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Europe 2020	The EU's growth strategy for the coming decade. The aims are for the EU to become a smart, sustainable and inclusive economy. These three mutually reinforcing priorities should help the EU and the Member States deliver high levels of employment, productivity and social cohesion. Five ambitious objectives - on employment, innovation, education, social inclusion and climate/energy - to be reached by 2020.	Promote economic growth.	Include an objective relating to supporting the economy.
Local Growth White Paper (2010)	Sets out the Government's proposals for rebalancing the economy. Planning is seen as one of the main "barriers" to growth. The key proposals include provisions now set out in and Localism Act as well as proposed changes to the development management regulations and NPPF. Proposals include: decentralising growth and decision-making to the local level, improving efficiency in the supply of land, providing incentives for places that support growth, and tackling the "barriers" to growth.	Take account of the proposals when developing policies.	Include an objective relating to employment and appraisal questions on employment types.
Regional Economic Development Strategy for the South West of England 2006-2015 http://download.southweststrda.org.uk/file.asp?File=/res/general/RES2006-2015.pdf	The Strategy aims to promote the economy of the SW regions within the wider context of sustainable development, i.e. taking into consideration related social and economic factors. The document identifies a number of issues that need to be tackled, namely some persistent pockets of social disadvantage, an ageing population, the need to optimise productivity and basic skills levels, and improve the economic and transport connections between cities and towns in order to support effective networking within the region and in the national and international context.	The LOCAL PLAN(S) as a spatial strategy can promote mixed economic development, which would help alleviate economic and social deprivation in areas of need. Increasing investment in infrastructure and regeneration into key villages, towns and market towns is vital to sustain settlements in the long term. The development of the District's transport networks is likely to have a beneficial impact on the economy.	The SA will need to ensure that policies, where possible, enhance the positive economic impacts whilst minimising negative effects on the environment and enhancing social aspects. SA framework should include economic objectives.

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<p>Somerset Economic Assessment, SCC, 2011 http://www.somerset.gov.uk/irj/public/service/s/directory/service?rid=/wpccontent/Sites/SCC/Web%20Pages/Services/Services/Community/Somerset%20Economic%20Assessment</p>	<p>Provides a profile of the Somerset economy, analysing: functional areas across which Somerset's economy operates; the productivity and structure of the economy; skills levels, worklessness and average earnings; transport, ICT and housing infrastructure; business needs; projected future trends in employment and productivity. The assessment highlights that economic development is a key priority for both local and national government. Identifies Taunton, Bridgwater and Yeovil as the economic drivers in the County.</p>	<p>Support sustainable economic growth, reflecting the key findings and issues of the assessment.</p>	<p>Include an SA objective supporting the economy. Sets out useful baseline data on the economy.</p>
<p>Business Perspective On Property A Survey Of Local Businesses In South Somerset 2008</p>	<p>This report presents the results of a survey of businesses in South Somerset and sets these in the context of recent local economic trends. Results must be regarded as guidelines of the views of the entire business community and it would be misleading to place too much emphasis on any single result or on small differences in results between different groups of businesses. In total, over 1,100 businesses took part in the survey.</p>	<p>New space provided in the future will need to include a mix of size of premises and/or offer flexibility. The survey has also shown the importance of providing a mix of space types for different businesses. Although many businesses will make their choice of premises primarily on the basis of cost, there are just as many who are looking for something a little better, something that offers 'value for money' and a sizeable minority (about 1 in 5 of potential movers) that want high quality space.</p>	<p>Baseline economic data.</p>

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<p>England Rural Development Programme</p> <p>DEFRA: 2005 http://www.defra.gov.uk/erdp/schemes/default.htm</p>	<p>Contributes to the delivery of the Government's Strategy for Sustainable Farming and Food by helping farmers and foresters to respond better to consumer requirements and become more competitive, diverse, flexible and environmentally responsible. The ERDP provides a framework for the operation of 10 separate but integrated schemes, which provide new opportunities to protect and improve the countryside, to develop sustainable enterprises and to help rural communities to thrive.</p> <ol style="list-style-type: none"> 1. Rural tourism 2. Woodland 3. Attractive landscape and Wildlife habitats 4. Hill land and extensive farming systems 5. Quality foods including local/speciality/organic foods 6. Organic farming systems 7. Rural Heritage 8. Villages 9. Rural crafts 10. Energy production 	<p>There are opportunities for some of the schemes to be implemented across the District, in particular, in light of predicted development, Rural Tourism, Energy Production, Rural Crafts, Farmers Markets and Organic Farming systems.</p>	<p>The SA should take on board the requirements of the scheme and be flexible in making recommendations on rural sustainability, and should, in part, be informed by the schemes and look for synergies where possible.</p>
<p>Towards 2015 Shaping Tomorrow's Tourism: South West of England (Consultation Document) January 2005</p> <p>http://www.towards2015.co.uk/</p>	<p>The document provides information on key issues and priorities for action regarding tourism in the region. The document highlights the following priorities:</p> <ul style="list-style-type: none"> • Making tourism less seasonal and more competitive; • Ensuring a sustainable approach to tourism, where the approach is one of environmental preservation; • Providing better careers in the tourism industry; • Making tourism welcomed and wanted by the host communities. 	<ul style="list-style-type: none"> • Targets and indicators from the document could be adopted in order to help achieve and monitor benefits of tourism in the light of sustainable development. 	<p>Encouraging growth in tourism could meet SA objectives:</p> <ul style="list-style-type: none"> • Increasing employment diversification • Encouraging a good quality environment • Enhancing and protecting biodiversity, open spaces and historic buildings.

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<p>Regional Renewable Energy Strategy for the South West of England 2003-2010 http://www.regensw.co.uk/content-download/RRES-Strategy-FullReport.pdf</p>	<p>This strategy is aimed at promoting and increasing the size of the South West renewable energy industry and helping to achieve the regional target of 11-15% renewable electricity generation by 2010 – identifying targets for action. RPG10 states that LAs should support and encourage the region to meet national targets for a 12.5% reduction in greenhouse gas emissions below 1990 levels by 2008-12.</p>	<p>SSDC should look at the Key Actions and Opportunities for Development in order to apply recommendations that are appropriate for the LA. Ultimately the District should attempt to maximise its renewable energy potential.</p>	<p>Objective to increase renewable energy sources. If potential for renewables is significant, it may be appropriate to utilise a sequential approach to planning applications in the power sector.</p>
<p>Somerset County Council Renewable Energy Strategy 2003-2010 http://www.somerset.gov.uk/somerset/media/545FA/RenewableEnergyStrategy.pdf</p>	<p>RPG10 states that LAs should encourage and support the SW region to meet the agreed emissions reduction target of 20% between 1990 and 2010 under Kyoto terms. The regional target is of 11-15% renewable energy generation by 2010. The Strategy aims to support and encourage the development and installation of new renewable energy technology, and proposes renewable energy source-specific targets.</p>	<p>The LOCAL PLAN(S) should take into account the potential of SS for renewables in its spatial planning objectives.</p>	<p>As above - SA will help appraise locations for renewable energy sources and uses.</p>

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<p>South Somerset Tourism Strategy 2004-2007</p> <p>http://www.southsomer.set.gov.uk/media/pdf/0/i/Tourism-Strategy1.pdf</p>	<p>The aim of the Strategy is to increase the prosperity of SS by maximising tourism potential whilst minimising impact on the environment. It also highlights strengths and weaknesses of the District, including but not limited to:</p> <p>Strengths: local produce, diverse countryside, numerous tourist attractions and events, established walking and cycling routes, attractive towns and villages, excellent access and customer loyalty.</p> <p>Weaknesses: still an unknown destination with no major landmarks (e.g. coast or National Parks), it is mainly visited in summer, fragmented industry, limited attractions for families and teenagers, lack of awareness of tourism benefits within the local community, poor public transport infrastructure and lack of year-round attractions.</p>	<p>The LOCAL PLAN(S) should take into consideration the need for sustainable planning in major tourism-related projects such as large-scale hotels, family attractions etc. The improvement of transport networks apart from being a social and economic need would greatly benefit the tourism industry. Increased tourism may put several areas of SS under pressure and sensitive land-use planning as well as mitigation measures should be considered. On the other hand, there is also scope for environmental benefits as the quality of the landscape and countryside is one of SS's main tourism assets.</p>	<p>The SA will need to test tourism policies against sustainable transport, land use, local community benefits and preservation and enhancement of historic assets, biodiversity and open space.</p>
<p>Employment Land Review Stages 1, 2 and 3, SSDC, 2009-2010</p> <p>http://www.southsomer.set.gov.uk/planning-and-building-control/planning-policy/evidence-base</p>	<p>Stage 1 of the ELR looks at the supply of traditional employment land (i.e. 'B' uses) across the District in the form of established business parks and trading estates, and the land available in the form of residual Local Plan allocations, extant planning permissions, lapsed planning permissions, developments under construction and completions. Stage 2 looks at the overall need for employment land across the District, whilst Stage 3 attributes levels of employment land for each of the main settlements in the District.</p>	<p>The Review will inform the selection of employment sites and areas to be allocated and safeguarded in the LOCAL PLAN(S).</p>	<p>The SA will need to ensure that policies, where possible, enhance the positive economic impacts whilst minimising negative effects on the environment and enhancing social aspects. SA framework should include economic objectives.</p>

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<p>The World Summit on Sustainable Development (WSSD), Johannesburg Declaration on Sustainable Development – Plan of Implementation</p> <p>UN 2002</p> <p>http://www.un.org/esa/sustdev/documents/WSSD_POI_PD/English/POIToc.htm</p>	<p>The WSSD represented a reaffirmation of international commitment to sustainable development. The key outcomes of the summit were the Johannesburg Declaration on Sustainable Development. The Plan of Implementation highlights 8 objectives which should jointly lead to the strengthening of institutional arrangements on sustainable development, these are:</p> <ul style="list-style-type: none"> • Strengthening commitments to sustainable development; • Integration of the economic social and environmental dimensions of sustainable development in a balanced manner; • Strengthening the implementation of Agenda 21, including through mobilisation of financial and technological resources, as well as capacity-building programmes, particularly for developing countries; • Strengthen coherence, coordination and monitoring; • Promoting the rule of law and strengthening of governmental institutions increasing the effectiveness and efficiency through limiting overlap and duplication of activities of international organisations, within and outside the United Nations system, based on their mandates and comparative advantages; • Enhancing participation and effective involvement of civil society and other relevant stakeholder in the implementation of Agenda 21, as well as promoting transparency and broad public participation; • Strengthening capacities for sustainable development at all levels, including the local level, in particular those of developing countries; and • Strengthening international cooperation aimed at reinforcing the implementation of Agenda 21 and the outcomes of the Summit. 	<p>The objectives highlighted offer synergies with other, high – level government policy on sustainable development and community engagement. Particular emphasis should be made on strengthening the commitment to SD (Securing our Future) and community engagement.</p> <p>The LOCAL PLAN(S) will address many of the priorities set out in WSSD such as either through prioritising core policies or influencing location of activities:</p> <ul style="list-style-type: none"> • Sustainable production and consumption – waste and promotion and location of industrial ecology principles • Biodiversity protection and enhancement • Health – access to health and minimising adverse consequences of development • Energy – use of renewables, efficiency and climate change • Water – protection and utilisation • Agriculture – soils and geodiversity • And poverty - Social inclusion 	<p>The synergies where applicable should be integrated in the SA Framework. For example the SA will need to evaluate core policies that promote or hinder all these areas and the location of related activities.</p>

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<p>Securing the future: Delivering the UK Sustainability Development Strategy</p> <p>ODPM 2005</p> <p>http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm</p>	<p>The strategy reiterates the purpose and framework goal of the framework but further defines the strategy for sustainable development in the UK including shared priorities for UK action including:</p> <ul style="list-style-type: none"> • Sustainable consumption and production; • Climate change and energy; • Natural resource protection and environmental enhancement; and • Sustainable communities. <p>The strategy further develops the indicators discussed in 'A better quality of life' (1999), adding new indicators and refining existing ones. Baseline information for these indicators is due to be released summer 2005.</p>	<p>A challenge for authorities will be to take on board the framework goal, talking the four objectives of Sustainable Development simultaneously. Additionally, ensuring that policies meet the 5 guiding principles:</p> <ul style="list-style-type: none"> • Living within environmental limits; • Ensuring a strong, healthy and just society; • Achieving a sustainable economy; • Promoting good governance; and • Using sound science responsibly. <p>For a policy to be “sustainable” it must respect all five of the principles set out above.</p>	<p>SA framework will need to integrate the priorities and principles. The SA will be a key mechanism for helping to deliver these objectives and will encourage the use of sound science through the collection of an evidence base and is a key tool for helping to achieve better governance</p>
<p>European Spatial Development Perspective 1999</p>	<p>To define at Union level policy objectives and general principles of spatial development to ensure the sustainable development of the European territory which respects its diversity.</p>	<ul style="list-style-type: none"> • Establish a polycentric and balanced urban system • Promote integrated transport and communications concepts. • Develop and conserve natural and cultural heritage • Implement cross border planning strategies, land-use plans, improved regional transport systems, sustainable development strategies in rural areas and programmes making use of the natural and cultural heritage. <p>The plan should be mindful of cross-border and cross boundary planning strategies. The plan should establish the inter-relationships of towns within the plan area and consider their functional relationships with other centres.</p>	<p>Ensure a range of SA objectives to cover spatial development issues.</p>

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 Energy Act 2011	The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to the framework to enable and secure low-carbon energy supplies and fair competition in the energy markets. The Act has three principal objectives: tackling barriers to investment in energy efficiency; enhancing energy security; and enabling investment in low carbon energy supplies.	Include policies on energy efficiency and encouraging low carbon technologies.	Consider implications of plan with regard to government energy policy.
 Community Infrastructure Levy (2010 and various updated regulations and guidance documents)	Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments. Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.	Outline the infrastructure requirements that will be required in delivering new housing, employment and other development.	Can help to make recommendations for the infrastructure required in order to mitigate the impact of development.
 Code for Sustainable Homes, CLG, 2006 (plus more recent technical guides and supporting studies) http://www.communities.gov.uk/planningandbuilding/sustainability/codesustainablehomes/	The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes, which aims to reduce carbon emissions and create homes that are more sustainable. The Code measures the sustainability of a new home against nine categories of sustainable design, and covers energy/CO2, water, materials, surface water run-off, waste, pollution, health and well being, management and ecology. Performance against each level is measured, and an overall score from one to six is given.	Require new homes to be meet specified standards of the Code.	Consider the principles of the Code for Sustainable Homes as important methods of achieving sustainable development for new homes.
 Climate Change Act 2008 http://www.defra.gov.uk/environment/climatechange/uk/legislation/	Two key aims: to improve carbon management and help the transition to a low carbon economy, and to demonstrate strong leadership internationally. Introduces legally binding greenhouse gas emission reductions.	New development should be planned to limit carbon dioxide emissions. New development should make good use of opportunities for decentralised and renewable or low carbon energy.	Promote reduction of greenhouse gas emissions.

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 <p>National Policy Statements for Energy; Transport; Water, waste water, and waste; Various Government departments</p> <p>http://infrastructure.planningportal.gov.uk/legislation-and-advice/national-policy-statements/</p>	<p>Government policy on the development of nationally significant infrastructure. A series of six Energy NPSs, including overarching energy statement, renewables and nuclear. The Ports, hazardous waste, and waste water NPSs have also been designated.</p>	<p>Reference the fact that nationally significant infrastructure will be considered by the Infrastructure Planning Commission in line with the National Policy Statements.</p>	<p>Support for low carbon energy generation, which will help climate change mitigation. Delivery of key infrastructure can also help support the economy, and provide social benefits.</p>

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<p>National Planning Policy Framework, CLG 2012 https://www.gov.uk/government/publications/national-planning-policy-framework--2</p>	<p>Explains the three dimension of sustainable development, and that these roles are mutually dependent and economic, social and environmental gains should be sought jointly.</p> <ul style="list-style-type: none"> - an economic role: build a strong, responsive and competitive economy, by ensuring sufficient land of the right type and in the right places is available to allow growth and innovation; and by coordinating development requirements, including the provision of infrastructure. - a social role: promote strong, vibrant and healthy communities, by providing an increased supply of housing, creating a high quality built environment, with accessible local services. - an environmental role: protect and enhance the natural, built and historic environment, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change. <p>The NPPF introduces a presumption in favour of sustainable development which, for plan making, means that local authorities should positively seek opportunities to meet the development needs of their area; and Local Plans should meet objectively assessed needs unless there are significant adverse impacts of doing so.</p>	<p>Each local authority should produce a Local Plan for its area, which can be reviewed in whole or part to respond flexibly to changing circumstances. The Local Plan(s) should be based upon a presumption in favour of sustainable development. Any additional DPDs should only be used where clearly justified, and SPDs should only be necessary where their production can help to bring forward sustainable development at an accelerated rate, and must not add to the financial burdens on development.</p> <p>The Local Plan should be consistent with the guidance on delivering sustainable development set out in the NPPF.</p>	<p>Makes clear that SA should be an integrated part of the plan preparation process and consider likely significant social, environmental and economic effects. Constitutes the Government's view of what sustainable development in England means in practice for the planning system</p>
<p>PPS: eco-towns – A supplement to PPS1, CLG, 2009 http://www.communities.gov.uk/planningandbuilding/planningpolicyguidance/planningpolicystatements/planningpolicystatements/</p>	<p>Sets out high environmental standards that should be achieved to ensure that eco-towns are exemplars of good practice and provide a showcase for sustainable living. These standards include: the eco-town should be zero carbon, homes should meet Code for Sustainable Homes level 4, at least 50% of trips should be by non-car, and 40% of the eco-town's total area should be allocated to green space.</p>	<p>Studies are being carried out to ascertain whether the proposed Yeovil urban extension can be built to meet eco-town standards.</p>	<p>Identifies the exemplification of sustainable development.</p>

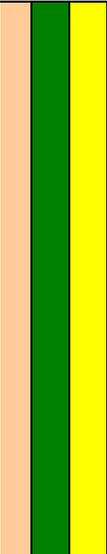
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 <p>DfT Circular 02/07 Planning and the Strategic Road Network, 2007 http://www2.dft.gov.uk/pgr/regional/strategic/policy/circular207planningandstrategic.html</p>	<p>Explains how the Highways Agency will participate in the planning process. The successful delivery of development relies upon infrastructure provision, and key to this is ensuring that the strategic road network can cope with additional development. Wherever possible, alternatives to building new roads should be sought, by reducing the impact on road users and the environment, improving road performance through better network management and making smarter journey choices easier.</p>	<p>Development should be promoted at sustainable locations, and appropriate demand management measures should be incorporated. In producing LOCAL PLAN(S)s, the Highways Agency will offer advice and technical support that will guide the scale and location of proposals in relation to the strategic road network.</p>	<p>Reduce the need to travel and promote sustainable travel modes.</p>
 <p>Delivering a Sustainable Transport System, DfT, 2008 http://webarchive.nationalarchives.gov.uk/+http://www.dft.gov.uk/about/strategy/transportstrategy/dasts/</p>	<p>Outlines five goals for transport, broadly support economic growth; tackle climate change; contribute to better safety, security and health; promote equality of opportunity; improve quality of life and promote a healthy natural environment. The focus is on delivering strong economic growth while at the same time reducing greenhouse gas emissions, which is recognised as the biggest challenge. Improving reliability and reducing congestion will be a priority – the worst option of stop-start traffic is bad for the economy, climate change and quality of life.</p>	<p>Reflect the transport goals in considering the scale, nature and location of future development. Recognise that where new housing is created will have implications for the transport infrastructure required to support housing.</p>	<p>Reduce the need to travel and promote sustainable travel modes.</p>
 <p>Somerset Mineral Local Plan 1997-2011 (adopted April 2004) http://www.somerset.gov.uk/media/67F42/Minerals%20Plan%20first%20section.pdf</p>	<p>The Minerals Local Plan is intended to work in conjunction with the Structure, Waste and area Local Plans (produce by the LAs) to constitute the Development plan for the county.</p> <p>The aim is to allow Somerset to contribute to the regional and national need for minerals still achieving a pattern of sustainable development across the County – including promoting the recycling of materials.</p> <p>It is important to recognise the challenge posed by trying to conciliate the exploitation of resources with environmental aims in order to achieve a balance of economic, social and environmental impacts/benefits.</p>	<p>The LOCAL PLAN(S) should ensure mineral reserves are conserved as far as practicable and not sterilised through new development.</p>	<p>The SA should attempt to identify the consequences for sustainable development of South Somerset's mineral extraction plans for the future. Monitoring and mitigation measures can be put in practice.</p>

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<p>Somerset A Landscape for the Future: Vision and Community Strategy 2004</p> <p>http://www.somerset.gov.uk/media/31B/CE/SSP_-_A_vision_for_Somerset.pdf</p>	<p>The document sets out the overall vision for the development of Somerset until 2025 and beyond, with six strategic priorities:</p> <ul style="list-style-type: none"> • Improve the image of Somerset and increasing interest of external parties such as businesses and tourists. • Boost and diversify Somerset's economy by making it an attractive place for business growth. • Increase residents' level of education and skills. • Improve the availability and range of cultural opportunities; • Improve infrastructure, access and transport; • Create a strong community infrastructure with enough affordable housing, community facilities and with increased community participation. 	<p>Improving areas such business and housing infrastructure is likely to put pressure on the local environment and on services (e.g. transport) namely by boosting population growth.</p>	<p>Baseline data for housing needs, community safety, economy and environmental pressures, as well as quality of life indicators.</p>
<p>Somerset LTP2 2006-2011</p> <p>http://www.somerset.gov.uk/somerset/transport/localtransportplans/localtransportplan2/index.cfm?override=publications&pubid=</p>	<p>The document lists the following objectives for Somerset's transport system for 2006-2011:</p> <ul style="list-style-type: none"> • Improve safety for all who travel; • Reduce social exclusion and improve access to everyday facilities; • Reduce the growth of congestion and pollution and improve health; • Support sustainable economic growth in appropriate locations; and • Protect and enhance the built and natural environment. <p>Yeovil is identified as one of the 3 major centres.</p>	<p>Yeovil is identified as one of the three key centres for employment and economic growth. Congestion and air pollution are likely to increase in these areas with potential for health impacts, increase in accidents and reduction in overall quality of life.</p>	<p>The SA should recommend sustainable options to integrate LTP within the LOCAL PLAN(S) but also to mitigate the impacts of increased traffic in Yeovil.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
 <p>Somerset Future Transport Plan 2011 – 2026, and supporting strategies, SCC</p> <p>www.somerset.gov.uk/futuretransportplan</p>	<p>Replaces LTP2, and describes the transport policy challenges over the next 15 years, such as minimising the growth of traffic in urban areas, maintaining the road network, improving accessibility to jobs and services in rural areas. The policies and investments that will help tackle these challenges are outlined. This is based around the five national Government goals to:</p> <ul style="list-style-type: none"> ▪ Reduce carbon emissions; ▪ Support economic growth; ▪ Promote equality of opportunity; ▪ Contribute to better safety, security and health; ▪ Improve quality of life and a healthy natural environment. <p>A series of supporting strategies are being produced on an ongoing basis on delivering key elements of the plan e.g. active travel strategy, road safety strategy, Parking Strategy have been produced to date.</p>	<p>Reflect the transport goals in considering the scale and distribution of new development. Incorporate mitigation measures where necessary to reduce the effect of traffic.</p>	<p>Reflect transport issues in the sustainability objectives.</p> <p>Although transport is not explicitly mentioned in SEA Directive, there are links to air, human health, climate issues as required by the SEA Directive.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
<p>South Somerset District Council District-wide Car Parking Strategy Study Report Version 5.4 Consultation Draft 2006 http://www.southsomersest.gov.uk/media/pdf/5/d/AbstractStudy_1.pdf</p> <p>and Parking Strategy Review 2013</p>	<p>Framework for a District-wide parking strategy, within which an action plan is developed to manage the Council's parking stock to best meet the impact of car travel linked to the needs of the residential, business and employment communities. Key Strategy Objectives:</p> <ul style="list-style-type: none"> • Offer car parking that is convenient, well maintained, secure and publicised; • Provide capacity that seeks to balance the competing demands of residents, workers and visitors; • Be consistent with national, regional and local policies; • Contribute to wider transport strategies relating to congestion, sustainability and the environment; • Use tariffs to control use by time, influence modal shift and better balance the comparative costs of car and public transport; • Recognise local conditions that warrant different approaches; • Introduce restraint only when matched by the provision of convenient, attractive alternatives. <p>The review has the following 3 aims: Ensure public parking provision is convenient to use for all and makes most use of scarce resources, and enhances the vitality and viability of Yeovil, the Market Towns and Rural Centres; Ensure car park management regimes optimise the use of car parks, and optimise income for maintenance and reinvestment; Examine the scope for further localisation of car parking arrangements to make the most of local opportunities and ensure flexibility to adapt to local conditions.</p> <p>3. Examine the scope for further localisation of car parking arrangements to make the most of local opportunities and ensure flexibility to adapt to local conditions.</p>	<p>The skeletal Action Plan illustrates (in Project Centre's view) how the various tools available to the Council could further the objectives of the strategy. The ability of the District Council to influence and change travel patterns and behaviour through parking management is constrained by its control of the parking stock. It is the Project Centre's view that whatever pressures applied by developers or communities to change the current level of control these should be resisted by the Council.</p>	<p>Study identifies hierarchy that will determine appropriate combinations of travel patterns to be applied as part of the supply demand comparisons, it seeks to recognise the role of parking within wider strategies.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
 <p>South Somerset District Local Plan 1991-2011 http://www.southsomerset.gov.uk/index.jsp?articleid=2094</p>	<p>This sets out the strategic and development control policies for guiding development proposals and determining planning applications. Guiding principles of the Local Plan:</p> <ul style="list-style-type: none"> • To achieve sustainable development • To maintain and enhance the social and economic well being of the area; • To locate development where it does not encourage additional car borne travel, particularly taking advantage of locations well served by public transport; • To make efficient use of resources, particularly by giving priority to the re-use of previously developed sites, and achieving the maximum benefits from the land that is used; • To conserve and enhance the distinctive character and quality of the urban and rural landscape and townscape; • To conserve and enhance the architectural and historic heritage of the area; • To protect and enhance the natural environment, including biodiversity; • To seek to make sustainable design and building practice normal rather than exceptional throughout South Somerset by the year 2010 through education awareness raising, the provision of exemplar projects, co-operation with Registered Social Landlords and the implementation of the policies in this local plan. 	<p>Save all relevant policies as determined by the Council.</p> <p>The documents that will make up the Local Development Framework will have a broader spatial approach but will continue to address the land-use based issues that affect the District. The Local Plan will provide an initial background for the development of the component documents that will form the LOCAL PLAN(S).</p> <p>Development proposals will be expected to assist in achieving the Guiding Principles.</p> <p>The approach to identifying development sites has been wherever possible to use previously developed (or "brownfield") land, but it needs to be recognised that the stock of this land in a District such as South Somerset is very limited.</p> <p>Through the continually expanding evidence base (including AMR) and the iterative SA/SEA process, The Council would assess the need for new policy or additional detail to be provided through subsequent DPDs and SPDs.</p>	<p>Make appropriate use of historical / trend data from Plan in the baseline in assessing performance.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
 <p>South Somerset District Council Corporate Plan 2009 – 2012 (June 2009) http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/</p>	<p>Sets out how the District Council intends to shape the future of the district by having ambitious intentions to improve the quality of life for communities, residents, businesses and visitors. Vision and mission statement remain the same as previously but ‘environment’ corporate themes slightly amended to ‘enhance the environment, address and adapt to climate change’.</p>	<p>Need to be aware of the corporate aims, vision and mission statement in the preparation of local development documents. The key target areas could be used for objective setting and monitoring purposes.</p>	<p>Sets out useful contextual information. Plan includes targets, which could be used to identify indicator status in Stage A2 baseline evidence.</p>
 <p>South Somerset Council Plan 2012 – 15 www.southsomerset.gov.uk</p>	<p>Focuses on four key priorities for the district: health, homes, jobs, and the environment. Outlines how the district council will help to tackle issues around these key priorities.</p>	<p>Deliver sustainable development across the district.</p>	<p>Ensure local sustainability issues are adequately reflected, and addressed in the SA framework.</p>
 <p>South Somerset Sustainable Community Strategy 2008 – 26, 2008, SSDC</p>	<p>A masterplan for how people in the district want to live and work, now and in the future, produced by the Local Strategic Partnership in consultation with the community. There are 5 overarching themes (well being; environmentally sensitive; well run, well served and well connected; thriving economy; well designed and well built), underpinned by 12 goals. Each goal contains several strategic priorities and actions.</p>	<p>Ensure consideration is given to the Sustainable Community Strategy, which identifies the aspirations of the District’s residents, early in the plan-making process.</p>	<p>Identifies sustainability issues in the district. Sets out useful contextual information. Plan includes targets, which could be used to identify indicator status in Stage A2 baseline evidence.</p>

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Relevant Plan, Policy, Programme – Proponent Body, Date & Source	Opportunities / synergies / challenges / constraints	How could the LOCAL PLAN(S) Respond	Implications for the SA
 <p>South Somerset Local Development Scheme 2010-13, SSDC http://www.southsomerset.gov.uk/index.jsp?articleid=2093</p>	<p>Sets the context for the planning process in the District. It summarises the content of the LOCAL PLAN(S) and the nature of each LDD to be produced. It sets out:</p> <ul style="list-style-type: none"> • The documents that currently form the development plan in South Somerset; • The Local Development Documents (LDDs) that the Council will produce as part of the South Somerset LOCAL PLAN(S), and their preparation timetable; • How progress will be monitored and reviewed; and • The resources that will be used in the preparation of Local Development Documents. 	<p>Prepare the DPDs set out in the LDS, along with the AMR, and SPDs as appropriate. SPDs will provide further details of policies and proposals in DPDs, which could take the form of design guides, other guidance, development briefs, or issue-based documents.</p>	<p>As above.</p>

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Appendix 3 – Sustainability Appraisal of Ilminster direction of growth

The appraisal matrices presented in Appendix 6A for the South West (Option 1 – Canal Way) and North Area Options (Option 3) and Appendix 7 for the South East (Shudrick Valley – Option 1) of the Local Plan Sustainability Appraisal Report (June 2012) have been revised, and are presented in this order below.

Ilminster Option 2 – South West (Canal Way)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	At its closest point, Option 2 is located within 600m of the Town Centre, with the centre of the option approx. 1,100m away. (these distances and all subsequent distances based on direct lines from the centres of the Options to public highway and then as direct as possible routing along public highways). This is still within easy walking and cycling distance of the Town Centre, but at its furthest point people might choose to travel by car instead. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls all within walking and cycling distance from the more central and eastern parts of the proposed Option area. This Option is immediately adjacent to the new Medical Centre on Canal Way. There are two schools in Ilminster - Greenfyld First School and Swanmead Community School and both are in reasonable proximity to Option 2 with Greenfyld School being approx. 900 metres from the centre of the South West Option and Swanmead being approximately 1,050 metres. A replacement school for Greenfyld, were it located at Canal Way as the Education Authority prefer, would be a distinct advantage for a Canal Way site in terms of accessibility. There would be the potential benefit of linked trips with the Medical Centre. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development and Section 106 monies should be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided. Option has good access to existing services and facilities and potential for a minor long term positive effect.	+
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development could bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	The development of 332 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The Strategic Housing Land Availability Assessment (SHLAA) illustrates that there is sufficient land to deliver in excess of 332 homes in this location. Potential for significant medium to long term positive effect through the provision of housing.	++

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4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. The location of the new Medical Centre immediately adjacent this Option means that it would have excellent access to this health service. Dental and pharmacy facilities in the centre of town are less accessible and between 800m to 1,000m away from its nearest point and 1,300m and 1,500m from the centre of the Option area. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for a significant long-term positive effect associated with the closeness to medical facilities tempered by less accessible pharmacy and dental facilities.	+ +/-.
5. Improve education and skills of the population	Near existing primary (500m at nearest point) and middle schools (650m from nearest point). As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so development will lead to more children travelling to Crewkerne and increased pressure on Wadham school. New replacement primary school provision should be facilitated by new development. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option has good access to existing primary and middle school so potential for long-term minor positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne.	+/-
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	This option is the closest to saved employment allocations (600 metres away from the nearest point of the Option to the nearest point of the allocations) and closest to the existing areas of employment to the west of the town some 200 metres away from nearest point to nearest point. (wherein 35% of town’s total employment provision is to be found). The proximity to these areas could enable people to walk and cycle to work. Compared to the other Options this is not as close to the town centre employment (44% of town employment) and the Gooch and Housego factory and other employment to the south of the town (21% of town’s total employment). Easier access to the A303/ A358 is a potential benefit for employers by virtue of easier access to the national highway system but could encourage some leakage of retail expenditure out of the town to the disbenefit of local retailers and encourage potential out commuting. Opportunities to promote sustainable tourism are unlikely to be created. There is potential for a positive long-term effect through proximity to existing and future jobs tempered by a propensity to out commute from this option which has better access to the A303 and beyond than the other two Options.	+/-
8. Reduce the effect of traffic on the environment	Within walking distance to the town centre, so good opportunity to encourage walking and cycling if the correct links are put in place. This Option is the closest to the existing employment opportunities in the west of the town and the saved employment land allocations and therefore again has the potential to encourage walking and cycling if the links are available. However, it should be noted that this Option is less accessible to the employment opportunities in the town centre and at Gooch and Housego to the south of the town. By providing a balance of housing and employment land, there is potential for new residents to live and work within close proximity to each other, but there is no guarantee that the inhabitants of the new homes will work/shop etc. locally and given the rural nature of the district and the lack of strategic services in Ilminster, it is likely that	+/-

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	<p>growth will lead to increased traffic. This can however be mitigated by taking measures to encourage walking, cycling and public transport. In relation to increasing journeys by non-car modes cycle route 33 is traffic free along Canal Way with cycle friendly connections to residential areas and employment to the west. There are also good connections to cycle route 30 and good gradients for cyclists. There are good pedestrian links to the town centre and town generally. Bus stops exist close by on Canal Way. All three services (30 Taunton – to Axminster with hourly service, N10 Taunton to Martock with 4 per day and Service 9 Donyatt to Crewkerne with 3 per day) are accessible but this option is disadvantaged by the 30 service return journey from Taunton not going down Canal Way and requiring disembarkation in the town centre and similarly with N10 service. Good access to Service 9 from Canal Way routing. This option has good access to the town centre and existing and proposed employment to the west of town as well as the potential to utilise and promote public transport walking and cycling. Potential for a minor long-term positive effect on this SA Objective. All of the Options have the potential for a residual minor negative effect on traffic.</p>	
9. Protect and enhance the landscape and townscape	<p>Loss of greenfield land is negative. Most of the land is identified as being of low to medium landscape and visual sensitivity, and having high to moderate capacity to accommodate built development in the Peripheral Landscape Study. Topography may be an issue for any potential development as there is steeper ground constraining development the further south the development extends. This coincides with identified land with moderate to low capacity to accommodate growth, however it is considered that development can be accommodated without extending this far south. Proposed modern development on the currently undeveloped side of Canal Way would mirror that opposite. Mitigation including avoidance of the steeper more attractive southern slopes of the option will limit impact of proposed development with the potential for residual minor negative effects.</p>	-
10. Conserve and where appropriate enhance the historic environment	<p>The historic environment will be maintained. The Option does not abut the south western edge of the Conservation Area which is 150 m away from its nearest point and is separated by modern housing. It is considered that the impact on listed buildings will be minimal. This Option is distant from the area of High Archaeological Potential (175m at its nearest point and separated by modern housing). Whilst not adversely affecting the historic environment neither is it enhancing it.</p>	0
11. Reduce contribution to climate change and vulnerability to its effects	<p>All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. Level area facing north facing slope at 400m from site. The Option is not advantageous to sun based energy generation and setting sun partly obscured by hill. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site². Potential for a minor long-term positive effect which is negated by negative impact from lack of on-site renewable energy opportunities</p>	+/-

² DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

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12. Minimise pollution (including air, water, land, light, noise) and waste production	There is the potential for minor noise, fumes and dust created at construction stage. Increased population will result in increased traffic which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. There is Grade 3a agricultural land in the south of this Option area; however, it is considered unlikely that development would extend this far and lead to the loss of best and most versatile agricultural land. The requirement to rationalise farm land holdings whilst uncertain indicates a negative impact on existing farming operations. Potential for a minor medium term negative effect on existing farming operations and a minor temporary negative effect through increased pollution.	-
13. Manage and reduce the risk of flooding	There are no significant areas of flood risk within this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. There is some evidence of localised surface water flooding but it is considered that suitable mitigation is available. Development will afford the opportunity to resolve this and for this reason this option will have a minor positive impact	+
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within the foraging areas for Pipistrelle Bats a relatively common urban species. Any development proposals would have to include mitigation measures to address this. It is considered that significant effects are unlikely given the mitigation available at the project level and provided by Local Plan policies. However, there is still an element of uncertainty until project level surveys and assessments have been completed.	?
<p>Conclusion: This Option has the potential for a significant long-term positive effect through being able to provide the overall housing requirement as well as indirect positive effects through the provision of affordable housing and community benefits. There is the potential for a minor positive effect on access to services and facilities as the Option is within 600m of the town centre and is adjacent to the new Medical Centre on Canal Way so there is the potential for a minor positive effect on the SA Objective relating to health. The Option is close to saved employment allocations and existing areas of employment to the west of the town (35% of town's total employment provision) so there is the potential for a positive effect in terms of access to employment. There is potential to improve walking and cycling routes as well as access to bus services which could reduce traffic impacts and potential to resolve localised flooring issues. However, it is considered that all the Options are likely to have a minor negative effect on traffic. The proximity of the A303 could result in out commuting however this is uncertain at this time. This Option would lead to the loss of greenfield land (albeit more attractive areas can be avoided) and would also have negative effects on existing farm operations. The appraisal did not identify the potential for any significant negative effects as a result of development in this Option area.</p>		

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Ilminster Option 3 – North		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option 3 is on the north side of the Town Centre approximately 250m away at its closest point and 650m from the centre of the Option area This is within easy walking and cycling distance of the town centre, but at the furthest north of the Option people might choose to travel by car instead, especially as walking from the town centre would involve walking uphill. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls. The building of the new Medical Centre off Canal Way has made the service less accessible to Option 3 as distance required to travel has increased. There are two schools in Ilminster - Greenfylde First School and Swanmead Community School. Both are south of the Town Centre and both are approximately 900 metres from the centre of the North Option. Should a replacement school for Greenfylde be provided on Canal Way as preferred by Somerset County Council in order to serve the whole town then this will be further away from the Northern Option than the existing primary school. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development and Section 106 monies will be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided. This Option has good access to the town centre albeit affected by topography and is further away from the new Medical Centre than Option 2 with a potential therefore for a minor long term positive effect.	+
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development could bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	The development of 332 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The SHLAA indicates that there is insufficient land to deliver the required number of homes, with the potential for a significant long-term negative effect against this SA objective.	--
4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. New Medical Centre is situated on the other side of the town centre. Access to town centre dental and pharmacy facilities is good and within 400 metres for most of the Direction of Growth albeit up slope on the return journey. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for a minor positive effect due to access to dental and pharmacy facilities but also a minor negative effect given greater distance to the Medical Centre (it is a similar distance from Option 3 to the Medical Centre as from option 1 to the Medical Centre).	+/-

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5. Improve education and skills of the population	The North option is near the existing primary and middle schools (500m from nearest point to primary school and 550m from middle school). As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so development will lead to more children travelling to Crewkerne and increased pressure on Wadham school. New replacement primary school provision should be facilitated by new development. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option 3 has good access to existing primary and middle school so potential for a minor long term positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne	+/-
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	This option is around 1,300 metres to the saved employment allocations from its nearest point and the employment potential they represent and 1,000 metres from the employment areas in the west from nearest point to nearest point. It is close enough to enable people to walk and cycle to work in the town centre (44%), but is further away than Option 2 to employment existing employment in the west. Opportunities to promote sustainable tourism are unlikely to be created. A location for residential development nearer to the town centre, where people can walk easily to access services, goods and facilities is considered very desirable. Given the proximity of the town centre (250m away from the Option areas closest point), there are more opportunities to support local shops and services, which will be beneficial for the local economy. An increase in residents provides an increased local workforce. Closeness to the town centre means this Option has the potential for a significant long term positive effect on the economy however tempered by distance from the west employment areas and allocations.	+ +/-
8. Reduce the effect of traffic on the environment	The Option is close to the town centre, to existing employment to the west of town and to save employment land allocations, so presents a good opportunity to encourage walking and cycling if the correct links are put in place. There is the potential for new residents to live and work within close proximity to each other and for walking, cycling and public transport to be encouraged. In relation to increasing journeys by non-car modes the eastern side of the Option would link well with cycle routes 30 and 33 and proximity to centre will promote cycle use although the gradient associated with the Option will act as a deterrent to cycling for some. Good pedestrian links to the town centre and town generally although gradient will again be an issue for some. Bus stops exist close by on West Street and the Butts and are accessible in the town centre. Service 30 northbound to Taunton is not easily accessed as it travels along Canal Way (not through the town centre) –, N10 Taunton to Martock with 4 per day is accessible along the B 3168 from the North Option but the Service 9 Donyatt to Crewkerne route is less accessible as it is routed along Canal Way from the Market Square on the return journey from Crewkerne. This option has good access to the town centre and existing employment as well as the potential to promote public transport, walking and cycling. This is tempered by the topography and the routing of some Bus routes along Canal Way. Potential for a minor long-term positive effect on this SA objective. All of the Options have the potential for a residual minor negative effect on traffic.	+/-

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9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative. Half of the Option land is identified as being of medium landscape sensitivity whilst the other half is of high landscape sensitivity and all is identified as having high visual sensitivity. The majority of the land has a low capacity to accommodate built development in the Peripheral Landscape Study. Topography may be an issue for any potential development as there is steep ground constraining development on part of the site. This option has good pedestrian access to the wider countryside. The Option could not easily be assimilated into the town as it will by virtue of its location above the town tend to over dominate and it will not easily link into existing development. Existing development is closed off and does not open out into the higher land of the Option beyond it. Mitigation is not practical and development here would have the potential for a significant negative long-term effect on this SA objective.	--
10. Conserve and where appropriate enhance the historic environment	The historic environment will be maintained. This Option is close to the northern edge of the Conservation Area and so development will be required to take impact on Conservation Area into account in these areas and potential mitigation may be needed. Impact on listed buildings will be minimal. The Option is adjacent to the Area of High Archaeological Potential in two small areas and so development will be required to take impact on Archaeological Potential into account in these areas and potential mitigation may be needed. There is the potential for a negative effect on the historic environment; however, it is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with minor residual negative effects remaining.	-
11. Reduce contribution to climate change and vulnerability to its effects	All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. South facing slopes provide opportunities for solar gain and a beneficial location atop a slope provides opportunities for wind energy generation. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site ³ . The double potential benefit of new construction techniques and in particular the potential on-site for both wind and solar power prompt a significant positive effect	+ +/-
12. Minimise pollution (including air, water, land, light, noise) and waste production	There is the potential for minor short term negative effects through noise, fumes and dust created at construction stage. Increased population will result in increased levels of traffic, which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. The Option is Greenfield land and will lead to the loss of some Grade 2 and predominantly Grade 3a best and most versatile agricultural land that should be protected from development in the normal course of events. This Option is similar in impact to the other two in terms of temporary increased pollution during construction; however, the loss of grade 2 and 3a agricultural land has the potential for significant long term negative effect.	--

³ DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

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13. Manage and reduce the risk of flooding	There are no significant areas of flood risk within this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. Neutral effect against this SA objective.	0
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Pipistrelle Bats and that there are maternity colonies for Brown Long-eared Bats in this location. Additionally there is a hibernation roost for Lesser Horseshoe Bats in this location and it is significantly used. Any development proposals would have to include suitable mitigation measures to address potential impacts on the bat species and the roosts. Given the presence of maternity colonies and hibernation roosts for Lesser Horseshoe Bats it is considered that there is the potential for a significant short to long-term negative effect on biodiversity.	- -
<p>Conclusion: This Option has the potential for a positive effect against SA objectives relating to access to facilities/services as it is within 250m of the town centre at its closest point. There is also the potential for a positive effect on the economy as the Option has good access to existing employment within the town centre, providing access to jobs and support for town centre businesses. It has potential to improve walking and cycling routes as well as access to bus services which could reduce traffic impacts. However, it is considered that all of the Options are likely to have a minor negative effect on traffic and there are topographical barriers to pedestrian movement. There is the potential for significant long-term negative effects as the Option cannot accommodate the required level of development, has high landscape sensitivity, would lead to the loss of best and most versatile agricultural land and has Lesser Horseshoe Bat maternity colonies and hibernation roosts present.</p>		

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Proposed Submission Local Plan Policy PMT3 Ilminster Direction of Growth to the South East (Option 1 from Draft Core Strategy)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The Direction of Growth is located within easy walking and cycling distance of the Town Centre being only 150m at its closest point and 550 m from the Option centre. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls. The South East Option is the closest of the three options and without the disbenefit of topography of the North Option. It is significantly closer than the South West Option both at its closest and from middle to middle of Option to town centre. The new Medical Centre is approx. 950m from the closest part of the Direction of Growth and 1350 m from the centre of the Option. This is not considered easy walking distance, but cycling would be an option. There are two schools in Ilminster - Greenfylde First School and Swanmead Community School, and both are in close proximity to the Direction of Growth with Greenfylde 550 m from the closest part and 950m from the Option centre and Swanmead immediately adjacent at its closest and 400m from the centre of the Option. A replacement school for Greenfylde were it located at Canal Way as the Education Authority prefer in order to serve the whole town would be further away from this Option to its potential relative detriment in terms of accessibility. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development and Section 106 monies should be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided. The proximity to the town centre with its services and facilities provides for a significant positive contribution towards sustainable development. Potential for a significant positive effect against this SA objective.	++
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development could bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	Residential development will increase the range of market housing and affordable housing available in Ilminster. A viability assessment of the site has been undertaken and this indicates that the site is deliverable and can 'afford' 35% affordable housing. The SHLAA illustrates that there is sufficient land to deliver in excess of 332 homes in this location. Potential for significant medium to long term positive effect through the provision of housing.	++
4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. The location of the new Medical Centre at Canal Way makes the Shudrick Valley Option relatively less accessible but there is good access to town centre Dentists and pharmacies. Potentially by providing residential development in close proximity to the existing centre, this may encourage people to walk more to access sites and facilities, which would be beneficial to health. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for positive effect due to access to dental and pharmacy facilities but negative effect given greater distance to Medical Centre (similar distance	+/-

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	from option 1 to medical centre as from option 3 to Medical Centre).	
5. Improve education and skills of the population	The Option is near to the existing primary school (550m from nearest point) and immediately adjacent the middle school. As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so there will be increased pressure on Wadham school in Crewkerne. New replacement primary school provision will be facilitated by development. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option has good access to existing primary and very good access for middle school so potential for long term positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne	+/-
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but any impacts are uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	Of the options considered for Ilminster this Option is the furthest away from the existing employment sites (approx. 1.7km) to the west of town where 35% of town’s total employment is located and the employment potential of the saved Local Plan employment allocations. However, the option is better located for the jobs available in the town centre and the south of the town including the Gooch and Housego site (65% of town’s total employment in total) enabling people to walk and cycle to work. A location for residential development nearer to the town centre, where people can walk easily to access services, goods and facilities is considered very desirable. Given the ease to access the town centre, there are more opportunities to support local shops and services, which will be beneficial for the local economy. An increase in residents provides an increased local workforce. The very good access to town centre employment opportunities and the support to be given to town centre businesses makes for a significant positive contribution tempered only by the distance of this option from the employment potential for new jobs in the allocations to the west of town.	+ +/-
8. Reduce the effect of traffic on the environment	This Direction of Growth Option is close to the town centre, with a good opportunity to encourage walking and cycling if the correct links are put in place. There is the potential for new residents to live and work within close proximity to each other and for walking, cycling and public transport to be encouraged. It is a distance from the Strategic Employment Allocations, therefore there may be an increase in traffic over time. In relation to increasing journeys by non-car modes this option has good access to cycle route 33 and 30 although routes are not traffic free in the immediate vicinity. Good permeability should be possible to the town centre and there are good gradients for cyclists. Good pedestrian links to the town centre and proximity is a major benefit to encourage walking. Bus stops are close by on Orchard Vale and in Market Square. This is the best of options to access No.30 service both ways from Market Square and Orchard Vale and similarly for N10 service from Market Square in both directions. There is good access to No. 9 service from Market Square. The Direction of Growth Policy refers to an expectation that a road link between Shudrick Lane and Townsend/Long Orchard Hill, be provided prior to completion of the development. The long held community aspiration to provide an alternative route through Ilminster, whilst avoiding the Town Centre can be provided by this option. The delivery of this road will not reduce the effect of traffic on the town centre but will not generate traffic outside the capacities of the directly affected junctions and it will provide an alternative route option for residents to access the town and navigate around the town. This Option’s excellent access to the town centre and existing employment and good access to bus and cycling facilities as well as promoting walking and the ability to	+ +/- -

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	provide an alternative route for traffic around the centre all point to a significant positive benefit associated with development tempered only by potential distance from new employment opportunities to the west arising over time. All of the Options have the potential for a minor residual negative effect on traffic; however, this Option provides opportunities to provide an alternative route through Ilminster which the other Options do not.	
9. Protect and enhance the landscape and townscape	Loss of Greenfield land is negative, but most of the land is identified as being of low to medium landscape and visual sensitivity, and having high to moderate capacity to accommodate built development in the Peripheral Landscape Study across most of the identified option. Small but significant areas of landscape however with a moderate to low capacity to accommodate built development exist within the Option area. Topography may be an issue for any potential development as there is steeper ground constraining development immediately to the south. Unlike the other two Options a number of trees have protection through Tree Preservation Orders within the proposed Direction of Growth including three groupings of trees. The Council's Proposed Modification 182 to the area covered by this Option serves to exclude most of the tree preservation orders but not all and excludes two of the three tree groupings (at Bakers Copse and Pretwood Copse) from the proposed Direction of Growth. A relatively close pattern of mature hedgerows exists with the potential for historic hedgerows to be identified. The Council's amended Option 1 proposed direction of growth seeks to exclude the most sensitive area with moderate to low capacity although the land agents show prospective development in this area in their Concept Plan submitted with the Council's Examination Hearing Statement on Issue 9. The same agent's subsequent Revised Sustainability Appraisal August 2013 Core Document No) indicates in figure 10 a recognition that landscape with a moderate to low capacity for accommodating development is a site constraint presenting a sensitive area for town setting. Assimilation into the town would not be easily achieved given the need to link into developments that front towards the town centre and along Townsend. There is a relatively poor wider access to the countryside due to the paucity of public footpaths. The pockets of high landscape sensitivity along with a number of Tree Preservation Orders means there is the potential for a significant medium to long term negative effect on this SA objective.	--
10. Conserve and where appropriate enhance the historic environment	The Direction of Growth Option abuts the south eastern edge of the Conservation Area and development is likely to require mitigation. This Option has the largest boundary with the existing Conservation Area. Impacts on listed buildings will be minimal. The northern margin of the Option is within the Area of High Archaeological Potential. There is the potential for a significant negative effect on the historic environment on both Conservation and Archaeology considerations and despite the prospect of suitable mitigation through the Local Plan and at the project level.	--

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11. Reduce contribution to climate change and vulnerability to its effects	All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. The Option presents mainly shallow but steepening north facing slope although northern parts are shallow south facing. The Option is not advantageous to sun based energy generation. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site ⁴ . Potential for a minor long-term positive effect.	+/-
12. Minimise pollution (including air, water, land, light, noise) and waste production	There is the potential for minor short term negative effects through noise, fumes and dust created at construction stage. Increased population will result in increased levels of traffic, which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. This Option will lead to the loss of Grade 3a agricultural land. The loss of Townsend farm, a viable farming business is a disadvantage although relocation on other parts of the landholding of both the owners and tenant's operations will serve to effectively mitigate the impact. Potential for a minor medium term negative effect on existing farming operations and a significant long-term negative effect through the loss of best and most versatile agricultural land.	- -
13. Manage and reduce the risk of flooding	There are no significant areas of flood risk on this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. The Environment Agency considers that residential development is acceptable providing there is suitable mitigation. There is some evidence of localised surface water flooding but development will afford the opportunity to resolve this and for this reason this Option will have a minor positive impact.	+
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three Options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the Direction of Growth are within foraging areas for Pipistrelle Bats and there are maternal colonies of long eared bats around the eastern end of Ilminster. Any development proposals would have to include mitigation measures to address these matters and given the small element of foraging area covered by the option it is very unlikely that a significant detrimental impact would result. Potential for a minor long-term negative effect on biodiversity; however, there is an element of uncertainty until project level surveys and assessments have been completed.	?

⁴ DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

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Conclusion: This Option has the potential for significant positive effect in relation to town centre access and ability to provide all the housing required as well as indirect positive effects through the provision of affordable housing and community benefits. It is close to the town centre and existing employment to the south (which comprise 65% of the town's total employment provision) and has the potential to improve pedestrian links as well as public transport and address local flooding issues. This Option is further away from the existing employment in the west and saved employment allocations compared to the other Options. Positive scores are also obtained from proximity to town centre dental and pharmacy facilities, proximity to schools and tempered by distance from the new Medical Centre. There is the potential for significant long-term negative effects on landscape and the historic environment given its abutting of the Conservation Area and impingement into the Area of High Archaeological potential as well as pollution, through the loss of best and most versatile agricultural land.