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Terry Johnson *Environmental Performance Manager*

FAO: Mr David Hogger
Planning Inspector
c/o Mrs Christine Self MIBMS
Programme Officer
Homefield House
Homefield Road
Saltford
BRISTOL BS32 3EG

Date: 12th November 2013
Your Ref:
Our Ref: tc.lek
Ask For: Tim Carroll
Direct Line: 01935 462101
e-mail: tim.carroll@southsomerset.gov.uk

Dear David,

Employment policy SS3

Further to our earlier exchange of correspondence in July, we would appreciate further clarification of the interpretation of paragraph 56 in your Preliminary Findings letter of the 3rd July. To date our approach to employment land has been to be clear on the justified **quantum** of employment land area required for each settlement based on extensive research to quantify the number of jobs arising during the plan period. However this approach does not allocate specific identified parcels of employment land in each of the settlements..

The identification of these specific employment land areas would then follow through the subsequent site allocations DPD process. Whilst we were comfortable that this approach was compliant with the points in your original letter, a challenge to this approach has been raised at the District Executive Committeeⁱⁿ November as to whether this work should identify specific parcels of land. Clearly there is an argument that paragraphs 154 and in particularly 161 of the NPPF would suggest that some additional work beyond identification of general employment land requirements is “necessary” as part of Plan Making but that doesn’t seem to have been the issue as far as you were concerned. The advice contained within Policy SS3 does give guidance for the allocation of employment land in the interim period post Local Plan adoption and between the production of the site allocation DPD process which gives direction to any subsequent decision-making process.

Paragraph 56 of your letter indicates that the original proposed amended approach to the provision of employment land contained within policy SS3 (as modified) and presented during examination which seeks to defer the identification of additional employment land for Wincanton, the local market towns and rural centres to the Allocations Development Plan document was not sound. In response we indicated our approach in the programme plan and our letter to you of 15th July, i.e.:-

We will use established methodologies to derive figures for additional jobs and employment land provision for Wincanton, the local market towns and the rural centres new sentence this will provide a local plan context for the subsequent site allocations DPD in the same way as the housing provision figure for the settlements in policy SS5. The job target for the rural centres will be provided by applying the methodology used to do derive the target figures for Yeovil and the main market towns as set out in employment topic paper document 11. The resultant job figures being validated against local economic potential

Our advertised main amendment will therefore include robust employment land requirement in Wincanton, the local market towns and rural centres; the council has also identified the jobs targets in each rural centre.

Please can you confirm you are in agreement with this approach to the extent that we haven’t misunderstood the requirements which you set out in your letter the consequence of which is that we will not be allocating specific parcels of land in each settlement for employment? I would be grateful for an early response so that should additional work be required, we have sufficient time within which to deliver it.

Continued....
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Yours sincerely

A handwritten signature in dark ink, consisting of a large, sweeping loop at the top left that extends into a long, horizontal stroke across the middle of the page.

Tim Carroll
Portfolio Holder, Finance and Spatial Planning