

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. It should be noted that: some of the Main Modifications are inter-related; some have 'knock-on' implications for text elsewhere in the Local Plan, which will be included as part of the 'additional modifications' that are made by the Council upon adoption of the plan; and some result in the deletion/re-numbering of Local Plan policies.

Ref	Policy/ Paragraph	Main Modification
MM1	YV1 and SS5	<p>(Up-date on housing figures and two urban extensions)</p> <p>Policy YV1: Urban Framework and Greenfield Housing for Yeovil</p> <p>Within the overall provision of <u>at least 7,815 7,441</u> dwellings at Yeovil, 6,250 <u>5,876</u> dwellings should be located <u>are anticipated</u> in the Urban Framework of the town, and 2,500 <u>1,565</u> dwellings at the Sustainable Urban Extensions. 1,565 dwellings in the sustainable urban extension should be built up to the year 2028, with the remaining 935 dwellings to be delivered after the plan period.</p> <p>Policy SS5: Delivering New Housing Growth</p> <p>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 – 2028. of which <u>At least 7,815 7,441</u> dwellings will be located within <u>the Urban Framework of or adjacent to</u> Yeovil, including a <u>and via two</u> Sustainable Urban Extensions. within the plan period, and a further 935 dwellings beyond the plan period.</p> <p>Footnotes to Policy:</p> <p>* A further 935 dwellings are proposed at the Yeovil Urban Extension post 2028.</p> <p><u>* 1,750 commitments at Chard reflects built and committed sites and that part of the strategic allocation proposed for Chard that is expected to be built out in the plan period. This latter is shown as committed as it is currently part of the saved proposal from South Somerset Local Plan 1991 – 2011. The additional provision is windfall development prior to April 2017 not currently consented (April 2012). The strategic allocation provides for 2,716 dwellings of which 1,220 are anticipated in the Plan period with the rest, 1,496 expected post 2028.</u></p> <p>** A total of 3,237 dwellings are proposed in Chard, of which 1,376 dwellings are proposed at the Chard Growth Area post 2028.</p>

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		<p>*** 15,950 for the purposes of the overall provision is the District requirement to 2028. The cumulative total of 16,751 is 5% in excess of requirement but is considered in the context of development uncertainties and overall scale of provision, to be in broad agreement with the requirement.</p>
MM2	YV2 and YV6 (<i>which becomes YV5</i>)	<p>(Requirements for the two urban extensions including sustainable travel)</p> <p>Policy YV2: Yeovil Sustainable Urban Extensions</p> <p>The Yeovil Sustainable Urban Extensions should be located <u>in two areas</u> to the south and west <u>and north-east</u> of the town and should provide the following:</p> <p>The south area:</p> <ul style="list-style-type: none"> • Approximately 11.0 <u>2.58</u> hectares of 'B' use class employment land for economic development; • 2,500 dwellings, 1,565 of which should be built in the plan period up to 2028, with the remaining 935 dwellings built after 2028; • <u>Approximately 800 dwellings;</u> • Two One <u>One</u> Primary schools and a Secondary school; • A health centre; <u>and</u> • <u>A neighbourhood centre.</u> <p>The north east area:</p> <ul style="list-style-type: none"> • Approximately 2.58 <u>2.58</u> hectares of land for economic development; • Approximately 765 <u>765</u> dwellings; • One <u>One</u> primary school; • A health centre; • A <u>A</u> neighbourhood centre; <u>and</u> • <u>Landscape mitigation to address:</u> <ul style="list-style-type: none"> ○ <u>Potential massing effects across the site's northward face; and</u> ○ <u>Potential visual dominance at the site's edge and skyline.</u> <p>The Yeovil Sustainable Urban Extensions will be developed to the highest sustainability objectives and garden</p>

Ref	Policy/ Paragraph	Main Modification
		<p>city principles, subject to viability.</p> <p>Development within the Yeovil Sustainable Urban Extensions will be permitted where features supporting bat movement are not severed and that access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.</p> <p>Policy YV65: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions</p> <p>In order to deliver at least 5030% of travel originating from the Yeovil Sustainable Urban Extension by non-car modes, <u>subject to viability</u>, (with the potential to increase this over time to at least 60%), and in addition to the generic policies that support modal shift throughout the district and Yeovil, the Yeovil Sustainable Urban Extensions should <u>seek to provide</u>:</p> <ul style="list-style-type: none"> i. Intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car. ii. Free deliveries for bulk shopping journeys using low emission/electric vans. iii. Car parking management at the Yeovil Sustainable Urban Extension's facilities, employment sites and shopping neighbourhood centre, which gives priority to electric vehicles, low emission and shared vehicles and non-car modes and which discourages car use for these short journeys. iiiv. A <u>Encouragement for a</u> traffic-free immediate environment with residential parking separated from the residential areas <u>where it accords with the wider design principles established for the Yeovil Sustainable Urban Extensions.</u> <p>Development at both of the Yeovil Sustainable Urban Extensions should also contribute to:</p> <ul style="list-style-type: none"> iv. An Electric Car Pool scheme, with provision for on-going management. vi. Low emission bus routes that are designed to establish end to end journey times that are better or more comparable to those by private car. vii. A comprehensive network of real time public transport information for bus and train travel. <u>iv. Contributions to A a Quality Bus Partnership to deliver modern desirable bus routes with a frequent service that is designed to establish end to end journey times that are better or more comparable to those by private car together with and clean vehicle technology and improvements to public transport information.</u>

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		<p>Planning obligations will be used to ensure proper phasing of transport provision to maximise provision prior to first occupation of individual elements of the development.</p> <p>These sustainable links shall be designed to enable easy access from the Yeovil Sustainable Urban Extensions to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.</p> <p>Proposals for infrastructure designed to support these measures will ensure that features supporting bat movement are retained and that access between feeding areas and roosts is not served <u>severed</u> and any proposed lighting is compatible with the conservation objectives of Natura 2000 site unless it can be proven that there would be no significant effect.</p>
MM3	PMT3	<p>(Ilminster Direction of Growth)</p> <p>The direction of strategic growth will be to the south east <u>west</u> of the town. As part of any proposed development within the Direction of Growth, a road will be expected to be provided between Shudrick Lane and Townsend/Long Orchard Hill prior to its completion.</p>
MM4 MM6 MM11	SS3 and Table 1: Employment Land Justifications	<p>(Clarification of Council's approach, particularly with regard to employment land provision for Wincanton, the Local Market Towns, Rural Centres and Rural Settlements and the permissive approach to employment provision)</p> <p>Table 1: Employment Land Justifications [SEE PAGE 11 - 18 BELOW FOR FULL MODIFICATION]</p> <p>Policy SS3: Delivering New Employment Land</p> <p>The Local Plan will assist the delivery of 9,200 <u>11,250</u> jobs as a minimum, and approximately 600,850 sq metres net/162 <u>149.51</u> hectares gross of traditional employment land (Use Class B1, B2 and B8) to be directed to the following settlements <u>of land for economic development for the period between</u> April 2006 and March 2028.</p> <p><u>The identification of a B Use jobs figure for settlements establishes a target in line with the Council's forecast growth for the District over the plan period. Economic development of a main town centre type will be</u></p>

Ref	Policy/ Paragraph	Main Modification																		
		<p><u>expected to comply with Policy EP11.</u></p> <p><u>Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering employment land proposals in Yeovil (via the SUEs), and 'directions of growth' at the Market Towns. The overall scale of growth (set out below) will be a key consideration in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering employment land proposals adjacent to the development area at the Rural Centres.</u></p> <p><u>The jobs target for Rural Settlements will be achieved through sustainable development, likely to be small-scale, which supports a prosperous rural economy and accords with Local Plan policies SS2, EP4 and EP5; and the NPPF.</u></p> <table border="1" data-bbox="517 767 1789 1372"> <thead> <tr> <th data-bbox="517 767 779 1220">Settlement</th> <th data-bbox="779 767 990 1220">Local Plan 2006-2028 Total Employment Land Requirement</th> <th data-bbox="990 767 1200 1220">Existing Employment Land Commitments (as at April 2011)</th> <th data-bbox="1200 767 1411 1220">Additional Employment Land Provision Required (total employment land less existing commitments) (As at April 2011)</th> <th data-bbox="1411 767 1621 1220">Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional 'B' Uses as defined by the Use Classes Order)</th> <th data-bbox="1621 767 1789 1220">B Use Jobs</th> </tr> </thead> <tbody> <tr> <td colspan="6" data-bbox="517 1220 1789 1283" style="text-align: center;">Strategic Town</td> </tr> <tr> <td data-bbox="517 1283 779 1372">Yeovil Town*</td> <td data-bbox="779 1283 990 1372">44.84</td> <td data-bbox="990 1283 1200 1372">39.84</td> <td data-bbox="1200 1283 1411 1372">5.0</td> <td data-bbox="1411 1283 1621 1372">2,943 (1,942) 3,948</td> <td data-bbox="1621 1283 1789 1372">2,408</td> </tr> </tbody> </table>	Settlement	Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments (as at April 2011)	Additional Employment Land Provision Required (total employment land less existing commitments) (As at April 2011)	Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional 'B' Uses as defined by the Use Classes Order)	B Use Jobs	Strategic Town						Yeovil Town*	44.84	39.84	5.0	2,943 (1,942) 3,948	2,408
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		Yeovil Urban Extensions	7.0 <u>5.16</u>	0.0	7.0*** <u>5.16</u>	1,565 (1,033)	<u>955</u>
Market Towns							
		Chard*	17.14	17.14 <u>4.14</u>	0.0*** <u>13.0</u>	886 (585) 1,083	<u>661</u>
		Crewkerne*	10.10	10.10	0.0	472 <u>577</u> (312)	<u>352</u>
		Ilminster*	23.05	23.05	0.0	343 <u>419</u> (226)	<u>256</u>
		Wincanton***	8.61 <u>7.94</u>	3.61 <u>3.56</u>	5.0 <u>4.38</u>	490 <u>599</u> (323)	<u>365</u>
		Somerton	4.91 <u>6.63</u>	1.91 <u>1.56</u>	3.0 <u>5.07</u>	251 <u>307</u> (166)	<u>187</u>
		Ansford/Castle Cary	13.19 <u>18.97</u>	10.19 <u>10.07</u>	3.0 <u>8.9</u>	223 <u>273</u> (147)	<u>167</u>
		Langport/Huish Episcopi	3.44 <u>4.01</u>	0.44 <u>0.34</u>	3.0 <u>3.67</u>	233 <u>284</u> (154)	<u>173</u>
Rural Centres							
		Bruton	2.56 <u>3.06</u>	0.56	2.0 <u>2.5</u>	828 (546) <u>156</u>	<u>95</u>
		Ilchester	2.02 <u>1.02</u>	0.02	2.0 <u>1.0</u>	<u>433</u>	<u>264</u>

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		Martock/Bower Hinton	4.79 <u>3.19</u>	2.79 <u>1.45</u>	2.0 <u>1.74</u>	<u>163</u>	<u>99</u>	
		Milborne Port	2.04 <u>0.84</u>	0.04	2.0 <u>0.80</u>	<u>77</u>	<u>47</u>	
		South Petherton	3.80 <u>2.47</u>	1.80 <u>1.81**</u>	2.0 <u>0.66</u>	<u>141</u>	<u>86</u>	
		Stoke Hamdon sub	2.0 <u>1.09</u>	0.0	2.0 <u>1.09</u>	<u>43</u>	<u>26</u>	
		Other						
		Rural Settlements	12.36	7.86	4.5	1,181	<u>720</u>	
		Total	161.85 <u>149.51</u>	119.35 <u>96.54</u>	42.5 <u>52.97</u>	9,200 (6,072) 11,249	<u>6,861</u>	
		<p>* Yeovil, Crewkerne and Ilminster have strategic employment sites which are saved from the previous South Somerset Local Plan and Chard's strategic allocation based around Chard Regeneration Plan also includes employment provision. These sites combined equate to a total of 46.35 hectares, and this figure has been included in the overall floorspace figure cited in Policy SS3 above.</p> <p>** This figure relates to Lopen Head Nursery.</p> <p>*** Yeovil and Chard will deliver additional employment land beyond the plan period. Chard will deliver 6 hectares and Yeovil will deliver 4 hectares beyond 2028, in association with their strategic residential growth.</p> <p>*** <u>The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.</u></p>						

Ref	Policy/ Paragraph	Main Modification
MM5 MM12	SS5 and para 4.103	<p>(Permissive approach to housing delivery including at Crewkerne and Wincanton)</p> <p>Insert the following after para 4.103:</p> <p><u>Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in Yeovil (via the SUEs), and 'directions of growth' at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering housing proposals adjacent to the development area at Crewkerne, Wincanton and the Rural Centres.</u></p> <p>Insert as third paragraph to Policy SS5: Delivering New Housing Growth:</p> <p><u>Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in Yeovil (via the SUEs), and 'directions of growth' at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering housing proposals adjacent to the development area at Crewkerne, Wincanton and the Rural Centres.</u></p>
MM7 and MM12	Para 6.94, Para 13.5 and Policy SS5	<p>(Approach to development at Wincanton)</p> <p>Insert the following after para 6.94:</p> <p><u>The Market Town of Wincanton is different from the other Market Towns by virtue of its high level of commitments compared to the overall level of housing requirement considered appropriate for the settlement. As a consequence and given the expected build out rates set out in the housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered likely given the front loading of development in Wincanton that the town will experience a subsequent period of assimilation of housing growth and slowing down of the local housing market. Should the housing market however remain locally strong and underpinned by employment growth in the settlement then the housing provision would need to be supplemented.</u></p> <p><u>Such a circumstance would be possible to evidence through the Council's on-going monitoring process which includes assessing housing and employment land delivery on a settlement by settlement basis. This will be</u></p>

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		<p><u>reported six monthly via the Council's Authorities Monitoring Report.</u></p> <p><u>As well as the on-going monitoring process, the Council has committed to undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.</u></p> <p>Insert the following after para 13.5: <u>The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.</u></p> <p>Insert the following after Policy SS5: <u>** The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.</u></p>
MM8	HG7 and para 9.46	<p>(Gypsies and Travellers up-date)</p> <p>Amend para 9.46 as below:</p> <p>The accommodation needs of gypsies and travellers <u>and travelling showpeople</u> should be considered along with the housing needs of the whole community. Government guidance makes it clear that local authorities should consider the needs of the travelling community through the local plan process. A countywide assessment of the need for Gypsy, Traveller and Travelling Showpeople accommodation <u>was has been undertaken in 2010 (final edit published in January 2011) which identifies need up until 2020. This has been further supplemented by the Gypsy and Traveller Needs Assessment Update, Somerset Local Planning Authorities (2013) which identifies need in Somerset up until 2032. The 2011 assessment identified a need for 10 residential pitches in South Somerset by 2015; this need has been met and exceed by 2 pitches. This identifies that in South Somerset there is a need for 18 residential pitches between 2010 and 2020, 10 between 2010 and 2015 and 8 between 2015 and 2020. As well as the need for residential pitches there is also a need to provide transit capacity for 10 caravans within South Somerset by 2015 and for 4 additional Showmen's yards across Somerset. The Somerset Gypsy and Traveller Accommodation Assessment will need</u></p>

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		<p>to be updated in order to establish need post 2020.</p> <p>Policy HG7: Gypsies, Travellers and Travelling Showpeople</p> <p>The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they are accommodated in sustainable locations where essential services are available.</p> <p><u>Site allocations will be made to accommodate at least:</u></p> <p><u>23 Residential Pitches (from 2013 onwards)</u></p> <p><u>10 Transit Pitches</u></p> <p><u>6 Travelling Showpeople plots</u></p> <p>The following criteria</p>
MM9	YV2	<p>(Structural planting in North East SUE)</p> <p>Insert the following in (amended) Policy YV2 as the final bullet point under 'the north east area':</p> <ul style="list-style-type: none"> • <u>Landscape mitigation to address:</u> <ul style="list-style-type: none"> ○ <u>Potential massing effects across the site's northward face; and</u> ○ <u>Potential visual dominance at the site's edge and skyline.</u>
MM10	YV3	<p>(Deletion of Buffer Zone)</p> <p>Policy YV3: East Coker and North Coker Buffer Zone</p> <p>An East Coker and North Coker Buffer Zone is identified to the west of the Yeovil Sustainable Urban Extension, within which development that results in coalescence with the settlements of East Coker and North Coker and/or adversely affects the setting of historic assets is precluded. Development (not of a built form) within the Buffer Zone may be acceptable as long as the coalescence of settlements is not caused as a result nor the setting of historic assets adversely affected. Existing development within the buffer zone will require special justification to add built development beyond existing permitted development rights.</p> <p>The development is compatible with features supporting bat movement; that access between feeding areas and roosts is maintained and any proposed lighting is compatible with the conservation objectives of a Natura 2000 site unless it can be proven that there would be no significant effect by the proposal.</p>

Table 1: Employment Land Justifications

Location	Local Plan jobs growth (B Use jobs in brackets)	Employment land required for B Use jobs growth (ha) ¹	Existing employment land commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan additional employment land requirement (ha)
Yeovil Town	2,943 3,948 (1,942) (2,408)	12.81 <u>20.49</u>	39.84	<p>Existing commitments more than provide for the quantitative requirement for land, however, given the significance of Yeovil and the fact that there are only two strategic sites (one of which is for a specific use, a high quality business park - 11.5 hectares, <u>the other under construction</u>) and the remaining sites are small scale commitments and vacant land it is suggested that an additional 5 hectares of land be provided in Yeovil.</p> <p>This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations. 5 hectare figure derives from the previous Local Plan's Inspectors report in which he recommended at least an additional 10 hectares of general employment land be provided in Yeovil. These 10 hectares were never allocated. In the context of the current economic climate, an additional 5 hectares of land is considered appropriate, to provide for a range and choice of sites. This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations.</p>	5.0
Yeovil Sustainable Urban	1,565 (1,033) <u>(955)</u>	6.81 <u>5.16</u>	0	<p>In the <u>Yeovil Sustainable Urban Extensions</u> the aspiration is to develop enough employment land to provide a job for each economically active resident, roughly one per dwelling. This land is</p>	7.0 <u>5.16</u>

Extensions				location specific, so it all needs to be provided. 11 <u>5.16</u> hectares are required in total with 7.0 <u>5.0</u> hectares in the Plan period.	
Chard	886 <u>1,083</u> (585) (<u>661</u>)	3.86 <u>5.63</u>	17.14 <u>4.14</u>	Employment land allocation carried forward from saved Local Plan proposals. <u>Chard provision of 13 ha is re-presented in the strategic allocation to be identified as additional employment land requirement. No additional need. 6 hectares of Chard provision will be built beyond the Plan period.</u>	0 <u>13.0</u>
Crewkerne	472 <u>577</u> (312) (<u>352</u>)	2.05 <u>3.0</u>	10.10	Employment land allocation carried forward from saved Local Plan proposals.	0
Ilminster	343 <u>419</u> (226) (<u>256</u>)	1.49 <u>2.18</u>	23.05	Employment land allocation carried forward from saved Local Plan proposals.	0
Wincanton	490 <u>599</u> (323) (<u>365</u>)	2.13 <u>3.11</u>	3.61 <u>3.56</u>	There is no quantitative argument for employment land, but from a qualitative perspective. There is local concern that there is a lack of a balance between jobs and homes in Wincanton. The settlement has received a significant number of housing commitments but, unlike the other Primary Market Towns, it has no strategic employment allocation, yet its proximity to the A303 and the south east makes it well placed in terms of transport connectivity. <u>Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Wincanton (7.94ha as the highest identified source of demand).</u> Whilst Wincanton has a supply of 2.13 <u>3.56</u> hectares of employment land, with this in mind it is suggested that an additional 5 <u>4.38</u> hectares be provided as a minimum. This will make Wincanton more attractive to potential	5.0 <u>4.38</u>

				developers, providing the opportunity to have a range and choice of sites and help to support a more balanced, self-contained settlement.	
Somerton	251 <u>307</u> (166) (<u>187</u>)	1.09 <u>1.59</u>	1.91 <u>1.56</u>	<p>There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth—in the Local Market Towns the site size is considered to be 3 hectares.</p> <p>Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Somerton (6.63ha as the highest identified source of demand). Somerton has a supply of 1.56 hectares of employment land, with this in mind it is suggested that an additional 5.07 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Somerton.</p>	3.0 <u>5.07</u>
Castle Cary/Ansford	223 <u>273</u> (147) (<u>167</u>)	0.97 <u>1.42</u>	10.19 <u>10.07</u> (*please note this figure reduces to <u>1.97</u> hectares if the pet food factory development is removed)	<p>Although there is no quantitative argument for an additional supply of land and it is over inflated by development of the pet food factory. To provide choice and alternatives to Torbay Road, additional land is identified as required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth—in the Local Market Towns the site size is considered to be 3 hectares. Discussions with the Parish Council concluded that there is a need for 3 hectares of employment land to aid self-containment.</p> <p>Demand has been identified from four different</p>	3.0 <u>8.9</u>

				<p><u>sources, the highest of which is derived from the demand arising from two specific companies articulated through the South Somerset Workspace Survey (July 2013). Both companies require a combined figure of 8.9 hectares of employment land. The existing supply of 1.97 hectares (minus the 8.10ha for the pet food factory) is not sufficient and therefore the Local Plan should assist in the delivery of 8.9 hectares of employment land. Both companies will vacate their existing sites and the relocation of these businesses would free up their existing sites to accommodate the demand for employment land articulated in survey responses from three other sources.</u></p>	
Langport/ Huish Episcopi	233 284 (154) (173)	1.01 1.47	0.44 0.34	<p>There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick-start employment growth in the Local Market Towns the site size, is considered to be 3 hectares.</p> <p><u>Demand has been identified from four different sources, the highest of which is derived from South Somerset Workspace Survey (July 2013) (4.01ha as the highest identified source of demand). This is made up of the (unique) need of one specific large employer and other smaller (and more typical) local companies.</u></p> <p><u>Langport/Huish Episcopi has a supply of 0.34 hectares of employment land, with this in mind it is suggested that an additional 3.67 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in</u></p>	3.0 3.67

				<u>the settlement.</u>	
Bruton	828 <u>156</u> (546) (95)	3.60 <u>0.81</u>	0.56	<p>It is difficult to accurately assess the amount of jobs growth that will occur individually in each Rural Centre, and therefore it is difficult to quantitatively assess the need for land in each settlement. From a qualitative perspective, to enable and support jobs growth and improve levels of self-containment, additional employment land should be supported in these settlements. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick-start employment growth—in the Rural Centres the site size is considered to be 2 hectares.</p> <p><u>Demand has been identified from four different sources, the highest of which is derived from a survey of local commercial agents (August 2013) (2.5ha as the highest identified source of demand).</u></p> <p><u>Whilst in theory Bruton has a supply of 0.56 hectares of employment land, this has been built and since local agents have made their assessment of future land requirements (2013 to 2028) in full knowledge of the land already available in the town, 2.5 ha is supported. It will enable and support jobs growth and improve levels of self-containment in Bruton.</u></p>	2.0 <u>2.5</u>
Ilchester	<u>433</u> (264)	<u>2.25</u>	0.02	<p><u>Demand has been identified from four different sources of evidence. The highest figure is derived from the historic jobs growth figures, however, we know that a high proportion of historic jobs growth has taken place within the perimeter of RNAS Yeovilton, who confirm that any future jobs growth is likely to be</u></p>	2.0 <u>1.0</u>

				<p><u>accommodated within the existing air base.</u></p> <p><u>We therefore move to the second highest evidenced land demand figure for Ilchester which was provided by a survey of local commercial agents (August 2013). They recommend that 1 additional hectare be provided. This is considered to be a realistic figure given the potential pent up demand that has built up in the past due to a lack of existing development land in this settlement.</u></p> <p><u>Existing land supply in Ilchester is 0.02ha. We do not support that this should be deducted since local agents have made their assessment of future land requirements (2013 to 2028) in full knowledge of the land already available in the town. In view of this, we recommend that the Local Plan assist the delivery of an additional 1 hectare of employment land in Ilchester.</u></p>	
Martock/ Bower Hinton	<u>163 (99)</u>	<u>0.84</u>	2.79 <u>1.45</u>	<p><u>Demand has been identified from four different sources of evidence. The highest figure is derived from the South Somerset Workspace Survey (July 2013) (3.19ha as the highest identified source of demand).</u></p> <p><u>The 3.19ha is made up of the (unique) need of one specific large employer and other smaller (and more typical) local companies.</u></p> <p><u>Martock/Bower Hinton has a supply of 1.45 hectares of employment land, with this in mind it is suggested that an additional 1.74 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in the settlement.</u></p>	2.0 <u>1.74</u>
Milborne Port	<u>77 (47)</u>	<u>0.40</u>	0.04	<u>Demand has been identified from four different sources, the highest being derived from the</u>	2.0 <u>0.80</u>

				<p><u>forecast made on the basis of historic completions in Milborne Port (0.84ha as the highest identified source of demand).</u></p> <p><u>Milborne Port has a supply of 0.04 hectares of employment land, with this in mind it is suggested that an additional 0.80 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Milborne Port.</u></p>	
South Petherton	<u>141 (86)</u>	<u>0.73</u>	1.80 <u>1.81</u>	<p><u>Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in South Petherton (2.47ha as the highest identified source of demand).</u></p> <p><u>South Petherton has a supply of 1.81 hectares of employment land, with this in mind it is suggested that an additional 0.66 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in South Petherton.</u></p>	2.0 <u>0.66</u>
Stoke sub Hamdon	<u>43 (26)</u>	<u>0.22</u>	0.0	<p><u>Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Stoke sub Hamdon (1.09ha as the highest identified source of demand).</u></p> <p><u>There is no supply of employment land, therefore with this in mind it is suggested that an additional 1.09 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Stoke sub Hamdon.</u></p>	2.0 <u>1.09</u>
Rural Settlements	<u>966-1181 (6072) (720)</u>	4.20	7.86	The additional employment land requirement will provide for the job growth (B Uses) identified for the Rural Settlements and given that the Rural	4.5

				<p>Settlements are spread over a wide geographical area, the figure allows for some choice. Most development will be very small-scale.</p> <p><u>Any additional employment land required to support the jobs expected to come forward in the Rural Settlements will be small-scale and will be expected to accord with Local Plan Policies SS2, EP4 and EP5.</u></p>	
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