

List of Core Documents for Planning Inspector

A) Development Plan Documents

1. Draft Core Strategy (incorporating Preferred Options), October 2010 (SSDC)
2. Core Strategies Issues and Options Report, March 2008 (SSDC)
3. Proposed Submission South Somerset Local Plan, June 2012 (SSDC)
 - a. *Tracked changes Proposed Submission Local Plan, February 2013 (SSDC)*
 - b. *List of All Modifications*
 - c. *Additional Minor Modifications*

159. Local Plan Proposed Main Modifications (SSDC, March 2014)

4. Regional Economic Strategy for the South West 2006-2015
5. Regional Planning Guidance for the South West (RPG10), September 2001
6. Regional Spatial Strategy:
 - a. The South West Regional Spatial Strategy: Schedule of the Secretary of State's Proposed Changes and Reasons - For Public Consultation, July 2008
 - b. The Draft Revised Regional Spatial Strategy For The South West Incorporating The Secretary Of State's Proposed Changes - For Public Consultation, July 2008

B) Statutory Documents

7. Annual Monitoring Report – 2011 (SSDC)
 - a. *The Annual Housing Report – Housing 2011-2012 (SSDC)*
8. Appropriate Assessment; South Somerset Proposed Submission Local Plan 2006-2028; Habitats Regulation Assessment June 2012 (SSDC)
 - a. Further Addendum
 - b. ***Proposed Main Modifications Habitat Regulation Assessment Addendum Report (March 2014)***
9. Consultation Statement (SSDC)
 - a. Appendices – Part One
 - b. Appendices – Part Two
 - c. Appendices – Part Three
 - d. Appendices – Part Four
 - e. ***Proposed Main Modifications Consultation Statement Addendum (March 2014)***
10. Duty to Cooperate Report (SSDC)
 - a. Letter from North Dorset District Council
 - b. Wiltshire Core Strategy Examination in public Statement of Common Ground
- 160. Proposed Main Modifications Duty to Co-operate Report (March 2014)**
11. Employment Topic Paper (SSDC)
12. Equality Analysis (SSDC)
 - a. Addendum
 - b. ***Proposed Main Modifications Equality Analysis Update Report (March 2014)***
13. Full Council Report – Schedule of Proposed Amendments to Proposed Submission Local Plan 2006-2028
 - a. Errata
14. Housing Topic Paper (SSDC)
15. Summary of Representations on Proposed Submissions South Somerset Local Plan 2006-2028
16. Sustainability Appraisal Report June 2012 (SSDC)
 - a. Full Report
 - b. Local Plan Sustainability Appraisal Report Non-Technical Summary June 2012
 - c. Appendices
 - d. Addendum
 - e. The location of the original 11 growth options for Yeovil

- 161. Proposed Main Modifications Sustainability Appraisal:**
- a. **Sustainability Appraisal Compliance Review (August 2013)**
 - b. **Strategic Growth Options for Yeovil, Sustainability Appraisal Report (October 2013)**
 - i. **Appendix I – Development of Sustainability Appraisal Objectives at Scoping Stage**
 - ii. **Appendix II – Sustainability Appraisal of Yeovil Strategic Growth Options**
 - iii. **Appendix III – Yeovil Study Area**
 - c. **Local Plan Proposed Main Modifications – Sustainability Appraisal Report (November 2013)**
 - d. **Sustainability Appraisal Addendum Report (March 2014) including:**
 - i. **Appendix I – Summary of Responses to Consultation**
 - ii. **Appendix II – Revised SA of Ilminster Direction of Growth**
 - iii. **Appendix III – SA Screening of Proposed Main Modifications to the Local Plan**
 - iv. **Appendix IV – SA of Significant Changes**
 - e. **Sustainability Appraisal Addendum Report, Non-Technical Summary (March 2014)**
- 27.** South Somerset District Council Local Development Scheme 2013-2016 (SSDC)
27a. South Somerset District Local Development Scheme 2007-2010 (SSDC)
- 131.** Statement of Community Involvement (SSDC)
- 140.** Policy Statement: eco towns - a supplementary to PPS1
- 149.** Report of the Inspector; SSDC Local Plan Inquiry June 2003
- 149a.** Extracts from Full Council Report and Minutes (22 January 2004) regarding Keyford site
- 156.** Report of the Inspector; SSDC Modifications Inquiry November 2005

C) Index of Evidence Base

County-Wide Strategies and Assessments

17. Appropriate Assessment for Somerset Authorities Core Strategies: Somerset Levels and Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report: Volume 1 Main Report, October 2009 (Royal Haskoning)
- a. Appropriate Assessment for Somerset Authorities Core Strategies: Somerset Levels and Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report: Appendices, October 2009 (Royal Haskoning)
18. Children and Young People's Directorate Service Plan 2009-2011 (SSC)
19. Somerset County Council Transport Policies; Travel Planning and Guidance (November 2011) (SCC)
20. Somerset County Council Transport Policies; Parking Strategy (March 2012) (SCC)
21. Somerset Economic Assessment – March 2011 (SCC)
22. Somerset's Future Transport Plan 2011-2026 (SCC)
23. Somerset Gypsy and Traveller Accommodation Assessment – Jan 2011 (De Montfort University)
- a. **Gypsy and Traveller Needs Assessment Update (September 2013)**
24. Somerset a landscape for business; Somerset Economic Strategy (to 2015) – Executive Summary (Somerset Strategic Partnership)
25. Somerset a landscape for business; Somerset Strategic Partnership Somerset Economic Strategy (to 2015) (Somerset Strategic Partnership)
26. Somerset a Landscape for the Future; Sustainable Community Strategy for Somerset 2008-2026 (Somerset Strategic Partnership)
28. Somerset Local Transport Plan 2006-2011 – Summary (SCC Environment Directorate)
29. The State of the Economy: An Economic Profile – June 2010 (Ekosgen)
- 132.** Guidelines for Planning for Public Transport in Developments (Institution of Highways & Transportation)

District Wide Documents

STRATEGY (overarching documents)

30. Housing requirement for South Somerset and Yeovil (January 2011) (SSDC)

31. Local Development Framework: Sustainability Appraisal Scoping Report (September 2009)
32. Shaping South Somerset; Strategy for Sustainable Communities (2008-2026)
33. South Somerset District Council: Our Plan – Your Future 2012 – 2015 (SSDC)
34. South Somerset Settlement Role and Function Study; Final Report (April 2009) (Baker assoc.)
35. SSDC Community Infrastructure Levy Evidence Base (January 2012) (Baker assoc.)
36. SSDC Report on Infrastructure Planning in South Somerset (January 2012) (Baker assoc.)
- 133.** *Report to Full Council 23/04/2012: National Planning Policy Framework and its implications for the Emerging Core Strategy including Annex 1*
- 134.** *South Somerset Local Plan 1991-2011*

HOUSING

37. Consultation Document; Context And Justification For The Proposed Lowering Of The Site Size Threshold For The Provision Of Affordable Housing (July 2009)
38. Small Sites Affordable Housing Financial Contributions Economic Viability Appraisal; Final Report (January 2012) (Brett & Baker Assoc.)
39. Somerset County Council and the Somerset Local Planning Authorities: Implications of ONS Household Projections for Somerset (January 2007) (Baker Assoc.)
40. South Somerset District Council Housing and Accommodation Strategy Update 2008(SSDC)
41. South Somerset District Council's Private Sector Housing Strategy 2007-2012 (SSDC)
42. South Somerset District Council Urban Housing Potential Study, December 2006 (SSDC, Artisreal)
43. South Somerset's settlement hierarchy workshop discussion paper March 2011; "Rural Services Provision" (SSDC)
 - a. Rural Services Provision Appendix (SSDC)
44. Strategic Housing Land Availability Assessment (SHLAA) Report 2009 (SSDC)
45. Strategic Housing Land Availability Assessment (SHLAA) Report 2010 (SSDC)
46. Taunton & South Somerset Housing Market Areas; Strategic Housing Market Assessment (SHMA); Final Report (February 2009) (Fordham)
 - a. Taunton and South Somerset Housing Market Areas; Strategic Housing Land Viability Assessment; Final Report (February 2009) (Fordham)
 - b. Affordable Housing Threshold Viability Study; Annex (May 2010) (Fordham, SSDC)
 - c. Taunton and South Somerset Housing Market Areas; Strategic Housing Market Assessments (2008); Executive Summary (February 2009) (Fordham)
- 136.** *Omission Sites Maps for Proposed Submission Local Plan 2006-2028*
- 138.** *Living Working Countryside, The Taylor Review of Rural Economy and Affordable Housing (Matthew Taylor, 2008)*
- 146.** *Independent Peer Review of Household Formation Rates (Cambridge Centre for Housing and Planning Research, January 2013)*
- 147.** *Choice of Assumptions in Forecasting Housing Requirements, Methodological Notes (Cambridge Centre for Housing and Planning Research, March 2013)*
- 148.** *Handle with care: the new 2011-based Interim Household Projections (Nathaniel Lichfield & Partners, April 2013)*

ECONOMIC PROSPERITY

Please also refer to the South Somerset Community Strategy (2008-2026) under Strategy above.

47. An Introduction to South Somerset; Statistics and Characteristics of the District of South Somerset (August 2007) (SSDC)
48. Business Perspectives on Property Workspace Survey and Review (March 2008) (Artisreal)
49. Commercial Marketing of Property in relation to Planning and Listed Building Applications (April 2008) (SSDC)
50. South Somerset District Council Employment Land Review (ELR) (BNP Paribas Real Estate and SSDC)
 - a. Stage 1 (August 2009)
 - b. Stage 1 Appendix 3 (Maps)
 - c. Established Business Parks and Trading Estates in Area East
 - d. Established Business Parks and Trading Estates in Area North

- e. Established Business Parks and Trading Estates in Area South
 - f. Established Business Parks and Trading Estates in Area West
 - g. Land Allocated for Employment in the South Somerset Local Plan
 - h. Employment Land Review – Stage 2
 - i. Employment Land Review – Stage 3
51. South Somerset Retail Floorspace Capacity Study (June 2012) - 2nd update (GVA Grimley)
- a. Appendix to Retail Study (June 2012) - 2nd update (GVA Grimley)
52. South Somerset Retail Study (January 2006) (Development Planning & Design Services Ltd)
53. South Somerset Retail Study Update 2009 (July 2010) (GVA Grimley)
54. South Somerset Retail Study Update Figures (November 2010)
55. South Somerset Tourism Strategy 2004-2007 (SSDC)
119. *South Somerset Economic Development Strategy 2012-2015 (SSDC)*
- 167. Employment Policy SS3: Proposed Main Modifications Background and Further Evidence Base (November 2013)**
- 168. Letter from SSDC to Inspector regarding Employment Policy SS3 (12 November 2013) and**
- 169. Inspector's Response to SSDC (25 November 2013)**

TRANSPORT

56. Active and low carbon travel; a transport vision for Yeovil (April 2010) (Department of Health South West)
57. District Wide Car Parking Strategy (2006) (SSDC)
- a. Part 1: The Executive Strategy Document (2006)
 - b. Part 2: Study Report Version 5.4 – Consultation Draft
- 139. Transport and the Accessibility of Public Services Report (South Somerset Citizens Advice Bureau, 2013)**
- 153. Cycling and Walking in Somerset Map 16; Yeovil (Moving Somerset Forward, 2009)**

HEALTH AND WELL BEING

58. Open Space Strategy 2011 to 2015 (SSDC)
59. Planning for Open Space, Sport and Recreation (SSDC)
60. South Somerset Health Profile 2010
61. Strategy for Health and Well-Being 2007-2012
62. The Next Level; Strategy for Sport and Active Leisure in South Somerset 2006-12

ENVIRONMENTAL QUALITY

63. Aircraft Noise Contours for the Royal Naval Air Station at Yeovilton, July 2010 (Bureau Veritas)
64. Appropriate Assessment of the South Somerset Core Strategy: Issues and Options; Screening Report for Bracket's Coppice SAC October 2008 (SSDC)
65. European Protected Species in South Somerset: Strategic Ecological Assessment; Potential Strategic Housing Sites (November 2009) (SSDC)
66. Habitats Regulations Assessment for the Somerset Levels and Moors International Sites - October 2010 (SSDC)
67. Habitats Regulations Assessment of the South Somerset Draft Core Strategy (incorporating Preferred Options): Update Report for Bracket's Coppice SAC September 2010 (SSDC)
68. Peripheral Landscape Studies (2008-2010) (SSDC)
- a. Bruton Peripheral Landscape Study
 - b. Castle Cary Peripheral Landscape Study
 - c. Chard Peripheral Landscape Study
 - d. Crewkerne Peripheral Landscape Study
 - e. Ilchester Peripheral Landscape Study
 - f. Ilminster Peripheral Landscape Study
 - g. Langport Peripheral Landscape Study
 - h. Martock Peripheral Landscape Study
 - i. Milborne Port Peripheral Landscape Study
 - j. Somerton Peripheral Landscape Study

- k. South Petherton Peripheral Landscape Study
 - l. Stoke sub Hamdon Peripheral Landscape Study
 - m. Templecombe Peripheral Landscape Study
 - n. Wincanton Peripheral Landscape Study
 - o. Yeovil Peripheral Landscape Study (excluding Figures 1-6)
 - p. Yeovil Peripheral Landscape Study: Figure 1 - Study Area
 - q. Yeovil Peripheral Landscape Study: Figure 2 - Landscape Sensitivity
 - r. Yeovil Peripheral Landscape Study: Figure 3 - Visual Sensitivity
 - s. Yeovil Peripheral Landscape Study: Figure 4 - Value and Constraints
 - t. Yeovil Peripheral Landscape Study: Figure 5 - Landscape Capacity
 - u. Yeovil Peripheral Landscape Study: Figure 6 - Development Options
 - v. Yeovil Peripheral Landscape Study Addendum (August 2013)**
 - w. Report of the Landscape Architect for PMB (October 2013)**
69. South Somerset Biodiversity Action Plan (May 2008) (SSDC)
70. South Somerset Strategic Flood Risk Assessment (August 2008)
- a. Volume I - South Somerset Strategic Flood Risk Assessment Level 1
 - b. Volume II – SFRA Overview of Study Area
 - c. South Somerset Strategic Flood Risk Assessment Level 1 – Executive Summary
71. South West Regional Woodland and Forest Framework; Implementation Plan 2005
72. The Distribution of European Protected Species in South Somerset: Guidance for Spatial Planning (November 2009) (SSDC)
- 154. South Somerset District Flooding Summary Parish responses 2012**

DEVELOPMENT MANAGEMENT

73. Local Development Framework Development Management Policies Issues and Options Discussion Paper (March 2007) (SCC)
74. Planning Obligations; Development Control Protocol for Identifying and Prioritising Planning Constraints - adopted 15 June 2006
75. South Somerset District Council - Approach to development contributions (January 2012) (Brett, Baker Assoc.)
- 152. Education financial contributions required in new development**

Community Led Plans

Parish Plans

AREA NORTH

- 76. Langport 2020
- 77. Langport Initiative Strategy & Action Plan 2002
- 78. Martock Local Community Plan 2007 Summary
- 79. Martock Local Community Plan 2007
- 80. Somerton Plan Summary 2005
- 81. Somerton Town Plan 2005
- 82. South Petherton Parish Plan 2006
- 83. Stoke sub Hamdon Village Plan 2005

AREA EAST

- 84. Bruton - The Way Forward 2005
- 85. Castle Cary and Ansford - Summary Report 2006
- 86. Milborne Port Village Design Statement (undated)
- 87. Milborne Port Parish Plan Summary Report and Action Plan 2010
- 88. Milborne Port Parish Plan - Documentation supporting the Economic Development Plan 2009

89. Wincanton Peoples Plan 2006-2026

AREA SOUTH

90. East Coker Parish Plan 2005

AREA WEST

91. Chard and Area Community Plan 2005

92. Ilminster By Design (undated)

93. Ilminster Community Plan 2005

Yeovil Specific Documents

TRANSPORT EVIDENCE

94. Highway Infrastructure Requirements for Yeovil Urban Extensions (November 2011) (scc)

[The following are listed in date order for ease of reference]

95. Yeovil Traffic Modelling Report: (February 2011) (Parsons Brinckerhoff)

- a. Review of Yeovil Eco-Urban Extension
- b. Appendix 1: Forecasting Technical Note
- c. Appendix 2: Yeovil Strategic Site Locations
- d. Appendix 3: Growth Factor Summary
- e. Appendix 4: Satstat Outputs for all Options
- f. Appendix 5: Journey Time Analysis and Routes
- g. Appendix 6: Key Junction Ratios of Flow to Capacity
- h. Appendix 7: Additional Infrastructure Costs

96. Summary of Representations & SCC Responses (undated)

97. Transport Review of Yeovil Eco-Urban Extension; Addendum Report (June 2011) (scc)

98. Non-Technical Forecasting; Addendum Report 2 (January 2012) (scc)

99. Response to Highways Agency comments on Addendum Report 2 (2 March 2012) (scc)

- a. Highways response to Further Traffic Modelling

155. Local Pinch Point Fund Application - Yeovil Western Corridor

164. Yeovil Sustainable Urban Extension – Traffic Modelling Non-Technical Forecasting Addendum Report 3 (February 2014)

165. Modal Share at Yeovil Urban Extensions – Briefing Paper (February 2014)

YEOVIL - OTHER

100. Draft Summerhouse Village Masterplan 2011

- a. Executive Summary
- b. Final Report

101. Market Street Area Development Brief June 2007

102. Yeovil Economic Profile (March 2010) (Ekosgen)

103. Yeovil Ecotown Biodiversity Baseline and Scoping Report July 2010 (scc)

104. Yeovil Historic Environmental Assessment of Yeovil Periphery (July 2010) (Chris Blandford Assoc.)

- a. Yeovil Historic Environmental Assessment Appendix A
- b. Yeovil Historic Environmental Assessment Appendix B

105. Yeovil Infrastructure Impact Assessment April 2009 (Baker Assoc.)

106. Yeovil - Place Review (March 2010) (Ekosgen)

157. Yeovil Landscape Evidence for South Somerset Local Plan Inquiry 2002

158. Landscape Assessment of Potential Employment Sites, Yeovil Fringe, 2003

107. Yeovil Urban Development Framework Report June 2005

108. Yeovil Urban Development Framework Sustainability Appraisal Draft Report June 2005

109. Yeovil Urban Development Framework Transport Appraisal June 2005

135. Agricultural Land Classification Maps – Yeovil

- a. Barwick

- b. *Lufton*
 - c. *Nash*
 - d. *North Yeovil*
 - e. *Up-Mudford*
 - f. *Vagg Farm*
 - g. *West Yeovil*
137. a. *Delivering a waste resources plan for Somerset's urban extensions Report A: Waste infrastructure study (Feb 2012)*
- b. *Delivering a waste resources plan for Somerset's urban extensions Report B: Integrating energy from waste (Feb 2012)*
- c. *Delivering a waste resources plan for Somerset's urban extensions Report C: Site waste management strategy (Feb 2012)*
141. *Site Options Re-Appraisal for Yeovil Sport Zone Final Report (2010 SSDC)*
- a. *Appendix 1: Site Options Re-Appraisal for Yeovil Sports Zone Consultant Brief*
 - b. *Appendix 2: Constraints Map*
 - c. *Appendix 3: Stakeholder Workshop Approach and Findings*
 - d. *Appendix 4: Preliminary List of Sites Constraints Map*
 - e. *Appendix 5: Long List of Sites Constraints Map*
 - f. *Appendix 6: Long List Assessment Results*
 - g. *Appendix 7: Short List Constraints Map*
142. *Flight Safety Zone justification letter from AgustaWestlands (June 2011)*
- a. *Flight Safety Zone map from AgustaWestlands (June 2011)*
162. **Strategic Growth Options for Yeovil – Suggested Approach by Enfusion (October 2013)**
163. **Strategic Growth Options for Yeovil – Criterion Assessment (October 2013)**

Chard Regeneration Framework

110. Chard Regeneration Framework: Implementation Plan, October 2010 (LDADesign)
- a. Appendix 2: Eastern Growth Area Appraisal
 - b. Appendix 3: Phased Cost Plan (Gardiner & Theobald)
 - c. Appendix 4: Phasing Summary Schedule
 - d. Appendix 5: Planning Obligations Protocol
111. Chard Regeneration Plan (September 2010)
112. Feasibility Report In Respect of Chard Eastern Development Area - Feb 2012
113. Strategic Transport Appraisal Report (August 2010) (Brett Assocs)
- a. SSDC Chard Regeneration Framework STAR Executive Summary
 - b. Full Report
150. *Area West Committee Report – 20th February 2013*

Iminster Capacity Assessment

114. Proposed Residential Development East of Shudrick Lane, Iminster: Assessment of Highway Capacity Final Report (Atkins)
166. **Soundness Issue 2: Direction of Growth for Iminster – Background Report (November 2013)**

D) For Reference

Project Management Board Reports

115. Project Management Board Meetings 1 & 2, and Workshops 1 – 4
116. Project Management Board Workshops 5 – 12
117. Project Management Board Workshops 13 – 22
118. Project Management Board Workshop 23

Other

- 119. South Somerset District Council Economic Development Strategy 2012-2015
- 144.** *Planning Advisory Service Checklist*
- 145.** *2011 –based Interim Household Projections; Quality Report (DCLG, April 2013)*
- 151.** *Development Management Officer Report and Decision Notice; Land West of Newtown Road, Langport*
 - a.** *Environmental Agency withdrawal of Objection*
 - b.** *Highways Agency withdrawal of Objection*

Representations

- 120. Representations File 1: 1200929 – 4197377
- 121. Representations File 2: 4200065 – 4315777
- 122. Representations File 3: 4315809 – 4329697
- 123. Representations File 4: 4330017 – 6769761
- 124. Representations File 5: 6770497 – 6832993
- 125. Representations File 6: 6833025 – 7035041
- 126. Representations File 7: 7041633 – 7151937
- 127. Representations File 8: 7152001 – 7284289
- 128. Representations File 9: 7329185 – 7540193
- 129. Representations File 10: MacTaggart & Mickel
- 130. Withdrawn, Late and Not Duly Made

NB: All entries in *italics* are late additions.