

**SOUTH SOMERSET DISTRICT COUNCIL: LOCAL PLAN 2006-2028  
INDEPENDENT EXAMINATION**

**HEARING SESSIONS - DRAFT PROGRAMME**

**Commence 10<sup>th</sup> June at 10.00am.**

**Venue : Council Chamber, Council Offices, Brympton Way, Yeovil BA20 2HT**

**Normal sitting times: Tuesday to Friday – 10.00 to 13.00 and 14.00 to 17.00**

***PLEASE NOTE** that where multiple Issues are listed against a single session it will not be possible to provide an exact time for their commencement. It is intended that these sessions would follow on from the previous one and due to the nature of a debate it will be difficult to provide participants with a definitive indication of when such sessions would commence. You are of course welcome to keep in touch with the Programme Officer who will do her best to keep you updated.*

**The timetable and list of participants may be subject to change**

**Hearing participants are respondents who have requested an oral hearing. Any participants who no longer wish to take part should contact the Programme Officer as soon as possible.**

**For further guidance see the Guidance Note from the Inspector dated April 2014.**

<p><b>TUESDAY</b></p> <p><b>10 JUNE</b></p> <p><b>10.00am</b></p>	<p><b>Introduction by the Inspector</b></p> <p><b>Opening Statement by the Council</b></p> <p><b>ISSUE 1:       SSDC Statements: Issue 1A SSDC Issue 1 Somerset County Council (Highway Authority)</b></p> <p><b>Duty to Co-operate, public consultation and the Council's overall strategy (including PMM1)</b></p> <p><b>AGENDA:</b></p> <p>1.1 The Duty to Co-operate</p> <p>1.2 Public Consultation undertaken</p> <p>1.3 Sustainability Appraisal, testing of alternatives (in broad terms) and the appropriateness of strategy.</p> <p>1.4 Changes to the evidence base or legislative framework.</p> <p>1.5 Any other matters on Issue 1</p>	<p><b>SSDC Team:               Paul Wheatley</b> <b>                                      Martin Woods</b></p> <p>Assisted by:-               Elizabeth Arnold</p> <p style="padding-left: 100px;">David Norris</p> <p style="padding-left: 100px;">Alastair Peattie</p> <p style="padding-left: 100px;">Sarah Hamilton-Foyne</p> <p style="padding-left: 100px;">Somerset CC &amp; Persimmon Homes</p> <p><b>Participants:</b></p> <p><b>East Coker Parish Council</b> <i>Cllr Stanley Shayler</i></p> <p><b>East Coker Preservation Trust</b> <i>Robert McCracken QC: instructed by Richard Burgess Associates; supported by Sue Thurley</i></p> <p><b>NE Yeovil Parish Council Consortium</b> <i>Mr Maurice Lamb</i></p> <p><b>Mrs Margaret O'Neill</b></p> <p><b>Cllr Gina Seaton</b></p> <p><b>Cllr Nick Colbert</b></p> <p><b>Cllr Marcus Fysh</b></p> <p><b>Mr N Boxall</b></p> <p><b>Mr Barrie Hartley</b></p> <p><b>Mr D James</b></p> <p><b>Mr M Sowerbutts</b></p> <p><b>Abbey Manor Group</b> <i>Owen Jones: Boyer Planning</i></p> <p><b>Charles Bishop &amp; Noel Property Ltd</b></p>
-------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

		<p><i>Mr Ian Dove QC: instructed by Pegasus Planning Group; Mervyn Dobson: Pegasus Planning*</i></p> <p><b>Taylor Wimpey (Exeter)</b> <i>Harry Sedman: Origen3 Ltd</i></p> <p><b>Wessex Farms Trust</b> <i>Tim Gent: Savills; John Bishop</i></p> <p><b>Jesus College Oxford</b> <i>Steve Briggs: Smiths Gore</i></p>
	<p><b>Further Statements:</b></p> <p>Issue 1 Abbey Manor Issue 1 Bishop &amp; Noel Issue 1 Charles Bishop Ltd FWR Issue 1, 3 &amp; 4 ECPT Issue 1 Cllr M Fysh Apx A-L Issue 1 Hartley Apx1-6 Issue 1 Jesus Oxon &amp; Trinity Cantab Issue 1 Cllr G Seaton Issues 1,5, 6 Taylor Wimpey Issue 1 Wessex Farms</p>	<p><b>No Further Statements</b></p> <p>East Coker Parish Council NE Yeovil Parish Council Consortium Mrs M O'Neill Cllr Nick Colbert Mr N Boxall Mr D James Mr M Sowerbutts</p>
<p><b>TUESDAY</b> <b>10 JUNE</b> <b>2.00pm</b></p>	<p><b>ISSUE 2: SSDC Statement: Issue 2A SSDC Issue 2 SCC (Highway Authority) Ilminster Direction of Growth (PMM3)</b></p> <p><b>AGENDA:</b></p> <p>2.1 Public consultation.</p> <p>2.2 The sustainability appraisal and the appropriateness of the strategy.</p> <p>2.3 The implications of the proposed direction of growth with regard to:</p> <ul style="list-style-type: none"> <li>• Landscape and topography</li> <li>• Biodiversity and geodiversity</li> <li>• Historic assets</li> <li>• Flood risk</li> <li>• Highway safety</li> <li>• Sustainable travel</li> <li>• Agricultural land value</li> <li>• Infrastructure, services and facilities (including employment, waste water, education and health)</li> <li>• Pollution</li> </ul> <p>2.4 Viability and deliverability.</p> <p>2.5 Any other matters relating to Issue 2.</p>	<p><b>SSDC Team: Paul Wheatley Joanna Manley</b></p> <p>Assisted by:- Dave Norris Robert Archer Adron Duckworth Charlie Field <i>SCC Head of Estates Team</i> Steven Membery <i>SCC Senior Historic Environment Officer</i> Alastair Peattie Sarah Hamilton-Foyne <i>SCC &amp; Persimmon Homes</i></p> <p><b>Participants:</b></p> <p><b>Ilminster Town Council</b> <i>Cllr C Goodall</i></p> <p><b>CPRE Somerset</b> <i>Mr Henry Best or Prof Chris Lewis</i></p> <p><b>Mrs Joanna Seely</b></p> <p><b>Cllr E J Taylor</b></p> <p><b>Mrs S Weston &amp; Mr R Weston</b></p> <p><b>Dillington Estate &amp; C G Fry</b> <i>Gareth Barton: Turley Associates</i></p>
	<p><b>Further Statements:</b></p> <p>Issue 2 C G Fry &amp; Dillington</p>	<p><b>No Further Statements</b></p> <p>CPRE Somerset</p>

	Issue 2 Ilminster Town Council	Mrs Joanna Seely Cllr E J Taylor Mrs S Weston & Mr R Weston
WEDNESDAY 11 JUNE  10.00am	<p><b>ISSUE 3: SSDC Statement: Issue 3A SSDC Issue 3 SCC (Highway Authority)</b></p> <p><b>South Yeovil Sustainable Urban Extension (PMM2)</b></p> <p><b>AGENDA:</b></p> <p>3.1 The sustainability appraisal.</p> <p>3.2 The implications of the proposed direction of growth with regard to:</p> <ul style="list-style-type: none"> <li>• Landscape and topography</li> <li>• Biodiversity and geodiversity</li> <li>• Historic assets</li> <li>• Flood risk</li> <li>• Highway safety</li> <li>• Sustainable travel</li> <li>• Agricultural land value</li> <li>• Infrastructure, services and facilities (including employment, waste water, education and health)</li> <li>• Pollution</li> </ul> <p>3.3 The buffer zone.</p> <p>3.4 Viability and deliverability.</p> <p>3.5 Any other matters relating to Issue 3</p>	<p><b>SSDC Team: Paul Wheatley</b> <b>David Norris</b></p> <p>Assisted by:- Keith Lane Robert Archer Mark Clements <i>WSP Group for Somerset County Highways &amp; Transport</i> Steven Membery <i>SSC Senior Historic Environment Officer</i> David Clewes <i>SSC Corporate planning Officer</i> Adron Duckworth Alastair Peattie</p> <p><b>Participants:</b></p> <p><b>East Coker Parish Council</b> <i>Cllr Stanley Shayler</i></p> <p><b>East Coker Preservation Trust</b> <i>Robert McCracken QC: instructed by Richard Burgess Associates; supported by Sue Thurley</i></p> <p><b>East Coker Society</b> <i>Ms Sarah Owen</i></p> <p><b>Brympton Parish Council</b> <i>Mrs E Glaisher or Mr R Meecham</i></p> <p><b>CPRE Somerset</b> <i>Mr Henry Best or Prof Chris Lewis</i></p> <p><b>Mr N Boxall</b></p> <p><b>Cllr Marcus Fysh</b></p> <p><b>Mrs M O'Neill</b></p> <p><b>Mr Barrie Hartley &amp; Mrs A Hartley</b></p> <p><b>Cllr Gina Seaton</b></p> <p><b>Mr M Sowerbutts</b></p> <p><b>Charles Bishop &amp; Noel Property Ltd</b> <i>Mr Ian Dove QC: instructed by Pegasus Planning Group; Mervyn Dobson: Pegasus Planning Group*</i></p> <p><b>Jesus College Oxford</b> <i>Steve Briggs: Smiths Gore</i></p> <p><b>Abbey Manor Group</b> <i>Owen Jones: Boyer Planning</i></p> <p><b>Wessex Farms Trust</b> <i>Tim Gent: Savills; John Bishop</i></p>

	<p><b>Further Statements:</b></p> <p>Issue 3 Abbey Manor  Issue 3 Bishop &amp; Noel  Issue 1, 3 &amp; 4 ECPT  Issue 3 Hartley  Issue 3 Cllr G Seaton Apx 2.1-2.4b &amp;3a-3g  Issue 3 Wessex Farms</p>	<p><b>No Further Statements</b></p> <p>East Coker Parish Council  East Coker Society  Brympton Parish Council  CPRE Somerset  Mr N Boxall  Cllr Marcus Fysh  Mrs M O'Neill  Jesus College Oxford  Mr M Sowerbutts</p>
<p><b>THURSDAY 12 JUNE</b></p> <p><b>10.00am</b></p>	<p><b>ISSUE 4:</b>           SSDC Statement: <b>Issue 4A SSDC Issue 4 SCC (Highway Authority)</b></p> <p><b>North East Yeovil Sustainable Urban Extension (PMM2)</b></p> <p><b>AGENDA:</b></p> <p>4.1 The sustainability appraisal.</p> <p>4.2 The implications of the proposed direction of growth with regard to:</p> <ul style="list-style-type: none"> <li>• Landscape and topography</li> <li>• Biodiversity and geodiversity</li> <li>• Historic assets</li> <li>• Flood risk</li> <li>• Highway safety</li> <li>• Sustainable travel</li> <li>• Agricultural land value</li> <li>• Infrastructure, services and facilities (including employment, waste water, education and health)</li> <li>• Pollution</li> </ul> <p>4.3 Viability and deliverability.</p> <p>4.4 Any other matters relating to Issue 4</p>	<p><b>SSDC Team:</b>           <b>Paul Wheatley David Norris</b></p> <p>Assisted by:-           Keith Lane                                    Alastair Peattie                                    Robert Archer                                    Adron Duckworth                                    Mark Clements                                    <i>WSP Group for Somerset County Highways &amp; Transport</i></p> <p>                                  Steven Membery  <i>SCC Senior Historic Environment Officer</i></p> <p>                                  Mike Lewis  <i>SCC Strategic Manager, Property Client</i></p> <p>                                  Owen Jones                                    <i>SSDC &amp; Abbey Manor Group</i></p> <p><b>Participants:</b></p> <p><b>CPRE Sherborne &amp; District Society</b>  <i>Lionel Bird or Peter Neal</i></p> <p><b>CPRE Somerset</b>  <i>Mr Henry Best or Prof Chris Lewis</i></p> <p><b>NE Yeovil Parish Council Consortium</b>  <i>Mr Maurice Lamb</i></p> <p><b>East Coker Preservation Trust</b>  <i>Robert McCracken QC (am) Sue Thurley (pm): instructed by Richard Burgess Associates</i></p> <p><b>Brympton Parish Council</b>  <i>Mrs E Glaisher or Mr R Meecham</i></p> <p><b>Mr Lionel Bird &amp; Mrs B Bird</b></p> <p><b>Charles Bishop &amp; Noel Property Ltd</b>  <i>Mervyn Dobson: Pegasus Planning Group*</i></p> <p><b>Jesus College Oxford</b>  <i>Steve Briggs: Smiths Gore</i></p> <p><b>Lightweight Community Transport</b>  <i>Mr R I Chard</i></p>

	<p><b>Further Statements:</b></p> <p>Issue 4 Dorset CC FWR  Issue 1, 3 &amp; 4 ECPT  Issue 4 Edmondson FWR  Issue 4 Drs Kipling FWR  Issue 4 LCT  (LCT Appendices 1-5 not available electronically)  Issue 4 Venning FWR</p>	<p><b>No Further Statements</b></p> <p>CPRE Sherborne &amp; District Society  CPRE Somerset  NE Yeovil Parish Consortium  Brympton Parish Council  Mr Lionel Bird &amp; Mrs B Bird  Jesus College Oxford  Charles Bishop &amp; Noel Property Ltd</p>
<p><b>FRIDAY 13 JUNE 10.00am</b></p>	<p><b>ISSUE 5: SSDC Statement: Issue 5A SSDC Delivering New Employment Land (PMM4 &amp; PMM6)</b></p> <p><b>AGENDA:</b></p> <p>5.1 The evidence base.  5.2 The consistency of the Council's approach across the District.  5.3 The Council's 'permissive' approach to certain employment land proposals.  5.4 Any other matters relating to Issue 5</p>	<p><b>SSDC Team: Paul Wheatley Joanna Manley</b></p> <p>Assisted by:- Elizabeth Arnold Jo Wilkins David Norris</p> <p><b>Participants:</b></p> <p><b>Lopen Parish Council</b>  <i>Cllr Teresa Sienkiewicz</i></p> <p><b>Cllr Nick Colbert</b></p> <p><b>Cllr C Winder</b></p> <p><b>Mr Barrie Hartley</b></p> <p><b>The Bruton Trust</b>  <i>Mr John Bishton</i></p> <p><b>Taylor Wimpey (Exeter)</b>  <i>Harry Sedman: Origin3 Ltd</i></p> <p><b>Oxford Law</b>  <i>Neal Jillings: Jillings Hutton Planning</i></p> <p><b>Mrs Teresa Sienkiewicz</b>  <i>James Smith: Planning Law Services Ltd</i></p>
	<p><b>Further Statements:</b></p> <p>Issue 5 Hartley  Issue 5 Sienkiewicz  Issues 1, 5, 6 Taylor Wimpey</p>	<p><b>No Further Statements</b></p> <p>Lopen Parish Council  Cllr Nick Colbert  Cllr C Winder  Mr J K Snelling  The Bruton Trust  Oxford Law</p>
<p><b>FRIDAY (cont) 13 JUNE</b></p> <p><b>Follows on from Issue 5</b></p>	<p><b>ISSUE 6: SSDC Statement: Issue 6A SSDC Delivering New housing Growth (PMM5)</b></p> <p><b>AGENDA:</b></p> <p>6.1 The Council's 'permissive' approach to certain housing proposals.  6.2 The Council's approach to residential development proposals in Crewkerne.  6.3 Any other matters relating to Issue 6</p>	<p><b>SSDC Team: Paul Wheatley Jo Wilkins</b></p> <p>Assisted by:- Joanna Manley David Norris</p> <p><b>Participants:</b></p> <p><b>Mr R S Pratt</b></p> <p><b>Cllr Nick Colbert</b></p> <p><b>Gleeson Developments Ltd</b>  <i>Mark Jackson: Gleeson Developments</i></p>

		<p><b>Taylor Wimpey (Exeter)</b> <i>Harry Sedman: Origin3 Ltd</i></p> <p><b>Persimmon Homes (South West) Ltd</b> <i>Sarah Hamilton-Foyn: Pegasus Planning Group*</i></p> <p><b>Waite Chartered Surveyors</b> <i>Post only</i> <i>Mr M Waite</i></p> <p><b>Rackstraw Ltd</b> <i>Ian Woodward-Court: Plainview Planning</i></p> <p><b>Oxford Law</b> <i>Neal Jillings: Jillings Hutton Planning</i></p> <p><b>Mrs Teresa Sienkiewicz</b> <i>James Smith: Planning Law Services Ltd</i></p>
	<p><b>Further Statements:</b></p> <p>Issue 6 Pratt</p> <p>Issue 6 Gleeson Developments</p> <p>Issue 6 Persimmon Homes</p> <p>Issues 1, 5, 6 Taylor Wimpey</p> <p>Issue 6 Waite</p> <p>Issue 6 Wessex Farms</p>	<p><b>No Further Statements</b></p> <p>Cllr Nick Colbert</p> <p>Rackstraw Ltd</p> <p>Oxford Law</p> <p>Mrs Teresa Sienkiewicz</p>
<p><b>FRIDAY (cont)</b></p> <p><b>13 JUNE</b> Follows on from Issues 5 &amp; 6</p>	<p><b>ISSUE 7: SSDC Statement: Issue 7A SSDC Wincanton Housing (PMM7)</b></p> <p><b>AGENDA:</b></p> <p>7.1 The Council's approach to housing provision at Wincanton.</p> <p>7.2 The indicators for a review of housing provision in the town.</p> <p>7.3 Any other matters relating to Issue 7</p>	<p><b>SSDC Team:</b> <b>Paul Wheatley</b> <b>Jo Wilkins</b></p> <p>Assisted by:- David Norris</p> <p><b>Participants:</b></p> <p><b>Cllr C Winder</b></p> <p><b>Mr R S Pratt</b></p> <p><b>Hopkins Developments Ltd</b> <i>Matthew Kendrick: Grass Roots Planning</i></p> <p><b>Abbey Manor Group</b> <i>Owen Jones: Boyer Planning</i></p> <p><b>Rackstraw Ltd</b> <i>Ian Woodward-Court: Plainview Planning</i></p> <p><b>Oxford Law</b> <i>Neal Jillings: Jillings Hutton Planning</i></p>
	<p><b>Further Statements:</b></p> <p>Issue 7 Abbey Manor</p> <p>Issue 7 Hopkins</p> <p>Mr R S Pratt</p>	<p><b>No Further Statements</b></p> <p>Cllr C Winder</p> <p>Rackstraw Ltd</p> <p>Oxford Law</p>
<p><b>FRIDAY Follows Issues 5, 6 and 7</b></p>	<p><b>Closing Statement by the Council</b></p> <p><b>Closing Statement by the Inspector</b></p>	

\*Pegasus may also be represented by the following:- Ian Ayres; Will Bedford or Paul Chadwick; Peter Williams or

*Robert Askew; John Bishop*

*\*\*Thurley may also be supported by Justin Thomson of Macgregor Smith, Ian Awcock of AWP and Simon Roper-Presdee of CGMS*

CHRISTINE SELF, Programme Officer  
HOMEFIELD HOUSE, HOMEFIELD ROAD, SALTFORD, BRISTOL BS31 3EG  
Home Telephone: 01225 872654 **Mobile telephone ONLY during Hearings 077 79 49 79 34**  
Email [ac.self@blueyonder.co.uk](mailto:ac.self@blueyonder.co.uk)

**NOTE: THIS IS A DRAFT PROGRAMME AND WILL PROBABLY CHANGE.**