

**Table of Additional Modifications subsequent to CD 3b, 3c, 3d and MMs 1 – 12**

*Nb. There are numerous references to a single Yeovil Sustainable Urban Extension in the submitted Local Plan – these will be replaced with the plural to reflect two Sustainable Urban Extensions as set out in MMs 1 and 2, but are not included in the table below.*

Reference	Page Number: Submitted Version of SSLP June 2012	Policy/Para: Submitted Version of SSLP June 2012	Additional Modification	Reason/Justification
<b>FOREWARD</b>				
AM30	Foreword	n/a	... <u>wider context of how way...</u>	Clarity
AM31	Foreword	n/a	The <del>Ministerial foreword to the</del> National Planning Policy Framework states that <u>delivering</u> <del>s</del> Sustainable <u>development</u> means <u>achieving</u> “ <i>better lives for ourselves that does not mean worse lives for future generations</i> ”. This <u>Local Plan</u> seeks to endorse that statement for South Somerset.	Clarity
<b>CHAPTER 1 – INTRODUCTION</b>				
AM32	1	1.1	<del>This document is the latest stage in the preparation of the Council’s South Somerset Local Plan (2006 – 2028), which sets out the long term vision and strategic context for managing and accommodating growth within South Somerset up to 2028.</del>	Clarity / Make text up-to-date
AM33	1	1.2	<del>This document is called the Proposed Submission Local Plan 2006 – 2028 and follows from the Draft Core Strategy including Preferred Options which was consulted upon in summer 2010 and the issues and comments made as part of that consultation have been incorporated into this version where appropriate. The change of name reflects the introduction of the National Planning Policy Framework (NPPF) whilst the change of final date reflects the desire to retain a 15 year time horizon for the Plan upon adoption.</del>  <u>The Local Plan is informed by a comprehensive evidence base and the</u>	Clarity / Make text up-to-date

			<p><u>changing planning policy context at the national and sub-regional level. Consultation and feedback from a range of stakeholders has helped identify the main challenges and opportunities within the district. It is this collective input that has helped to refine the policies set out in the Local Plan. These policies now form part of the 'development plan' for South Somerset and provide the framework against which decisions on the future of the area will be taken.</u></p>	
AM34	1	1.3	<p><del>The Local Plan is one element of the Local Development Framework (LDF) and provides the framework for preparing all other types of documents in the LDF which will include other Development Plan Documents, such as a charging schedule for the Community Infrastructure Levy (CIL), Neighbourhood Plans and supplementary Planning Documents which may be prepared to give greater guidance on the policies and proposals such as design guidance and Green Infrastructure strategy.</del></p> <p><u>The Local Plan will be supported by additional work, such as the Site Allocations Development Plan Document and the Community Infrastructure Levy. As and when Neighbourhood Plans are finalised, these will also form part of the development plan for South Somerset. The Council has committed to undertake an 'Early Review' of the Local Plan and this will be completed by March 2018.</u></p>	Clarity / Make text up-to-date
AM35	1	1.4	<p><del>Following further public consultation on this Proposed Submission Local Plan the document will be submitted to the Secretary of State for independent Examination.</del></p> <p><u>A major part of the local plan is the identification of broad locations for employment and housing growth and accompanying policies for assessing development proposals. All policies include accompanying text, setting out the reason and need for the policy, and how the policy will be delivered and monitored where appropriate. It is important that the local plan be read as a whole. District-wide policies and policies for settlements, for example, elaborate on and add to the overall spatial strategy.</u></p> <p><u>A Proposals Map is published alongside the local plan. It identifies the</u></p>	Clarity / Make text up-to-date

			<u>spatial proposals of the plan, with inset maps showing greater detail for individual settlements.</u>	
AM36	1	1.5	<p><b>Purpose of the local plan?</b></p> <p>The local plan provides the approach for development in South Somerset and sets out the spatial elements of the South Somerset Sustainable Community Strategy (SCS). It sets out a long term spatial vision, strategic objectives and policies to guide public and private sector investment up to 2028. It includes Development Management policies, which will be used along with national planning policy to assess individual planning applications. Details on implementation and monitoring shows how the local plan will be delivered and sets out how individual policies will be delivered against the relevant policies.</p>	Clarity / Make text up-to-date
AM37	1 / 2	1.6	<p>The local plan has been set out to reflect the 5 Themes in the SCS and within each section linkages with the SCS are identified. The SCS has been produced by the Local Strategic Partnership and is a statement of the local communities' aspirations, objectives and plans, which the local plan should deliver, where relevant, through its spatial policies and proposals. Spatial planning is not limited to things that the District Council control and therefore working with other partners to deliver the overall objectives for the District will be essential.</p>	Clarity / Make text up-to-date
AM38	2	1.7	<p>A major part of the local plan is planning for sustainable development with a strategy for delivering this within the District including identification of broad locations for employment and housing growth and policies for assessing development proposals. All policies include accompanying text, setting out the reason and need for the policy, and how the policy will be delivered and monitored where appropriate. It is important that the local plan be read as a whole. District wide policies and policies for settlements, for example, elaborate on and add to the spatial strategy.</p>	Clarity / Make text up-to-date
AM39	2	1.8	<p>A Proposals Map (Ordnance Survey based) is published alongside the written document. This identifies the spatial proposals of the local plan and inset maps show greater detail for individual settlements.</p>	Clarity / Make text up-to-date
AM40		New	<b>How has the Council prepared the local plan?</b>	New section, replacing

			<p><u>As required, the South Somerset Local Plan (2006 – 2028) takes account of the Government’s National Planning Policy Framework (NPPF)<sup>1</sup> and the National Planning Practice Guidance (NPPG)<sup>2</sup>.</u></p> <p><u>A Sustainability Appraisal (SA) of the local plan has been undertaken, as required by Section 29(2) of the Planning and Compulsory Purchase Act 2004. This incorporates a Strategic Environmental Assessment (SEA) as required by the SEA Directive<sup>3</sup>. The SA Report has been published alongside the local plan and assesses the policies against sustainability criteria, which were created in light of the objectives in the South Somerset Sustainable Community Strategy (SCS)<sup>4</sup>. The local plan has been shaped by the SA, which outlines the reasons for selecting proposals from potential alternatives and the measures needed to prevent, reduce and offset any significant effects of implementing the local plan.</u></p> <p><u>Similarly, the local plan has been subject to a Habitats Regulation Assessment (HRA) as required by the European Directive and Habitats Regulations<sup>5</sup>. Due to the potential impacts on the Somerset Levels and Moors Special Protection Area (SPA), a Ramsar site<sup>6</sup>, and Brackett’s Copse Special Area of Conservation (SAC) an Appropriate Assessment, which forms stage 2 of the HRA, has also been produced. This is published as separate report, alongside the local plan<sup>7</sup>.</u></p> <p><u>Throughout each stage of its preparation the local plan has been reviewed and signed off by the Council’s internal Project Management Board, the District Executive Committee and Full Council.</u></p>	<p>‘Purpose of the Local Plan’ paras 1.5 - 1.8 to give greater clarity/make text up to date.</p>
--	--	--	---	--

<sup>1</sup> National Planning Policy Framework (March 2012). [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>2</sup> National Planning Practice Guidance (March 2014). <http://planningguidance.planningportal.gov.uk/blog/guidance/>

<sup>3</sup> Planning and Compulsory Purchase Act 2004: European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” – the SEA Directive.

<sup>4</sup> Shaping South Somerset A Strategy for Sustainable Communities (2008-2026)

<sup>5</sup> EC Habitats Directive (92/43/EEC)

<sup>6</sup> Wetlands of International importance designated under the RAMSAR Convention

<sup>7</sup> Habitats Regulation Assessment and Appropriate Assessment: <https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/evidence-base/district-wide-documents/>

			<p><u>In the future, the local plan will be supported by additional documents, such as the Site Allocations Development Plan Document, Community Infrastructure Levy Charging Schedule, and Neighbourhood Plans. Once finalised these will also form part of the Development Plan for South Somerset.</u></p> <p><u>In order to keep the Development Plan up-to-date and responsive to the changing nature of the district, the Council will undertake regular monitoring of the effectiveness of its policies. A comprehensive review of the local plan is programmed to occur within five years, and the Council has committed to a specific 'early review' of policies in relation to housing and employment provision in Wincanton by March 2018.</u></p>	
AM41	2	1.9	<p><b>Stages so far</b></p> <p>The Council published the local plan Issues and Options document in March 2008. Since its publication, gathering and updating of the Evidence Base has been ongoing and refinements made as a result of the consultation responses. There have been 'frontloading' exercises (early engagement) with the Town and Parish Councils and stakeholders. The Draft Core Strategy incorporating Preferred Options was published for consultation in October 2010 ending 3rd December. Following that the Council has reviewed the 950 responses with 2850 specific issues. These have then been considered by the Council's LDF Project Management Board (PMB), delegated by the Council's District Executive to oversee the plan process. The PMB has also considered the implications of the Localism Act, NPPF and other sundry policy statements and these have been taken into account in this document.</p>	Clarity / Make text up-to-date
AM42	2	1.10	The Infrastructure Planning in South Somerset (IP) is published and available alongside this Proposed Submission Plan.	Clarity / Make text up-to-date
AM43	2	1.11	The emerging policies have been considered by the Council's 4 Area Committees, the District Executive Committee and Full Council. Figure 1: local plan Progress to date sets out the process that has taken place to reach this stage in the production of the local plan	Clarity / Make text up-to-date
AM44	3	Figure 1	Deleted.	Make text up-to-date
AM45	4/5	1.12 to 1.18	Amended as below and moved to New Chapter 4 'Delivering	

			<p>Sustainable Development'</p> <p><b>Overview</b>  The principles of 'sustainable development' are central to the planning system. A common definition of sustainable development is <i>"development that meets the needs of the present, without compromising the ability of future generations to meet their own needs"</i><sup>8</sup>.</p> <p>As noted in Chapter 1, the NPPF (paras 11-16) sets out what is meant by the "presumption in favour of sustainable development" and recommends that policies in the local plan should follow this presumption.</p> <p><b>Presumption in Favour of Sustainable Development</b>  The Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.</p> <p>In line with Government policy advice, the Council has adopted a positive approach in seeking to meet the objectively assessed development needs of the district. The policies in the local plan provide a clear framework to guide development that creates positive, sustainable growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the local plan objectives to be approved without delay. This policy is therefore at the heart of decision making when assessing planning applications.</p> <p><u>The NPPF confirms the statutory status of the local plan as the starting point for decision-making. To this effect, development that accords with an up-to-date local plan should be approved, and development that</u></p>	
--	--	--	--	--

<sup>8</sup> [World Commission on Environment and Development, 1987]

			<p><u>conflicts should be refused unless other material considerations indicate otherwise. The NPPF, with its presumption in favour of sustainable development, is a material consideration in determining planning applications.</u></p> <p>There may be instances where the <u>local Plan</u> is silent or, in future years, policies <u>may</u> become out of date. To enable the Council to continue to take a <u>sustainable</u>, positive approach to decision making, <u>the applicants</u> will need to assist by submitting evidence <u>that</u> <del>to</del> <u>demonstrates</u> how <u>proposed development accords with the local plan, and how</u> the benefits of the proposal outweigh any adverse impacts. <u>Where proposed development does not accord with the local plan the onus will be upon the applicant to show how material considerations indicate that the scheme should not be refused.</u></p> <p><del>This is a significant challenge in a rural district such as South Somerset, where the population is so dispersed. The challenge here is to reconcile the need to deliver sufficient jobs and homes, supported by appropriate infrastructure to meet South Somerset's needs, whilst conserving the natural and built environment, minimising the need to travel and addressing climate change. National policy gives communities greater opportunities to engage in neighbourhood planning, to assist in shaping their own local areas to achieve this objective.</del></p> <p><del>Sustainability Appraisal (SA) of the local plan has been undertaken, as required by Section 29(2) of the Planning and Compulsory Purchase Act 2004 and incorporating Strategic Environmental Assessment (SEA) as required by the SEA Directive. SA and SEA are tools to ensure that the social, economic and environmental effects of the local plan are fully considered. The SA Report is published alongside the local plan and assesses proposed policies against sustainability criteria that have in turn been assessed against the 14 sustainability objectives of the Sustainable Community Strategy. The local plan has been shaped by the SA which also outlines the reasons for selecting proposals from alternatives considered and the measures needed to prevent, reduce</del></p>	
--	--	--	---	--

			<p>and offset as far as practical any significant effects of implementing the Plan.</p> <p>Policy SD1: Sustainable Development, delivery, monitoring indicators and targets (unchanged)</p>	
AM46	6	1.19 – 1.22	Deleted.	Make text up-to-date
AM47	6	1.23	<p>The role of the local plan is to set out a spatial strategy and policy agenda in the context of national policy as well as other strategies and programmes at District <del>and</del> County, <del>and</del> Sub-regional level. <u>Figure 1 shows the relationship between the South Somerset Local Plan (2006 – 2028) and other policy documents, which are shown in Figure 2: Important Influences on the local plan. All these strategies have informed the policies and proposals in this document.</u></p>	Make text up-to-date
AM48	7	Figure 2	Deleted and replaced with New Figure 1	Make text up-to-date
AM49	8	1.24	<p><del>The Government has published the National Planning Policy Framework (NPPF) March 2012 which sets out the Government's planning policies for England and how these are expected to be applied. This It provides a <u>simplified</u> the framework which local authorities and local communities can use to shape their areas and identify priorities. This The NPPF needs to be read in conjunction with other national policy statements for major infrastructure, energy, and specific policies for travellers sites and waste.</del></p>	Make text up-to-date
AM50	8	New	<p><u>A local plan must have regard to the NPPF and must be in general conformity with its principles. The local plan provides the opportunity to build upon the intentions in the NPPF and provide a more local perspective on how to address unique challenges and opportunities.</u></p> <p><u>When a local plan is adopted, it forms part of the development plan, and becomes the starting point for decision-taking. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.</u></p>	Make text up-to-date

			<p><u>Importantly, the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Where development accords with an up-to-date local plan it should be approved; where development conflicts it should be refused unless material considerations indicate otherwise. The NPPF is however, a material consideration in decision-making<sup>9</sup>.</u></p>	
AM51	8	1.25	<p>The NPPF is clear that the <u>“overarching purpose of the planning system is to contribute to the achievement of provide for sustainable development” (Paragraph 6).</u> and the national framework sets out in policy guidance what this means in practice. <u>It goes on to describe t</u>The three dimensions of sustainable development: <u>-are identified as economic, social and environmental; advocating that the planning system must perform a number of roles:</u></p> <ul style="list-style-type: none"> <li>• <u><b>an economic role</b> – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</u></li> <li>• <u><b>a social role</b> – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and</u></li> <li>• <u><b>an environmental role</b> – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</u></li> </ul> <p><u>To achieve sustainable development, the NPPF has, at its heart, “a presumption in favour of sustainable development” (Paragraph 14).</u></p>	Make text up-to-date

<sup>9</sup> See Sections 19(2)(a) and 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

			<p><u>which applies to both local plan-making and decision-taking.</u></p> <p><u>The expectation when producing local plans is that local authorities should deliver sustainable development by positively meeting their objectively assessed needs. During decision-taking, local authorities should realise sustainable development by approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent, or out-of-date, grant permission unless impacts would significantly and demonstrably outweigh the benefits, or specific sections of the NPPF indicate development should be restricted.</u></p> <p><u>This is a key determinant in the implementation and delivery of the local plan. Development applications will need to clearly show how they comply with local plan policies and, if they do not, show how the benefits of the proposal outweigh the impacts. In addition, it is likely that during the lifespan of the local plan that there will be occasions where it is silent on a particular issue, or is deemed out-of-date. In this instance it will need to be shown that adverse impacts significantly and demonstrably outweigh the benefits of the scheme. The flow diagram set out below outlines the decision-making process in simple terms.</u></p> <p><b><u>Figure 2: Flow diagram for how planning applications will be considered</u></b></p> <p><del>requiring the planning system to build strong and competitive economies, making land for employment uses available, coordinating infrastructure, providing a supply of housing to meet the present and future needs of the population within high quality environments, supported by community facilities and services whilst continuing to protect and enhance the natural, built and historic environment, improving biodiversity, minimising use of natural resources and meeting the challenge of adapting to climate change.</del></p>	
AM52	8	1.26 – 1.29	Deleted	Make text up-to-date
AM53	9	1.30	The NPPF Council is also helps facilitate the Government's aspiration	Make text up-to-date

			<p><del>for nables committed to assisting these communities who wish to produce Neighbourhood Plans to shape their own areas<sup>10</sup>. It states that neighbourhoods should develop plans that support the strategic development needs set out in local plans, including policies for housing and economic development; support local development, shaping and directing development in their area that is outside the strategic elements of the local plan; and identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.</del></p> <p><u>The Council supports communities seeking to put in place Neighbourhood Plans but recognises that there is a significant amount of time and effort involved in creating one. The Council advises that communities fully analyse the policies set out in the local plan to see whether their aspirations can be achieved through these existing means. If communities wish to progress with a Neighbourhood Plan the Council will provide 'arms-length' support to ensure that statutory requirements and Government policy are met.</u></p> <p><del>Provisions have now been put in place to allow local communities to set out their own policies in Neighbourhood Plans in relation to the development and use of land in their areas providing that these are in accordance with the adopted policies of the local plan and NPPF. Communities can also identify opportunities where neighbourhood development orders can be used to enable developments that are in accord with neighbourhood plans to proceed. Communities through these provisions will therefore be able to have influence over where development can go and what it might look like and to set out more detailed aspirations for their areas.</del></p>	
AM54	9	New	<p><b><u>Sub-Regional Context</u></b></p> <p><u>In producing the local plan, the Council has sought to be aspirational but realistic. Whilst defining the spatial implications of economic, social</u></p>	Make text up-to-date

<sup>10</sup> In relation to neighbourhood plans, via section 38B and C and paragraph 8(2) of new Schedule 4B to the 2004 Act (inserted by the Localism Act 2011 section 116 and Schedules 9 and 10).

			<p><u>and environmental change it is a requirement to liaise with different organisations to ensure that strategic priorities that cross local authority boundaries are understood and solutions co-ordinated. This is known as the “Duty to Co-operate”<sup>11</sup>.</u></p> <p><u>It has been shown that South Somerset has met its duty to co-operate by working with others (especially Somerset County Council and neighbouring district councils) to develop a common evidence base where appropriate, and resolve issues of shared interest. This work has demonstrated that South Somerset can meet its development requirements within its own district<sup>12</sup>.</u></p> <p><u>During the implementation of the local plan, monitoring and further engagement with the same bodies and organisations will ensure that the co-operation is continuous and can highlight any varying requirements or emerging issues that could be addressed through the reviews of the local plan.</u></p> <p><u>Elsewhere at the sub-regional level, the Council continues to influence and implement the objectives established by the Heart of the South West Local Enterprise Partnership (HoSW LEP). The HoSW LEP, formed in June 2011, has produced a Strategic Economic Plan<sup>13</sup> and secured a Growth Deal<sup>14</sup> with Government that provides a further sub-regional tier of planned investment, growth and change.</u></p> <p><u>In order to bring about effective changes in the area, it will be necessary for local aims to be in step with those of the LEP (and vice versa). As a relatively new organisation, there remains the opportunity to express upon the LEP the ambition and possibility within South Somerset and ensure that the local opportunities are capitalised upon.</u></p>	
--	--	--	---	--

<sup>11</sup> Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended by Section 110 of the Localism Act 2011)

<sup>12</sup> South Somerset District Council Duty to Co-operate Report (March 2014)

<sup>13</sup> Heart of the South West Local Enterprise Partnership – Strategic Economic Plan 2014 - 2030 (March 2014): <http://www.heartofswlep.co.uk/sites/default/files/user-88/SEP-%20Final%20draft%2031-03-14-website.pdf>

<sup>14</sup> Heart of the South West Local Enterprise – Growth Deal 2014/2015 (March 2014): <http://www.heartofswlep.co.uk/sites/default/files/user-1/Growth%20Deal%202015%20Heart%20of%20SW-Final%203-4.pdf>

AM55	9	1.31 – 1.33	Deleted	Make text up-to-date
AM56	9	1.34	<p><b><u>Local South Somerset Context</u></b></p> <p>At a local level, the vision and spatial objectives of the local plan are derived from the SCS. As the diagram at Figure 2: Important Influences on the local plan shows, there are many other local strategies at both District and County level which have informed the policies within this document.</p>	Make text up-to-date
AM57	10	1.35	<p><del>Replacement and Saved adopted local plan Policies and Proposals</del></p> <p><del>Once adopted tThe local plan will replaces most of the 'saved' local plan policies and proposals (formally retained as relevant in determining planning applications from the adopted in the South Somerset Local Plan 1991-2011). Appendix ?? includes a list of all those replaced policies and proposals.</del></p> <p><del>The appendix also shows those policies and proposals to remain saved because they continue to be in conformity with the NPPF but provide locally specific definition on unique issues in South Somerset.</del></p> <p><b>Next Steps</b></p> <p><del>This document is open for consultation until 10th August 2012. There are three ways in which you can submit your comments:</del></p> <ul style="list-style-type: none"> <li><del>• On-line via: <a href="http://www.southsomerset.gov.uk/localplan">www.southsomerset.gov.uk/localplan</a></del></li> <li><del>• Visit the website and fill out the electronic copy of the comment form and email to <a href="mailto:planning.policy@southsomerset.gov.uk">planning.policy@southsomerset.gov.uk</a></del></li> <li><del>• Fill out a paper copy of the form (available at Council and Community Offices and Libraries) and post to the address below:</del></li> </ul> <p><del>Spatial Policy Team, Council Offices, Brympton Way, Yeovil, Somerset BA20 2HT</del></p>	Make text up-to-date

			<p>Telephone: 01935 462462 (8am to 6pm Monday to Friday) Or Email: <a href="mailto:planning.policy@southsomerset.gov.uk">planning.policy@southsomerset.gov.uk</a></p> <p>If you have any queries regarding this document please contact the Spatial Policy Team using one of the methods above.</p> <p>Comments received on this local plan will be summarised for submission to the Planning Inspector appointed to undertake the formal Examination of the Plan. The Examination is held into the Proposed Submission plan once formally submitted and comments received considered by the Inspector. Upon receipt of the Inspector's Report the local plan can be formally adopted. Figure 3: local plan Progress – Next Steps below illustrates these stages in general.</p>	
AM58	11	Figure 3	Delete.	Make text up-to-date
<b>CHAPTER 2 – SPATIAL PORTRAIT OF SOUTH SOMERSET</b>				
AM59	12	New	<p><b>Overview</b></p> <p><del>To inform In order to devise an appropriate the Spatial Vision for 2028 and help shape the policies in the local plan a local plan that will help to deliver this, it is important to understand the and appreciate what local characteristics that define make the district what it is. These are set out under the headings of the Sustainable Community Strategy and the local plan Chapters which follow.</del></p> <p><u>Wherever possible, data is aligned to the Census 2011. This helps to provide an agreed point in time and help monitor change over the plan period. Elsewhere, specific datasets derived from evidence base documents produced during the course of preparing the local plan have been used. Collectively these provide a baseline from which the implementation and delivery of the local plan can be judged.</u></p>	
AM60	12	New	<b><u>Geography, Demography &amp;</u></b>	

			<p><b>Population</b></p> <p><u>South Somerset is one of five district areas, which collectively form the administrative county of Somerset, which lies at the heart of the south-west peninsula of England.</u></p> <p><u>South Somerset has borders with the administrative areas of Mendip, Taunton Deane, and Sedgemoor (in Somerset). It also shares borders with the administrative areas of North Dorset and West Dorset (in Dorset); East Devon (in Devon); and Wiltshire (unitary authority area only).</u></p>	
AM61	12	2.1	<p><u>South Somerset is one of the largest districts in the county the South West lying on the southern side of the County and accounts for nearly a third of Somerset's area covering an area of 958 square kilometres (370 square miles); and has the largest population in the county at approximately round 161,243<sup>15</sup>00. South Somerset is largely rural in nature South Somerset District has with the a population of distributed across many towns, villages and hamlets, resulting in a. The population density of in the district is 1.7 people per hectare, less than half the national average.</u></p> <p><u>The 2011-Census records the population of the built-up area of Yeovil as 45,784<sup>16</sup>, making it the largest town in the district and second largest town in the county (after Taunton). Yeovil is the second largest town in the County and has approximately a quarter of the District's population (44,000 ) and lies in the south eastern corner of the District immediately adjoining Dorset. However, over 40% of the district's population live in settlements of fewer than 2,500 residents and the district is made up of a mixture of sparsely inhabited rural areas, a network of villages and a number of market towns of varying size and influence.</u></p>	Moved (now paras 2.5 & 2.6) and amended for clarity / make text up-to-date
AM62	12	New	<u>As at 2011, the median age profile within the district is slightly lower</u>	Clarity / Make text up-

<sup>15</sup> Census (2011): Usual Resident Population, 2011 (KS101EW)

<sup>16</sup> Census (2011): Yeovil Built Up Area: Usual Resident Population, 2011 (KS101EW)

			<p>than that of the county, albeit the district has a greater percentage of those aged 60 – 90+<sup>17</sup>. Overall, much like the rest of the UK, the trend over the local plan period is for there to be an increasing proportion of people who are aged 60 – 90+ living in the district<sup>18</sup>. This poses a long term question about how best to ensure a robust local labour force which can secure the economic future of the district. Interestingly, however, as a counter-point to this overall trend there are spikes of growth (and forecast growth) in the population cohort aged 0 – 14, and 25 – 39. Therefore, it will be important for policy objectives to stimulate economic growth whilst also ensuring that the growing early-age and mid-age groups are retained within the district so as to help contribute towards its future economic competitiveness.</p>	to-date
AM63	12	2.3	<p><b>Economic Prosperity</b>  <del>Building upon the objectives of the Council's Plan 2012 - 2015, there is a commitment to delivering a strong and diverse economy within the District. Diversification of businesses and encouraging small businesses to grow are priorities together with support for existing firms and encouraging inward investment particularly of high value jobs.</del></p>	Clarity / Make text up-to-date
AM64	12	2.4	<p><del>According to the 2011-Census, the South Somerset economy is the most valuable in the county contributing £2.86 billion Gross Value Added (GVA)<sup>19</sup>, which represents over 32% of the county's total economic value. South Somerset also has the largest number of South Somerset has the larg</del>The District has more people, employers and workers than other parts of the cCounty with businesses (over 6,000) businesses and employing the largest workforce (approximately round 66,600)<sup>20</sup> in Somerset.</p>	Split into 2 paragraphs for clarity / make text up-to-date

<sup>17</sup> Census (2011): Age Structure, 2011 (KS102EW)

<sup>18</sup> 2012-based Subnational Population Projections for Local Authorities in England. Table 2: Age by sex and 5 year age groups

<sup>19</sup> Census (2011): Gross Value Added, 2011

<sup>20</sup> BRES (2011) (released September 2012) – number of employees in the District (excludes self employed persons but includes an additional 1,000 people to the BRES record to take into account agricultural employees, not counted in BRES but were counted in ABI records)

			<u>Manufacturing plays a specialist role in South Somerset's economy and in 2011 provided over 20% of the total employment in the district<sup>21</sup>, which is twice the South-West and national average rate. It has a manufacturing history and its strengths include a strong economy, despite the economic climate, based mainly on a relatively small number of large manufacturing companies in the food processing and engineering industries. A number of world-class companies are located in the District, as is an experienced workforce.</u>	
AM65	12	2.5	<del>The number of jobs in the District has grown from approximately 47,500 jobs in 1991 to 66,600 jobs in 2011<sup>22</sup>, an average of 955 jobs per annum, although there have been fluctuations over this time. The rate of new business creation is similar to other parts of the County, but below national average (0.31% per compared to 0.46% for England and Wales). On the other hand, failing business rates are lower than the national average, and new businesses have shown more resilience in South Somerset than in most parts of the County, region and country.</del>	Clarity / Make text up-to-date
AM66	13	2.6	<del>Manufacturing is very important to the District – the proportion of those employed in the manufacturing sector is almost twice the national average. This is helped, principally, because of the importance of defence-related industries and expenditure from with Agusta Westland, Thales and other associated industries playing a significant role.</del>	Clarity / Make text up-to-date
AM67	13	New	<u>Whilst there are a number of large employers within the district, the majority of enterprises are small in terms of the number of people they employ. In 2011, approximately 90% of businesses employed fewer than 10 people; and by way of contrast, businesses employing over 50 people accounted for a little over 1% of the business stock. This is an important consideration when seeking to understand the unique type and nature of the economy in South Somerset and informs the strategy and decision-making on land allocations for employment. In balancing the needs of larger employers and small employers it will be crucial to</u>	Clarity / Make text up-to-date

<sup>21</sup> BRES (2011): Employees by Industry Sector

<sup>22</sup> ABI and BRES Employee Analysis 1991- 2011

			<u>identify the right employment sites and premises in the right locations, to maximise the latent potential, meet current and future business needs and help stimulate a competitive economy.</u>	
AM68	13	2.8	Yeovil is the prime economic driver within the district, with <u>approximately 31,200 employees<sup>23</sup> (equating to around half the district's employment) almost 47% of all of the District's jobs).</u> It is the largest town and <u>serves as the commercial and administrative centre, and provides facilities and services for a wider hinterland.</u> The town <u>itself has a niche role in terms of being the focus for centre in the 'A303 Corridor' economic zone identified in the Regional Economic Strategy and is a major employment centre providing many jobs in aerospace and associated engineering, including around 3,500 employees at Agusta Westland in the manufacturing of helicopters. It is recognized as a "strategically significant town" particularly in terms of its economic role within the District and wider area.</u>	Clarity / Make text up-to-date
AM69	13	2.9	<u>Clearly Agusta Westland has a fundamental role in the future economic prosperity of Yeovil. But, the town also has concentrations of jobs in health, education, retail and public administration and defence. In line with wider trends at the national level the economy is diversifying to encompass a greater proportion of service sector jobs. Finding the appropriate balance between securing the manufacturing and defence related sectors, whilst also facilitating other activity will require a careful plan-led approach for the town. Whilst the town has experienced strong employment growth, which has been driven by an increase in jobs in the business and financial services sector, the scale and value of the manufacturing economy to Yeovil cannot be understated. It is also notable that a high proportion of jobs in Yeovil are dependent upon Government expenditure within health (Yeovil District Hospital/ Primary Care Trust) and local government (the District Council / schools), in addition to defence spending. The local private sector economy is potentially capable of organic growth with positive factors such as a relatively stable economy with good skills and knowledge base.</u>	Clarity / Make text up-to-date

<sup>23</sup> BRES (2011): Employees in employment figures, 2011

AM70	14	2.11	<del>With a</del> large proportion of South Somerset's population <del>liveing</del> outside of Yeovil, <del>with the way in which</del> the District's Market Towns and Rural Centres <del>acting</del> as focal points for local employment, <del>and</del> services, and facilities; <del>and as such play a their significant</del> role in the functional <del>to</del> the economy <del>make-up of the district</del> , <del>should not be underestimated</del> .	Clarity / Make text up-to-date
AM71	14	2.11	Somerset is one of the locations which will benefit from the rollout of superfast broadband by 2016 <sup>24</sup> for at least 85% of homes and businesses in mainly rural parts of the County <sup>24</sup> . <u>In combination with wider trends in the economy and evolving work patterns, the nature of economic activity in smaller settlements and rural areas is set to change substantially over the local plan period. It is unlikely that it will reflect previous, traditional approaches to land use allocations, but will instead require a more proactive approach to positively enable innovative yet sustainable development to occur and engender a prosperous rural economy which is fit for the 21<sup>st</sup> century and responds to modern business requirements.</u>	Clarity / Make text up-to-date
AM71	14	2.12	<del>The smallest places in South Somerset, the Rural Settlements, smaller settlements in South Somerset</del> vary widely in function and size, but generally are places that provide limited local services. These settlements often have a strong sense of community but <del>these</del> <u>face</u> conditions <del>that</del> <u>also</u> pose challenges in terms of their economic provision of services, jobs and facilities. <del>Their</del> <u>pattern of Rural Settlements, and their social and economic relationships with each other, presents a real challenge in balancing the provision of good quality jobs and services provision across such a diverse area, whilst protecting and enhancing the most sensitive rural areas for their intrinsic environmental quality.</u>	Clarity / Make text up-to-date
AM72	14	2.14	<del>Reflecting the geographical extent of the district, South Somerset has the largest supply of dwellings in Somerset. As at 2011, there are approximately 73,375 dwellings, which corresponds to 69,500</del>	Clarity / Make text up-to-date

<sup>24</sup> Connecting Devon and Somerset project aims to bring superfast broadband to 90% of premises in the area covered by the programme. This means that most residents and businesses in Devon and Somerset will have broadband speeds of over 24Mbps by the end of 2016. Aim is also to ensure that every premise within the programme area has a broadband speed of at least 2Mbps.

			<p><u>households in South Somerset District. Of these households, 845% are under owned by the private sector (owner occupied or are privately rented) and 145% is within the social rented sector by the public sector<sup>25</sup>. The housing stock is largely made up of detached (33.54.3%) and semi-detached dwellings (30.74.3%) followed by terraced dwellings (24.13.8%) and flats/maisonettes (10.9.6%). Other types of dwelling make up the remaining 1%<sup>26</sup>. The more urban areas of the District show a concentration of terraced housing and flats.</u></p>	
AM73	15	2.17	<p><u>In line with the rest of the UK and Like much of the south west, affordability is an issue within the district, with the ratio of lower quartile house prices to lower quartile earnings average house price being over seven to one. 8.5 times the average salary, The mean average house price in the 3rd quarter 2012 2011 was just under £207,0008,179<sup>27</sup>. This which makes it very difficult for first time buyers to enter the housing market particularly in the rural areas<sup>28</sup>. Whilst this ratio has actually improved recently, the challenge of matching housing need and housing supply remains highly problematic and is a key consideration in defining South Somerset's housing provision target over the local plan period.</u></p>	Clarity / Make text up-to-date
AM74	15	2.17	<p><u>Homelessness remains a relatively small but persistent problem in South Somerset. Fluctuations in absolutely numbers occur over time, and there is a wider debate about how best to classify and address the intricate issues associated with defining and being homeless. That being said, as at 2011, the number of households accepted as being homeless (i.e. households who have had a duty to re-house accepted by their local authority) averaged at 65 across the four quarters of the year<sup>29</sup>. This represents an increase from 2001, but figures have remained relatively stable since 2008. was appears to be increasing with applications under homelessness rising from 37 in the 3rd quarter of 2008 to 70 in the 1st quarter of 2012 of which 48 were in priority</u></p>	Clarity / Make text up-to-date

<sup>25</sup> Census (2011): Tenure, 2011 (KS402EW)

<sup>26</sup> Census (2011): Dwellings, household spaces and accommodation type, 2011 (KS401EW)

<sup>27</sup> Department for Communities and Local Government, Table 585 Housing market: mean house prices based on Land Registry data, by district, 2011

<sup>28</sup> Department for Communities and Local Government, Live Table 576, 2011

<sup>29</sup> Shelter – Housing Databank, accessing Department for Communities and Local Government P1e Returns

			need. Around half the dwellings in the District are in Council tax bands B and C. The number of second homes within the District is lower than has been found regionally but is marginally higher than the national average.	
AM75	15	2.20	The A303 Trunk Road and A30 run east to west through the district, linking it with London and the South West peninsula <u>and has been recognised by the HOSW LEP and Government as a priority for investment.</u> <del>and</del> The cross country route from the Channel ports to the M5 motorway, via the A37/A358 dissects the district from south-east to north-west.	Clarity / Make text up-to-date
AM76	17	2.29	<del>Reduced</del> There are air quality <u>is an</u> issues associated with traffic congestion in the middle of Yeovil, with the entire town identified as an Air Quality Management Area.	Clarity / Make text up-to-date
<b>CHAPTER 3 – STRATEGIC OBJECTIVES AND VISION</b>				
AM77	21	3.5	The next section sets out the <u>Council’s overarching objective to deliver sustainable development in the district. Following this the settlement strategy and the settlement hierarchy are defined,</u> through which the <u>Strategic Objectives and Vision are</u> <del>is</del> to be implemented. The settlement strategy and hierarchy are fundamental to the delivery of the economic <u>and housing growth at the heart of</u> <del>on which</del> this local plan is based.	Clarity / Make text up-to-date
<b>CHAPTER 4 – SETTLEMENT STRATEGY (N.B. Creation of new chapter 4 means becomes chapter 5)</b>				
AM78	22	4.1	<ul style="list-style-type: none"> <li>A hierarchy of settlements identified on the basis of their current and potential role and function, with <u>future</u> growth concentrated at the higher end of the hierarchy; and</li> </ul>	Clarity / Make text up-to-date
AM79	22	4.2	The local plan <del>needs to</del> <u>makes</u> clear spatial choices about where development should go in broad terms and <del>to</del> <u>identifies</u> broad strategic locations for new development reflecting sustainable development principles.	Clarity / Make text up-to-date
AM80	22	New after 4.3	<u>The South Somerset Settlement Role and Function Study<sup>30</sup> was commissioned by the Council to:</u>	Clarity / Make text up-to-date

<sup>30</sup> Settlement Role and Function Study, Baker Associates (April 2009)

			<ul style="list-style-type: none"> <li>• <u>Develop a methodology to identify the current role and functional relationship of settlements and their potential future roles; and</u></li> <li>• <u>Provide recommendations on settlement classification as defined in the RSS.</u></li> </ul> <p><u>The methodology provided employed was to undertake a statistical analysis of employment, housing, retail and community use provision within settlements and evidence of sustainable travel opportunities and self-containment (people living and working in the same place). Key indicators considered were:</u></p> <ul style="list-style-type: none"> <li>• <u>Settlements with a strong employment role;</u></li> <li>• <u>Identifying important retail and community services centres; and</u></li> <li>• <u>Sustainable travel opportunities and self-containment.</u></li> </ul> <p><u>Population forecasts, employment growth and other anticipated changes have also been looked at to see how these indicators might change in the future.</u></p> <p><u>The study reflected on previous evidence developed as part of the now revoked Regional Spatial Strategy. It underlined the Council's understanding that in terms of the scale of housing supply and economic activity; extent of travel to work and retail catchments; and provision of leisure, cultural, and transport services – Yeovil remains the principal settlement within South Somerset.</u></p> <p><u>Accordingly, the main focus of the study was to identify the hierarchy of the lower tier settlements in the district. The outcome was a recommendation for settlements (known as Market Towns) to accommodate growth which has a wider than local significance, and other settlements (known as Rural Centres) to meet growth which would cater more to local needs and nearby small settlements.</u></p> <p><u>The Market Towns are identified as having a strong employment, retail and community role and were identified as:</u></p> <ul style="list-style-type: none"> <li>• <u>Chard;</u></li> </ul>	
--	--	--	--	--

			<ul style="list-style-type: none"> <li>• <u>Crewkerne;</u></li> <li>• <u>Iminster;</u></li> <li>• <u>Wincanton;</u></li> <li>• <u>Somerton;</u></li> <li>• <u>Langport/Huish Episcopi; and</u></li> <li>• <u>Ansford/Castle Cary.</u></li> </ul> <p><u>Other settlements with a defined retail and community role were put forward as Rural Centres and identified as:</u></p> <ul style="list-style-type: none"> <li>• <u>Ilchester;</u></li> <li>• <u>South Petherton;</u></li> <li>• <u>Martock /Bower Hinton;</u></li> <li>• <u>Bruton;</u></li> <li>• <u>Milborne Port; and</u></li> <li>• <u>Stoke Sub Hamdon.</u></li> </ul> <p><u>All other settlements would be considered to be within open countryside and identified in generic terms as 'Rural Settlements'.</u></p> <p><u>This hierarchy forms the basis of the local plan as it is considered that the bulk of growth outside Yeovil should be in the Market Towns and Rural Centres in order to take advantage of employment and service opportunities available in these places, minimise the infrastructure investment required across the district, and increase the level of self-containment.</u></p>	
AM81	22	4.4	<p><u>Alongside this study, it is important to ensure that the most sustainable options for growth were is considered. Sustainability Appraisal of alternative settlement strategy options have been undertaken to ensure that the strategy is appropriate in terms of environmental, economic and social implications, and cost, benefit and risks. The Sustainability Appraisal for the whole local plan, including its policies, can be found within the local plan evidence base has been published alongside this Proposed Submission local plan as a separate report and appendices. The Sustainability Appraisal affirms the suitability and appropriateness</u></p>	Clarity / Make text up-to-date

			of the hierarchy set out below	
AM82	22 / 23	4.5 – 4.8	<p><b>Yeovil</b></p> <p><u>The evidence base relating to the size and scale of housing supply and economic activity; the extent of travel to work patterns and retail catchments; and the extent of leisure, cultural, and transport services highlights that Yeovil remains the principal settlement within South Somerset. Accordingly, The Secretary of State's Proposed Changes to South West Regional Spatial Strategy (RSS) identified a requirement for the period 2006-2026 to deliver 19,700 (21,670 if projected to 2028) new homes in South Somerset – 6,400 in Yeovil urban area, a 5,000 dwelling urban extension to Yeovil and 8,300 elsewhere in the district. In addition to this there is a requirement to provide about 10,700 jobs in the South Somerset Housing Market Area of which 9,100 should be within the Yeovil Travel to Work Area (TTWA). The report recommends that some 43 hectares of employment land should be made available mainly focussed on Yeovil.</u></p> <p><u>The Government is committed to the revocation of Regional Spatial Strategies and have made provision for this through the Localism Act. However, the Court of Appeal has confirmed that until legislative changes are enacted, development plan documents must be in general conformity with the regional strategy. The South West Regional Spatial Strategy therefore remains a material consideration but, given that it was never approved and the Government have indicated their intention to withdraw it (subject to Environmental Appraisal), the Council has considered it prudent to establish locally evidenced employment and housing targets to inform the local plan. It is therefore these locally evidenced figures which have informed this document.</u></p> <p><u>The RSS principle of a hierarchy of settlements to meet sustainable development objectives accord with sound planning principles and remains appropriate. <u>M</u>most new development is proposed at Yeovil.</u></p> <p><u>Yeovil offers a wide range of services with good choice of retailing and leisure activities which are fundamental to quality of life. The need for</u></p>	Clarity / Make text up-to-date

			<p>travel can also be catered for by better and more reliable public transport. The town can achieve <u>deliver</u> further development sustainably and promote a better balance between jobs growth and where people <u>choose to live</u>, and already has an existing high level of self-containment. <u>A</u> <u>C</u>critical mass, economies of scale and better use of existing infrastructure can be secured through Yeovil's continued designation as <u>the primary focus for growth</u> <del>a Strategically Significant Town</del> in this local plan.</p> <p>Yeovil already acts as the focal point for economic activity in the district and has good manufacturing links with high tech industries and advanced engineering, building <del>in particular</del>, upon the strong links to the aeronautical industry. Growth in these sectors and in green technologies features prominently in the <del>proposals of the</del> <u>Heart of the South West Local Economic Partnership's (LEP) proposals for the town as defined in the Strategic Economic Plan and Growth Deal.</u> <del>for the town.</del></p>	
AM83	23	4.9	Outside Yeovil, there is to be more limited growth at <u>in those</u> other larger settlements within the district which act as focal points for their area.	Clarity / Make text up-to-date
AM84	23	4.10	<u>Classifying a place as a 'Market Town' has been achieved through</u> <del>The designation of Market Town is based on</del> identifying the <u>range of</u> important roles of <u>a settlement</u> <del>fills</del> in their local <u>setting</u> , <del>s</del> in particular, where they are able to provide jobs and services for their residents, and the residents of the surrounding areas and elsewhere <sup>31</sup> . These towns <del>should be</del> <u>are</u> the focal points for locally significant development including the bulk of the district's housing provision outside Yeovil. This growth <del>should</del> <u>aims to</u> increase the self- containment of these settlements and enhance their service role, reflecting the aspirations of national policy in promoting stronger communities.	Clarity / Make text up-to-date
AM85	24	4.11 & 4.12	The <u>types of</u> Market Towns <del>however</del> , do differ <u>across the district, due to their current level of services, facilities and economic activity.</u> <del>Therefore,</del> <u>two tiers of market town have been identified: Primary Market Towns</u>	Clarity / Make text up-to-date

<sup>31</sup> Settlement Role and Function Study, Baker Associates (April 2009)

			<p>and Local Market Towns. The scale of future growth allocated to these two tiers is proportionate, with the larger Primary Market Towns planned to receive a higher level of growth, and the smaller Local Market Towns a lower level of growth. The specific amounts are set out in Policy SS5, significantly in their ability to accommodate further growth based on the scale of provision of services and employment opportunities and thus a differentiation has been drawn between the larger of these, to be called Primary Market Towns and the smaller centres identified as Local Market Towns and the levels of growth attributed to these reflect their smaller size.</p> <p>It is considered that whilst the local communities of Ansford/Castle Cary, Langport/Huish Episcopi and Somerton have expressed a desire for a lower status than Market Town they clearly wish to maintain the community facilities already available in the settlements. Market Town status, but with a commensurate scale of growth, is considered to be the mechanism to help ensure that these facilities are maintained.</p>	
AM86	24	4.13	<p><b>Rural Centres</b></p> <p>Development elsewhere in smaller but still sizeable settlements is likely to be less sustainable and so should be geared to meet local needs and address affordable housing issues. Small scale economic activity is not considered out of keeping in these settlements in order to which, according to the soon to be revoked RSS, should accommodate development that:</p>	Clarity / Make text up-to-date
AM87	24 - 30	4.14 – 4.31	<p>Delete all paragraphs and replace with:</p> <p><b>Rural Settlements</b></p> <p><b>Overview</b></p> <p>Rural Settlements are considered as locations where there will be a presumption against development unless key sustainability criteria can be met. This is explained in Policy SS2. These settlements will no longer have identified development areas and will be considered to be within the open countryside for planning purposes.</p>	Clarity / Make text up-to-date

			<p><u>This approach does not preclude development; indeed the NPPF promotes sustainable development in rural areas, with housing and employment to be located where it enhances or maintains the vitality of rural communities.</u></p> <p><u>Future delivery of housing and economic activity in rural locations needs to carefully balance the sustaining of communities against protecting and enhancing the rural environment. The rural lifestyle provided by the many small villages and hamlets in South Somerset is one of the unique qualities of the district, and in turn, creates a range of challenges and opportunities that require delicate management.</u></p> <p><u>Evidence indicates that rural areas experience higher property prices and corresponding issues associated with housing affordability. These areas are usually populated by an increasingly aged population, and can suffer from socio-economic effects stemming from rural isolation, a low-wage economy, and poor transport (especially public transport) links. At the same time, these areas provide attractive, tranquil environments prompting a higher quality of life, support diverse and innovative economic activity, and foster a strong sense of community.</u></p> <p><u>Reflecting on the Taylor Review (2008)<sup>32</sup> and the NPPF, it is clear that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing plays a crucial role in maintaining the viability of these local facilities.</u></p> <p><u>Furthermore, it is important that planning does not pre-determine the future of rural communities by only assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a ‘sustainability trap’ where development can only occur in places already considered to be in narrow terms</u></p>	
--	--	--	---	--

<sup>32</sup> Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (2008)

			<u>'sustainable'. The question that should be asked is: "how will development add to or diminish the sustainability of this community?". This requires a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities.</u>	
AM88	30	4.33	...such as Templecombe, which has a relatively strong employment function and good sustainable transport links with the presence of a <del>train</del> railway station, will be different to a smaller Rural Settlement such as Compton Dundon which does not have these features.	Clarity / Make text up-to-date
AM89	31	4.38	<u>The NPPF National Planning policy<sup>33</sup> states that policies should support sustainable economic growth in rural areas where it provides the most sustainable option in villages or other locations that are remote from local centres, even when public transport is not readily available. to help overcome the unfulfilled economic potential in rural communities, tackle an over-reliance on traditional low paid employment and under-employment, and help limit skilled workers having to move elsewhere for work. The Heart of the South West Local Enterprise Partnership has identified rural enterprise as a key workstream working in conjunction with the Rural Growth Network.</u>	Clarity / Make text up-to-date
AM90	31	4.39	<del>The Government initiative to deliver high speed broadband across the country is likely to provide more opportunities for small enterprises to be located in rural areas; the Heart of the South West Local Enterprise Partnership believes this broadband initiative is a vital stimulus that businesses need in the area to help the economic recovery.</del>	Clarity / Make text up-to-date
AM91	31	4.41	Accessible local services that <del>reflect</del> meet community needs and support well-being are vital to creating strong, vibrant and healthy communities. <del>The NPPF National planning policy<sup>34</sup> supports the delivery and safeguarding of community facilities and services allowing established facilities to develop and modernise. Supporting local services and facilities is particularly important in Rural Settlements in South Somerset where car travel is often the only realistic way of getting around, which contributes to increased CO<sub>2</sub> emissions, traffic congestion, poor health, is costly for individuals, and makes it difficult</del>	Clarity / Make text up-to-date

<sup>33</sup> NPPF Paragraph 28 (March 2012)

<sup>34</sup> NPPF Paragraph 69 – 78 (March 2012)

			<del>for those without a car to access services.</del>	
AM92	31	4.42	Policy SS2 therefore generally supports proposals to create or enhance community facilities and services in Rural Settlements – this could include local shops; community halls; pubs; health and social care facilities; cultural, sports, recreation, faith and education facilities. <u>It should be noted that there is a clear link between the provision of housing and employment and securing current and future facilities and services. The inter-relationship should be clearly explained in any application for development in Rural Settlements.</u>	Clarity / Make text up-to-date
AM93	32 / 33	4.46 – 4.49	<p>Replaced with:  <u>Housing proposals will need to fully explain how they contribute to meeting local need. This could be via delivering Small infill development</u>  <del>will not therefore be considered sustainable, however should it meet local need either for affordable housing, low cost market housing, or a different form or type of housing which is in limited supply for locals (e.g. small bungalows for elderly local households to move to and remain in the village, or two bedroom accommodation for young households) then it may be considered more sustainable. Meeting identified housing need refers to both market and affordable housing, although it will generally be expected that affordable housing is included as part of housing schemes proposed at Rural Settlements.</del>  National policy in tThe NPPF gives greater flexibility for local councils to set their own approach to delivering housing in rural areas. This includes considering whether allowing some market housing would enable the provision of significant additional affordable housing to meet local needs.</p> <p>Residential proposals, including infill, will need to consider the current variety of housing in the Rural Settlements <u>will be expected to have regard to the policy intentions set out in Policy HC5 and ensure that they are making a positive contribution to the variety of housing in the settlement. For example, Rural Settlements that currently have a concentration of larger housing units would potentially benefit from a proposal for social rented, smaller family houses, and low cost market housing, which would help achieve a better overall variety of housing in</u></p>	Clarity / Make text up-to-date

			<p>the settlement and result in a more balanced community with better prospects for local people to obtain affordable housing <u>and/or access a wider range of market housing and have regard to Policy HG5, Policy HG3 and Policy HG4.</u> <del>specifically considers housing mix.</del></p> <p><del>Affordable housing in Rural Settlements will generally be supported when accompanied with evidence of local need – further detail on affordable housing is set out in Policies HG3 and HG4.</del></p>	
AM94	33	4.50	<p>Policy SS5 sets out the scale of housing development that should be delivered in the Rural Settlements tier of the settlement hierarchy. <del>As a broad guide, and to be consistent with the spatial strategy, it is unlikely that development of 50 dwellings or greater will be acceptable in an individual Rural Settlement up to the year 2028, and in the majority of cases the scale will be much less. Each case must be assessed however on its merits and a development in excess of 50 dwellings could be justified in unusual circumstances. Annual monitoring of housing delivery in the Rural Settlements will be undertaken to ensure Policy SS2 is being applied as intended.</del></p>	Clarity / Make text up-to-date
AM95	34 - 37	4.52 – 4.68	<p><u>The local plan is founded upon a sustainable economic-led strategy, with the aim to make the district more prosperous and build upon the fact that the South Somerset economy is the most productive and the largest (in terms of both jobs and businesses) in Somerset.</u></p> <p><u>To deliver on this objective it is important that the local plan marries together the number of jobs created and the provision of new homes. Attracting and maintaining jobs in the district requires new homes to be built so that the supply of labour can be accommodated, and reduce the need for inward and outward commuting.</u></p> <p><del>There is an undeniable link between jobs and homes, economic changes are a key driver affecting housing demand, and in order to support economic expansion and investment in an area, new homes are required to support a growing workforce.</del></p> <p><u>The evidence base used to inform the plan has assessed a range of</u></p>	Clarity / Make text up-to-date

			<p><u>data and developed scenarios reflecting upon previous rates of growth, current challenges, and future opportunities. A range of growth forecasts were explored and an employment growth figure of 11,250 has been identified as a sustainable target between 2006 and 2028<sup>35</sup>.</u></p> <p><u>South Somerset's economy remains robust even accounting for the recessionary impacts since 2008. Forecasts indicate that South Somerset's economy (along with Mendip's) will be the strongest performing in the county over the period 2011-2021, exceeding national average rates of growth in output (GVA). This is set to be complemented by the largest growth in jobs within the county over the same period. Should this growth be achieved, it will provide a platform for further strengthening in the economic fortunes of the district over the rest of the local plan period through to 2028.</u></p> <p><u>Manufacturing (including aerospace); wholesale and retail trades; human health and social work activities; and administration and support service activities are the mainstay of the district in terms of number of jobs supported. From the perspective of contribution to the economy (GVA) manufacturing (including aerospace); wholesale and retail trades; and construction sectors are the most valuable.</u></p> <p><u>Manufacturing and, in particular, that linked to the aerospace industry remains a locational economic advantage for South Somerset, and this is set to continue throughout the plan period. In line with national trends and general economic restructuring the district is also likely to see a shift towards more service sector jobs, and those associated with public sector administration. The implications in terms of the balance of the economy, the number of jobs created and the land requirements for these sectors of the economy will require careful monitoring so as to be</u></p>	
--	--	--	---	--

<sup>35</sup> Housing Requirement for South Somerset and Yeovil (January 2011) & Examination Core Document 167: Employment Policy SS3: Proposed Main Modifications Background and Further Evidence Base (November 2013)

			<p><u>flexible and responsive to business needs, whilst also achieving sustainable patterns of development.</u></p> <p>Two scenarios for growth have been undertaken to inform the local plan. The first looks at the potential number of new jobs that would be associated with positive private sector led growth, and the second, slower, faltering growth. These are set out in the Housing Requirement for South Somerset and Yeovil report part of the Plan's evidence base. These projections have been updated to 2028 to comply to the Plan period by use of the same methodology with slight additions that are set out in the Housing section that follows this section. The net growth in jobs ranges between 13,400 jobs derived from scenario 1 (positive growth) and 9,100 jobs from scenario 2 (slower, faltering growth). These scenarios, whilst taking into account recent employment data, were informed by evidence gathered locally at the start of the recession, and whilst locally there is evidence of jobs growth, given the nature of the on-going recession, which was not anticipated, it is considered that a 'third' scenario should be taken forward into the local plan, one which is the mid-point between the two economic projections. This figure (11,250) jobs allows the Council to follow its aspirations for economic growth whilst injecting a degree of realism into the scenarios in light of the recession.</p> <p>The District's <del>p</del> Past economic success has been used to inform the distribution of these jobs and subsequently homes across the district. The presumption is that the <u>focus for economic growth will be Yeovil, followed by the Market Towns and Rural Centres. Additional employment land required to support the jobs likely 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> economic development will be acceptable in Rural Settlements and rural areas past economic performance of the District's settlements and rural areas is repeated into the future. The Council's Settlement Hierarchy, therefore reflects the District economic profile. The settlement strategy within this local plan presents a mechanism whereby the Council seeks to maintain and</p>	
--	--	--	--	--

			<p>improve the economic function of Yeovil, the Market Towns and Rural Centres. The growth of businesses in rural areas should be focused on the most sustainable and accessible locations and therefore the development of employment land will be strictly controlled in the open countryside away from existing Rural Settlements or outside areas allocated for development.</p> <p>The local plan's approach to balancing the distribution of jobs and homes seeks to ensure more sustainable and self-contained communities that are better placed to offer a range of opportunities to all of their residents. This approach will support the retention of strong, vibrant and healthy communities.</p> <p><b>Jobs and Employment Land Provision</b></p> <p>Despite the recession and recent job losses, the District is in a strong position to recover and grow beyond the peak employment levels of 2008 and recent evidence demonstrates that this is happening and jobs are being created. Local growth projections undertaken by Baker Associates as part of their report on 'Housing Requirement for South Somerset and Yeovil' illustrate the robust nature of the District's employment structure, which is based on a resilient high technology manufacturing sector and prolonged growth in business services. They also demonstrate that indigenous companies are confident that they can grow over the longer term.</p> <p>The more positive scenario presented in the 'Housing Requirement for South Somerset and Yeovil' report is promoted in the first instance by the Council because it is more optimistic, more reflecting South Somerset's approach to economic development and more appropriate to enable the potential the economy has for growth. The length and depth of the recession however and continuing uncertainty have led the Council to consider the third scenario, that is growth in jobs at the midpoint between the two scenarios of positive private sector led growth and slow faltering growth... The implication of this is that a total net</p>	
--	--	--	--	--

			<p>employment growth provision of 11,250 jobs should be provided for South Somerset and provide the context for determining job growth for individual settlements.</p> <p>Yeovil is the prime employment location in the District and its positive and strong economy has consistently supported almost half of the District's jobs (over the period 2003-2010, it has averaged 49% of the District's jobs). Based on these historic trends and the Council's aspirations for growth in Yeovil, it is anticipated that 49% of new jobs that will be generated over the plan period (approximately 5,513) will be based in Yeovil. The Market Towns (both Primary Market Towns and Local Market Towns) and Rural Centres will also perform a strong employment function, which is based on an individual settlement's past performance (based on an analysis of jobs growth and its distribution from the Annual Business Inquiry (ABI) and Business Register Employment Survey (BRES) data between 2003-2010) and is commensurate with its role in the settlement hierarchy. Job creation in Rural Settlements is supported in the context of Policy SS2, and the growth and expansion of businesses and enterprises in rural areas should be focused on the most sustainable, accessible locations, re-using existing buildings where possible. Approximately 31.5% of new jobs (3,542 jobs) will be spread across the Market Towns, 9% (1,013 jobs) across the Rural Centres and 10.5% (1,181 jobs) across the Rural Settlements. Of the 11,250 new jobs anticipated in the District by 2028, Baker Associates identified in their analysis of growth sectors in the Housing Requirement for South Somerset and Yeovil report that approximately 61% (6,864) will be in 'traditional' sectors, i.e. those that fall within planning 'B' Use Classes (B1-offices/ light industry, B2-manufacturing and B8-warehousing and distribution), which is reflective of the District's strong and resilient manufacturing base and potential to diversify into high tech, creative industries and IT related business services.</p> <p><u>The allocation and distribution of jobs and employment land across the district is set out in Table 1 below. This is supported by e support the</u></p>	
--	--	--	--	--

			<p>growth of these new 'traditional' jobs, there is a requirement for 159.35 hectares of employment land (for Planning Land Use Classes B1, B2 and B8). This requirement stems from a combination of quantitative and qualitative need and <b>Table 1: Employment Land Justifications</b> illustrates the case for each settlement.</p> <p><u>The local plan carries forward a number of employment land sites from As there is an existing supply of employment land in many of the settlements either from the South Somerset Saved local plan (1991 – 2011)<sup>36</sup>. These sites continue to form part of the strategy set out in Policy SS3 and Policy EP1 for employment land delivery through to 2028. They are:</u></p> <p>saved South Somerset Local Plan 1991-2011 employment allocations are contained within Policy SS3 and therefore form part of this plan's employment provision:</p> <ul style="list-style-type: none"> <li>• <u>Proposal KS/BRYM/1: Land at Lufton, Yeovil;</u></li> <li>• <u>Proposal KS/CREW/1: CLR Site, Crewkerne;</u></li> <li>• <u>Proposal ME/WECO/1: Land off Bunford Lane, Yeovil;</u></li> <li>• <u>Proposal ME/WINC/3: Land between Lawrence Hill and A303, Wincanton;</u></li> <li>• <u>Proposal ME/CACA/3(i): Torbay Road, Castle Cary;</u></li> <li>• <u>Proposal ME/MART/2: West of Ringwell Hill, Martock;</u></li> <li>• <u>Proposal ME/LOPE/1: Lopen Head Nursery, Lopen;</u></li> <li>• <u>Proposal ME/YEOV/4: Land South of Yeovil Airfield, Yeovil;</u></li> <li>• <u>Proposal ME/CHAR/6: Land North of Millfield, Chard; and</u></li> <li>• <u>Proposal ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne.</u></li> </ul> <p><u>allocations, outstanding commitments (sites that either have planning permission or are currently under construction) or vacant land (land that</u></p>	
--	--	--	---	--

<sup>36</sup> See Appendix 2 for further clarification of how the South Somerset Local Plan (1991 -2011) policies are either 'saved' or 'replaced' depending upon their relationship with Policy SS3 and Policy EP1.

			<p>has obtained planning permission for an employment use but the planning permission has lapsed/expired, yet the land is still suitable and available for an employment use), the amount of land to be identified through the local plan in reality it is much smaller in net terms 40.0 hectares of new employment land. Clearly land will be required for the 'non' traditional jobs that will come about over the plan period (approximately 4,385 of the 11,250 jobs), but the diverse nature of non B Use Class activities makes it difficult to generate a figure for the amount of land required to accommodate them. The local plan recognises that there is a need for land for activities such as main town centre uses, health, social services, education and other commercial uses, but no land is formally identified for these sectors of the economy, because the focus for such uses should be in and around the District's Town Centres, and it is felt that through the application of the sequential approach to development and other policies contained in the local plan and at a national level, the Development Management process can adequately deliver the required land. The local plan does not make specific employment land allocations at Yeovil as a strategic location for growth is being promoted within which provision for employment land is sought and will be delivered through a future masterplan. Additional provision for the wider town is also sought but not allocated. A strategic allocation is proposed at Chard but not in the other Market Towns and Rural Centres because the scale of additional land in each settlement is not of a significant level to be strategic in terms of the District wide local plan. The approach taken allows flexibility amongst both developers and the local community to bring forward sites at the moment, and it is intended that an allocations Development Plan Document (DPD) will be produced to guide development in conjunction with the community.</p> <p><u>The jobs figures cited in Policy SS3 is expressed as a minimum and the Council will monitor performance against this target. Further employment opportunities are not automatically ruled out if and when the target is reached. There may be circumstances where additional economic growth is looked upon favourably to increase the viability and vitality of settlements across the district. Any further economic</u></p>	
--	--	--	--	--

			<p><u>development will likely reflect wider macro-economic trends in the national and regional economy and be influenced by other factors which help drive a location's attractiveness to business and increase its competitiveness, such as major transport investment, an increased skills base, and wider quality of place issues, including the quality of the residential offer.</u></p> <p>are not prescriptive or inflexible, but in general terms, provision of these levels of employment land will ensure that the economic potential of the District's economy and of the individual settlements within it can be enabled and potentially achieved. The gross land requirements are identified in the policy, as is an overall District floorspace figure (in net terms) required to deliver the identified job growth.</p> <p>The preferred approach does not restrict the type (Use Class) of employment land in any of the settlements identified. There may be sound Development Management or highways reasons that will limit the use of land on certain sites and this will be established at pre-application stage.</p> <p>The following employment sites (previously allocated in the South Somerset Local Plan 1991 – 2011) form part of the policy basis as set out in Policy SS3. saved South Somerset Local Plan 1991-2011 employment allocations are contained within Policy SS3 and therefore form part of this plan's employment provision:</p> <ul style="list-style-type: none"> <li>• <del>Proposal KS/BRYM/1: Land at Lufton, Yeovil</del></li> <li>• <del>Proposal KS/CREW/1: CLR Site, Crewkerne</del></li> <li>• <del>Proposal ME/WECO/1: Land off Bunford Lane, Yeovil</del></li> <li>• <del>Proposal ME/WINC/3: Land between Lawrence Hill and A303, Wincanton</del></li> <li>• <del>Proposal ME/CACA/3(i): Torbay Road, Castle Cary</del></li> <li>• <del>Proposal ME/MART/2: West of Ringwell Hill, Martock</del></li> <li>• <del>Proposal ME/LOPE/1: Lopen Head Nursery, Lopen</del></li> <li>• <del>Proposal ME/YEOV/4: Land South of Yeovil Airfield, Yeovil</del></li> </ul>	
--	--	--	--	--

			<ul style="list-style-type: none"> <li>• <del>Proposal ME/CHAR/6: Land North of Millfield, Chard</del></li> <li>• <del>Proposal ME/CREW/4: Land North of Fire Station, Blacknell Lane, Crewkerne</del></li> </ul> <p><del>These are also set out in Appendix 2 which also shows the South Somerset Local Plan 1991-2011 employment allocations that are no longer to be saved.</del></p> <p><del>The floorspace figure cited in Policy SS3 gives an indication of what the employment land would equate to in floorspace terms. This figure has been derived by using average floorspace densities and plot ratios. The detailed calculations are contained in the evidence base.</del></p>	
AM96	38 - 40	Table 1	Change as per Main Modification 4, Main Modification 6, and Main Modification 11. As set out in Appendix of changes that accompanies the Inspector's Report.	Response to Main Modification 4, 6, & 11
AM97	41 / 42	Policy SS3	<p><del>The local plan will assist the delivery of 9,200 11,250 jobs as a minimum, and approximately 600,850 sq metres net/162 149.51 hectares gross of traditional employment land (Use Class B1, B2 and B8) to be directed to the following settlements of land for economic development for the period between April 2006 and March 2028.</del></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 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>	Response to Main Modification 4, 6, & 11

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.

\* 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.

\*\* This figure relates to Lopen Head Nursery.

~~\*\*\* 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.~~

\*\*\* 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.

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	Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional 'B' Uses as	<u>B</u> <u>Use</u> <u>J</u> <u>o</u> <u>b</u> <u>s</u>
------------	---	---	--	--	--

				April 2011)	defined by the Use Classes Order)	
Yeovil Town*	44.84	39.84	5.0	2,943 (1,942) <u>3,948</u>	<u>2,408</u>	
Yeovil Urban Extensions	<del>7.0</del> <u>5.16</u>	0.0	<del>7.0</del> *** <u>5.16</u>	1,565 (1,033)	<u>955</u>	
Chard*	17.14	<del>17.14</del> <u>4.14</u>	<del>0.0</del> *** <u>13.0</u>	886 (585) 1,083	<u>661</u>	
Crewkerne*	10.10	10.10	0.0	<del>472</del> <u>577</u> (312)	<u>352</u>	
Ilminster*	23.05	23.05	0.0	<del>343</del> <u>419</u> (226)	<u>256</u>	
Wincanton_ ** —	<del>8.64</del> <u>7.94</u>	<del>3.64</del> <u>3.56</u>	<del>5.0</del> <u>4.38</u>	490 <u>599</u> (323)	<u>365</u>	
Somerton	<del>4.94</del> <u>6.63</u>	<del>4.94</del> <u>1.56</u>	<del>3.0</del> <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>
			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>
			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 sub Hamdon	2.0 <u>1.09</u>	0.0	2.0 <u>1.09</u>	<u>43</u>	<u>26</u>
			Rural Settlements	12.36	7.86	4.5	1,181	<u>720</u>

			<table border="1"> <tr> <td>Total</td> <td>161.85</td> <td>119.35</td> <td>42.5</td> <td>52.97</td> <td>9,200</td> <td>6.86</td> </tr> <tr> <td></td> <td>149.51</td> <td>96.54</td> <td></td> <td></td> <td>(6,072)</td> <td>1</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>11,249</td> <td></td> </tr> </table>	Total	161.85	119.35	42.5	52.97	9,200	6.86		149.51	96.54			(6,072)	1						11,249		
Total	161.85	119.35	42.5	52.97	9,200	6.86																			
	149.51	96.54			(6,072)	1																			
					11,249																				
AM98	42 – 46	4.70 – 4.80	<p>Delete and replace with:  <u>The evidence base prepared to inform the local plan has established that the full objectively assessed need for housing growth in South Somerset is 15,950 homes to be built over the period 2006 to 2028<sup>37</sup>.</u></p> <p><u>This figure has been calculated in light of the Council's overall economic-led strategy and the jobs target set out in Policy SS3. The approach seeks to ensure the district meets its objective to deliver sustainable growth that balances jobs and homes, whilst increasing the amount of people who both live and work within South Somerset. This is a complex challenge and is influenced by the needs and demands of individuals and businesses – not all of which are within the control of planning and policy-makers.</u></p> <p><u>The proposed housing growth figure also seeks to help address those wider objectives outlined in Chapter 3, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Maximising the economic potential of the district, by ensuring that an economically active labour force is maintained and increased;</u></li> <li>• <u>Managing and reducing commuting patterns to deliver balanced growth that strives for more self-containment;</u></li> <li>• <u>Align with national and sub-regional policy to 'boost significantly the supply of housing' against the backdrop of increasing need;</u></li> <li>• <u>Maximising opportunities to deliver 'affordable housing' to help manage pressures associated with high average house prices in the context of local wages; and</u></li> <li>• <u>Supporting the delivery of local and strategic infrastructure through use of Section 106 Agreement contributions and/or Community Infrastructure Levy receipts.</u></li> </ul>	Clarity / Make text up-to-date																					

<sup>37</sup> Housing Requirement for Yeovil and South Somerset, January 2011

AM99	47	4.82 – 4.101	<p>Delete and replace with:  <u>The distribution of housing will be in accordance with Policy SS1. This results in the majority of housing being directed towards Yeovil as the principal town in the district, followed by a reduced level at each of the Market Towns, and a then a smaller allocation for each of the Rural Centres. A total housing requirement is allocated for the Rural Settlements, with decisions on how much, and where to be determined in conjunction with the aims of Policy SS2.</u></p> <p><u>The evidence used to inform the apportionment of housing growth for each of the settlements includes the Strategic Housing Market Assessment, the Strategic Housing Land Availability Assessment, economic growth projections, the Infrastructure Delivery Plan, existing housing commitments, and settlement-specific development plans (e.g. the Chard Regeneration Framework).</u></p> <p><u>In simple terms the total housing growth for South Somerset between 2006 and 2028, is set out as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Yeovil (7,441) (47%);</u></li> <li>• <u>Market Towns (5,134) (32%);</u></li> <li>• <u>Rural Centres (1,133) (7%); and</u></li> <li>• <u>Rural Settlements (2,242) (14%).</u></li> </ul> <p><u>The local plan covers the period 2006 – 2028, and therefore the delivery of the housing requirement must take account of housing development already completed in the time period up to adoption; and those houses that are already committed because they have received planning permission. Regular monitoring will record the delivery of these completions and commitments in order to track progress against target.</u></p>	Clarity / Make text up-to-date
AM100	51	4.102	<p><del>The distribution of growth reflects</del> number of housing already completed, the existing commitments <del>as at April 2012, as well as and</del> the requirements for future growth <del>are shown in Table 4 below.</del> <b>Table 4: Proposed Settlement Hierarchy and Scale of Housing Growth.</b> This results in a level of growth in excess of 15,950 and this has been</p>	Clarity / Make text up-to-date

		<p>explained in relation to the scale of overall housing growth in Policy SS5. When adding up settlement specific provision, the overall requirement of 15,950 houses for the District is met with a small over provision within the range of likely variability over time. The main significance of the commitments is in the level of future growth in the latter stages of the plan period. In Wincanton's case the relatively high existing commitments mean little scope for provision in other locations. Just over half the plan's housing requirement is in known commitments to 2011.</p> <p><u>It is important to reference the existing housing allocations which have been brought forward from the previous South Somerset Local Plan (1991 – 2011). These sites remain part of the strategy for housing delivery in the district, and are captured within objectives of Policy SS4 and Policy SS5. Those sites which have been completed are not carried forward, whereas those sites that are under construction, or are committed, or have planning permission are included in Table 1 below. Appendix 2 sets out how the policies relating to the sites have been saved. The sites are:</u></p> <ul style="list-style-type: none"> <li>• <u>KS/WINC/1 – Land at New Barns Farm, Wincanton;</u></li> <li>• <u>HG/ANSF/1 – Land at Hill Crest School, Ansford;</u></li> <li>• <u>HG/CACA/2 – Land West of Remalard Court, Castle Cary;</u></li> <li>• <u>HG/MIPO/1 – Land at Wheathill Lane, Milborne Port;</u></li> <li>• <u>CR/BRUT/2 – Land at Frome Road, Bruton;</u></li> <li>• <u>HG/HUEP/1 – Land North of Newtown Park, Huish Episcopi;</u></li> <li>• <u>HG/SOME/1 – Land North of Banscombe Road, Somerton;</u></li> <li>• <u>HG/SOME/3 – Land at Home Farm, West End, Somerton;</u></li> <li>• <u>HG/SOPE/1 – Land East of Hayes End, South Petherton;</u></li> <li>• <u>KS/BRYM/1 – Land at Lufton, Yeovil;</u></li> <li>• <u>KS/YEWI/1 – Land East of Lyde Road, Yeovil;</u></li> <li>• <u>KS/YEWI/2 – Land North of Thorne Lane, Yeovil; and</u></li> <li>• <u>KS/CREW/1 – Land at Yeovil Road and Station Road, Crewkerne.</u></li> </ul> <p><u>Prior to the adoption of the Site Allocations Development Plan</u></p>	
--	--	--	--

			<p><u>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>	
AM101	53	4.103	Deleted	Clarity / Make text up-to-date
AM102	53	Policy SS5	<p>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 – 2028. <del>of which</del> <u>At least 7,815 7,441</u> dwellings will be located within <u>the Urban Framework of or adjacent to Yeovil, including a and via two Sustainable Urban Extensions. within the plan period, and a further 935 dwellings beyond the plan period.</u></p> <p>This provision will include development and redevelopment within development areas, greenfield development identified within this Plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements.</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>The distribution of development across the settlement hierarchy will be</p>	Response to Main Modifications 1, 5, & 12

			<p>in line with the numbers below:</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>** <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>** 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> <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>	
AM103	54	Table 5	Deleted	Clarity / Make text up-to-date
AM104	54	Beneath monitoring table	<p><del>Implementation Strategy</del></p> <p>The delivery of the Housing Trajectory will be by:-</p> <ol style="list-style-type: none"> <li><del>1. Private sector developers meeting market demand (dwellings already built and committed and on-going development activity)</del></li> <li><del>2. Registered Social Housing levels meeting affordable housing need through</del> <ul style="list-style-type: none"> <li><del>— Their own resources</del></li> <li><del>— Support from Government grants and Local Authority grant (with the former being promoted by Local Housing Authority)</del></li> </ul> </li> </ol>	Update to modification noted at M77 in Core Document 3c. Deleted.

			<p><del>— Section 106 agreement in association with market housing regulated by the local planning Authority's ability to deliver land at nil value (and effectively a supply subsidy)</del></p> <p><del>3. Pre-application discussion with developers</del></p> <p><del>4. Determination of planning applications</del></p> <p><del>5. Delivery and maintenance of a 5 year land supply of housing through</del></p> <p><del>— Establishing through the local plan an appropriate and realistic housing requirement</del></p> <p><del>— Positive engagement with developers</del></p> <p><del>— Updating of the Strategic Housing Land Availability Assessment on a regular basis</del></p> <p><del>5. Site Allocation Development Plan Documents (generally for Market Towns and Rural Centres and for Yeovil Sustainable Urban Extension) identified as a priority undertaking for the local planning Authority</del></p> <p><del>6. Adoption of a Community Infrastructure Levy Charging Schedule that ensures development remains generally viable</del></p> <p><del>7. Identification of Infrastructure Requirements through a regularly updated Infrastructure Plan and the application of available funds to resolve them where they are in excess of normal market funding.</del></p>	
AM105	56	4.108 -4.109	<p>The Council will use its Infrastructure Delivery Plan and regular monitoring of infrastructure capacity to understand the <u>In order to find out the requirements for infrastructure to support the growth proposed, the Council has commissioned an <a href="#">Infrastructure Plan</a> (IP) which sets out the likely infrastructure required <u>infrastructure</u> to ensure sustainable development. This report is based on the scales of growth for individual settlements proposed after the Draft Core Strategy 2010 but prior to the finalisation of growth provision in this Proposed Submission Plan. However, the changes in growth now proposed are not significantly different in terms of the likely need for further infrastructure.</u></p> <p>The Report on Infrastructure Planning in South Somerset is published in</p>	Clarity / Make text up-to-date

			<p>conjunction with the Proposed Submission local plan. The IP and database bring together infrastructure requirements identified by partner public and private sector service providers as being needed to support the growth proposed in the local plan to 2028. The report covers the existing status of infrastructure in individual settlements in terms of capacity for growth, the nature of additional infrastructure shown as needed to accommodate additional growth proposed, the likely costs of providing such infrastructure and any funding sources where known. The growth proposed in the local plan must be capable of being deliverable in the timescales or phases indicated and the Infrastructure Plan is a main tool in demonstrating deliverability of the strategy's proposals.</p>	
AM106	57	4.110	<p>The Council <del>will also need to continue</del> <u>is committed to</u> working in <del>co-operation</del> with other infrastructure providers to ensure timely delivery of services and to ensure that the Infrastructure <del>Delivery Plan Report</del> <u>Report</u> is kept up to date. <del>The Infrastructure Report</del> <u>It</u> is a living document, <u>and</u> as changes to infrastructure requirements and funding <u>arise</u> <del>for these will be constantly changing</del> and the Council will work with the relevant stakeholders to regularly review requirements.</p>	Clarity / Make text up-to-date
AM107	57	4.111 – 4.113	<p><del>Deleted:</del></p> <p><del>In addition to setting out services requirements, the Infrastructure Plan functions as a focus for long term decision making over financial spending on infrastructure and its coordination.</del></p> <p><del>Three tiers of infrastructure have been identified:-</del></p> <ul style="list-style-type: none"> <li><del>• critical – that needed to enable development to proceed at all;</del></li> <li><del>• necessary at some point to support new development but not at the outset;</del></li> <li><del>• desirable to ensure sustainable development.</del></li> </ul> <p><del>In addition, the database has identified, where possible, those infrastructure elements which are expected to be provided for as part of new development proposals and which the developer will be expected to continue to pay for through S106 agreements. Other infrastructure provision of a strategic nature, not associated with an “on-site”</del></p>	Clarity / Make text up-to-date

			<del>development proposal, will need to be funded by other means.</del>	
AM108	57	4.114 – 4.116	<p>Moved, updated and deleted:  <u>On adoption of the local plan From the Infrastructure Report</u>, it is evident that there are no overriding, or ‘critical’ infrastructure issues which would prevent new development associated with any of the proposed scale or locations of growth. <del>a</del><u>Although, reflecting on their size and unique characteristics</u> there are differing cost implications particularly associated with infrastructure provision for Yeovil’s two urban extensions and the strategic allocation for Chard Eastern Development Area (CEDA). <u>Infrastructure provision in the case of Yeovil’s urban extension will need to comply with the objectives set out in Policy YV1, Policy YV2, and Policy YV6. For Chard, the provision of infrastructure requires a holistic approach to be taken, to ensure that any piecemeal delivery of sites and infrastructure does not undermine the overall strategy.</u></p> <p><del>In terms of development in the first 5 years of the local plan it is clear from the Infrastructure Report that most of this funding, certainly on critical infrastructure, has been secured from existing section 106 agreements, is part of public utilities mainstream investment or is a reasonable call on the developer. It will be necessary for the Council to focus on Yeovil and Chard where there are specific infrastructure issues which may require additional funding.</del></p> <p>In April 2010 the Government Introduced new legislation under the Community Infrastructure Levy Regulations<sup>38</sup> (as amended) which will affect the way in which strategic infrastructure can be funded in the future and modified the way in which planning obligations under Section 106 can be used. It is the intention to adopt a Community Infrastructure Levy (CIL) <u>alongside the as soon as practicable after the adoption of the local plan to assist with the provision of strategic infrastructure. This will sit alongside on-site mitigation of infrastructure requirements which will be secure through the revised continued use of Section 106</u></p>	Clarity / Make text up-to-date

<sup>38</sup> S.I. 2010/948 Community Infrastructure Levy Regulations, S.I. 2011/987 CIL Amendment Regulations, 2012

			planning obligations.	
AM109	58/59	Policy SS6	<p>Last bullet point, add:</p> <ul style="list-style-type: none"> <li>• <u>Community facilities, including Early Years, Primary, and Secondary educational provision.</u></li> </ul>	Clarification as a result of iterations of document and modifications.
AM110	60	4.121 – 4.123	<p><u>The viability of development is a complex issue which affects deliverability and the approach taken to build out a site. It is common, especially on larger schemes, that sites are completed in phases. This is usually due to local market conditions and the need to stagger development to balance supply and demand. It can also be a mechanism to minimise the impacts of development and deliver the right infrastructure requirements for the site at the right time.</u></p> <p><u>Reflecting on this, it is important the local plan sets out a vision for an area which delivers sustainable growth that is grounded in the context of local market circumstances, yet maintains an element of flexibility so as to not overburden development and facilitate building.</u></p> <p><u>Viability is a key part of decision-making on planning applications. Decisions on the order to how a site will be developed have an effect on cost and influence negotiations on planning obligations / CIL. It is possible that the local planning authority, the community, and a developer may have conflicting objectives for how the component parts of a site (infrastructure, housing, employment, open spaces, leisure facilities etc) are delivered. As such, a careful balance must be struck between requiring infrastructure provision at the beginning of a development, versus phasing their delivery throughout the overall build programme to ensuring realistic decisions are made.</u></p> <p><u>To this extent, the NPPF and National Planning Practice Guidance (NPPG) indicate that where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible. The Council will work together with the community, the development industry, and statutory organisations (e.g. Environment Agency) to gain a clear picture on what is required to</u></p>	Clarity / Make text up-to-date

			<p><u>make a scheme acceptable (and when) so that viability is maintained, and the full benefits of a proposal are realised for the local community.</u></p> <p><u>Where helpful, and as part of the Site Allocations DPD, site wide masterplans will be prepare to help manage competing demands, and help explain the approach being taken to create sustainable locations, identify cumulative infrastructure requirements, and assessing the impact on scheme viability.</u></p> <p>There are a number of aspects of development phasing:</p> <ol style="list-style-type: none"> <li>1. <del>Desire for employment land before housing development.</del></li> <li>2. <del>Incremental affordable housing.</del></li> <li>3. <del>Infrastructure required and sought before housing development (for example roads or schools before housing).</del></li> <li>4. <del>Incremental growth (too much too soon and associated assimilation problems for settlements and neighbourhoods).</del></li> <li>5. <del>Brownfield before greenfield land</del></li> </ol> <p>The first four issues should not be addressed through policy but through other planning mechanisms. Planning cannot deliver employment i.e. jobs it can only enable provision of land. An embargo on housing whilst new employment is not generated would only delay housing (and the accommodation and temporary employment that provides) without delivering employment. It is difficult to address the uncertainties of affordable housing funding. A temporary imbalance of tenure mixes on a site due to the economics of its development is currently a symptom of the recession. When normal market factors apply affordable housing provision will become market led and this problem of too much affordable housing too soon should be resolved. Infrastructure requirements for new development is a planning issue but one that should be resolved through local policy (for example Masterplanning or neighbourhood planning) and the development management process. Incremental growth is a legitimate concern however the first means to address it should be clarification of the expected housing trajectory for</p>	
--	--	--	--	--

			<p>development for each settlement.</p> <p>The NPPF however states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>					
AM111	60	4.124-4.125	<p><u>The NPPF (Paragraph 17) re-confirms the Government's objective to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</u></p> <p><u>Policy SS7 and Policy HG2 work together to ensure that the Council maintains a focus on delivering development on 'brownfield sites'. This is part of the local plan's overall strategy to guide development towards the most sustainable locations. Brownfield development prioritisation is sought through 'Policy HG2: The use of Previously Developed Land (PDL) for new housing development' which sets an overall target of 40% of development on PDL. However, this policy has not sought to phase development with a presumption of PDL before Greenfield land.</u></p> <p><u>To achieve the Council's PDL target set out in Policy HG2 development will be guided development towards the most sustainable locations available, which maximise social and economic benefits, minimise the loss of Greenfield sites to built development, reduce the need to travel and make the best use of land and other resources.</u></p>	Clarity / Make text up-to-date				
AM112	61	Monitoring Table	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Percentage of new development on PDL</td> <td>40% of <u>new</u> development to be on PDL from <u>all the total number of housing applications approved in the district.</u></td> </tr> </tbody> </table>	Monitoring Indicators	Target	Percentage of new development on PDL	40% of <u>new</u> development to be on PDL from <u>all the total number of housing applications approved in the district.</u>	Clarity / Make text up-to-date
Monitoring Indicators	Target							
Percentage of new development on PDL	40% of <u>new</u> development to be on PDL from <u>all the total number of housing applications approved in the district.</u>							

CHAPTER 5 – YEOVIL – VISION AND PROPOSALS (N.B. Creation of new chapter 4 means becomes chapter 6)				
AM113	Inset Map 15a		Change the notation used for the Primary Shopping Area and Primary Shopping Frontage to reflect the legend.	The Primary Shopping Area and Primary Shopping Frontage are the wrong way around.
AM114	66	5.13	The extent to which housing development will occur within the existing urban <del>area</del> <u>framework</u> of Yeovil	To reflect the term used in Policy YV1.
AM115	66	5.13, 1 <sup>st</sup> sentence	Insert footnote on framework: <u>In this context, Yeovil's 'urban framework' comprises the 'development area' and Key Sites as shown on Inset Map 15, and explained in paragraphs 9.3 – 9.6. This is reflected in Policy SS5.</u>	To clarify the definition of the urban framework.
AM116	66	5.13	... <del>dwelling</del> s for Yeovil's <u>urban framework</u> for the plan period:	To reflect the term used in Policy YV1.
AM117	66	5.13, 5 <sup>th</sup> bullet point	<ul style="list-style-type: none"> <li><del>Yeovil Urban Extension: 1565 Strategic Housing Land Availability Assessment sites: 724 dwellings</del></li> </ul>	The preceding text (para 5.13) explains that the bullet points are dwellings within the existing urban area; therefore delete references to the urban extension.
AM118	66	5.13, 6 <sup>th</sup> bullet point	Windfall development after 2017 <del>2022</del> and flats above shops:	To reflect text in (deleted) para 5.14
AM119	66	New para 5.14	<u>The strategy for 7,441 dwellings to be located at Yeovil, means that a residual figure of 1,565 dwellings should be located in Sustainable Urban Extensions to the town.</u>	To provide an introduction to Policy YV1, reflecting MM1 and MM2.
AM120	66	5.14	<del>An alternative assessment can be undertaken in the light of the National Planning Policy Framework (paragraph 48<sup>39</sup>). This entails replacing the last two sources of supply above with an estimate of windfalls from 2015 <del>2017</del> (allowing windfalls contained within the commitments to be built out and assuming all are within the urban frame) of some</del>	Clarity / Make text up-to-date

<sup>39</sup> [NPPF March 2012 Paragraph 48]

			<del>1,5991,408 dwellings. This presents an alternative total of 5,876 5,815 dwellings</del>	
AM121	66	5.15	The overall level of growth for the town compared with the expected urban provision leads to the requirement for an urban extension. It is considered that one extension is preferred over several by virtue of: <ul style="list-style-type: none"> <li>• better access for residents for jobs and facilities;</li> <li>• better CO<sub>2</sub> reduction performance and cheaper energy;</li> <li>• more sustainable transport potential;</li> <li>• and likely cheaper overall cost for development.</li> </ul>	To reflect MM1 and MM2.
AM122	67	5.18	... <del>just over 44 5.0</del> ha of which should be delivered as part of the Sustainable Urban Extensions in order to provide one job per household to meet the aspirations for a sustainable extensions, <del>with 3.0 ha to be built beyond the Plan period.</del>	To reflect MM1 and MM2.
AM123	67	5.19	Policy YV54 delivers an aspect of this through the designation of an 'airfield flight safety zone'	To reflect MM10.
AM124	69	5.25	As discussed above, an <u>Sustainable Urban Extensions</u> to Yeovil of some <del>2,500</del> <u>1,565</u> dwellings ( <del>with 1,565 dwellings within the plan period</del> ) and <del>44 5</del> ha of employment land ( <del>with 7ha within the plan period</del> ) is <u>are</u> required to deliver the proposed level of growth for the town. This would equate to around <del>5,500</del> <u>3,400</u> people living in the urban extensions when complete. This is a lower scale of development than proposed in the draft Core Strategy related to a lower overall provision figure for the town and a higher and stronger evidenced estimate for development within the town.	To reflect MM1 and MM2.
AM125	69	New paras 5.24 and 5.25	<u>Strategic growth locations for the provision of 1,565 dwellings and accompanying employment land, community facilities and services were considered all around the edge of Yeovil.</u> <sup>40</sup> <u>Being strategic options for growth, a minimum size of 500 dwellings was identified in order to create a more sustainable community capable of accommodating a range of uses, consistent with national policy.</u> <sup>41</sup> <u>The evidence indicated that two Sustainable Urban Extensions, to the south and north east (as</u>	To reflect MM1 and MM2.

<sup>40</sup> Strategic Growth Options for Yeovil, Sustainability Appraisal Report, October 2013.

<sup>41</sup> NPPF para 17, 34, 37, 38, 58, 69, 70.

			<p><u>shown on Inset Map 15), provide a sound approach to delivering strategic development on the edge of Yeovil.<sup>42</sup></u></p> <p><u>The scale of growth being proposed is similar at each SUE, with approximately 800 dwellings in the south area and 765 dwellings in the north east. Sufficient land for economic development is provided to allow for one job per household, and a range of community facilities are included to ensure a mix of uses and more sustainable communities.</u></p> <p><u>The level of development in the SUEs alone does not generate sufficient education places to justify a new secondary school, although there is likely to be a lack of capacity at the existing secondary schools in Yeovil towards the end of the plan period. These capacity issues will be resolved in due course, with contributions being sought through Section 106 obligations and CIL in the meantime, as set out in Policy SS6.</u></p>	
AM126	69 – 73	5.26 – 40	Delete these paragraphs in their entirety.	To reflect MM1 and MM2.
AM127	74	5.41	<p>Amend sub-heading: <b><u>Sustainability Objectives and Garden City Suburb Principles</u></b></p> <p><del>It was originally proposed that both the urban extension and the ‘Summerhouse Village’ (previously known as Yeovil urban village – see Policy YV4) would be developed to ‘eco town’ standards. The PPS: Eco-Towns Supplement to PPS1 is subject to review by the Government however the</del> <u>The District Council still</u> <del>aspires for the urban extensions and Summerhouse Village to achieve the highest sustainability standards possible. In particular the following standards are to be pursued for the two these strategic locations for Yeovil.</del></p>	Update text and to reflect MM1 and MM2.
AM128			More options for non-car travel ( <del>530%</del> of trips should be non-car)	To reflect MM2.
AM129	74	5.42	<del>It is felt that the Government’s current review of Level 6 of the Code for Sustainable Homes is a less onerous and cheaper to deliver standard, and that there is little rationale in providing more aggressive standards in the urban extension which would be at a cost to occupiers and</del>	To reflect evolving Government thinking on this issue, and intention to wind down the Code

<sup>42</sup> Sustainability Appraisal Addendum Report, March 2014.

			<del>developers alike. However all other standards expressed above should be pursued.</del>	for Sustainable Homes – the Government propose that ‘zero carbon’ would be the equivalent of Code 4 energy standard on-site, and Allowable Solutions to deliver the remaining CO2 reduction.
AM130	74	5.43	The Government’s aspiration in the NPPF <sup>43</sup> <del>for the promotion of extensions to existing towns that follow</del> garden city principles is considered to fit well with the Sustainable Urban Extensions and these principles will be pursued. <del>through the Extension:</del>	For clarification and to reflect MM1 and MM2.
AM131	75	5.45	<del>The Council have undertaken detailed studies on waste efficiency and renewable energy delivery in association with the urban extension under the Government’s former Eco Town Initiative. These have produced</del> <ul style="list-style-type: none"> <li><del>• a site waste management plan for construction of the extension</del></li> <li><del>• a range of sustainability targets for waste processing, management and recovery from household, commercial and construction waste sources</del></li> <li><del>• and a series of measures by which these might be achieved</del></li> <li><del>• an aspiration for district heating to achieve code for sustainable homes level 6 and promotion of a combined heat and power scheme (possibly biomass generated) to potentially be allied with other heat generating or heat demanding land uses within Yeovil</del></li> <li><del>• Promotion of photo voltaic energy generation on rooftops of the extension</del></li> </ul>	To reflect MM1 and MM2.
AM132	75	5.46	<del>These studies are moving into areas of more detailed planning of the</del>	To reflect MM1 and

<sup>43</sup> [NPPF March 2012]

			<p><u>The urban extensions that will require detailed masterplanning to develop the location directions of growth into a detailed schemes that can be implemented. This masterplanning is anticipated as a necessary process to be undertaken within the context of an area based development planning document and with the full engagement and ownership of the wider Yeovil community as well as the local communities immediately adjacent the directions of growth. The heritage assets in the vicinity of the directions of growth will require particular consideration and assessment through the master planning process in order to ensure that these assets are conserved and, where possible, enhanced. The masterplan will be designed in such a way that will contribute to the green infrastructure strategy and will include potential links to and from the urban extensions, such as through the Aldon Estate for the South Yeovil SUE.</u></p>	MM2.
AM133	75	New	<p><u>Policy YV2 includes landscape mitigation for the NE Yeovil SUE to address the impacts of built development in this area. Future masterplanning work should ensure development is assimilated into its surroundings by including the following key landscape prescriptions:</u></p> <ul style="list-style-type: none"> <li>• <u>Development should be set back from the line of the A359, and placed beyond a robust tree line;</u></li> <li>• <u>Retention of the mature trees and robust hedgerows within the site;</u></li> <li>• <u>Counter general potential massing effects by breaking up development areas; locating buildings to avoid the steeper and highly visible slopes, and; incorporating open space and tree planting within these areas;</u></li> <li>• <u>Utilise woodland planting over the raised knoll to the east of the site;</u></li> <li>• <u>Create robust planting and open space corridor along the most prominent site hedgelines;</u></li> <li>• <u>Locate building growth adjacent to Wyndham Park in areas that are less conspicuous to local view;</u></li> <li>• <u>Seek a sensitive integration of street patterns, corresponding open space, tree planting and material tones, with Wyndham</u></li> </ul>	Addition of supporting text to reflect MM9.

			<p><u>Park:</u></p> <ul style="list-style-type: none"> <li>• <u>Locate bulkier forms of development on areas of lesser elevation, visually contained, or on level topography.</u></li> </ul>	
AM134	75	5.47	Further detail on all of the key issues in delivering the Yeovil Sustainable Urban Extensions will be addressed in the Area Action Plan/ <u>Site Allocations Development Plan Document</u> to be produced after the Local Plan is adopted, <u>or through the development management process if planning applications are submitted in advance of preparing the AAPDPD<sup>44</sup>.</u>	Update in light of current situation.
AM135	75	5.48	<del>The masterplan</del> Masterplanning will be able to pick up on issues	Clarify text.
AM136	79	5.57	There are key viability issues including funding the replacement of car parking spaces and finding appropriate alternative sites, <u>with evidence indicating a shortfall of spaces at peak times on Saturdays by 2023<sup>45</sup>.</u>	Reflect updated evidence.
AM137	79	Policy YV4 (now YV3)	Policy YV4 <u>3</u> : Yeovil Summerhouse Village	Amend policy numbering to reflect MM10.
AM138	80	5.59	The Infrastructure Planning Report <sup>46</sup> identifies a number of infrastructure requirements for Yeovil and the Sustainable Urban Extensions:	To reflect MM1 and MM2.
AM139	81	5.59	A new health centre is required for the urban extensions.	To reflect MM1 and MM2.
AM140	81	5.59	2 new primary schools <del>and a secondary school</del> in <u>the</u> Yeovil Sustainable Urban Extensions.	To reflect MM1 and MM2.
AM141	81	Policy YV5 (now YV4)	Policy YV <u>5</u> <del>4</del> : Yeovil Airfield Flight Safety Zone	To reflect MM1 and MM2.
AM142	83	5.69	The policy aims for <del>5</del> <u>30</u> % of travel originating in the Urban Extensions to be by sustainable (i.e. non car) means. Many of these measures are recommended in the study 'Delivering 21st century Sustainable travel in Yeovil' <sup>47</sup> . Measures to achieve <del>5</del> <u>30</u> %	To reflect MM2.

<sup>44</sup> At the time of writing, outline application 14/02554/OUT for the North East Yeovil SUE was pending consideration.

<sup>45</sup> South Somerset District Council Car Parking Strategy, 2013.

<sup>46</sup> [Infrastructure Planning in South Somerset, 2012]

<sup>47</sup> [Addison and Associates, 2011]

AM143	85	Policy YV5	Amend policy title to: Policy YV65: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions	To reflect MM2.
AM144	86	5.72	The following delivery bodies will be key in implementing Policy YV65	To reflect MM2.
<b>CHAPTER 6 – MARKET TOWNS – VISION AND PROPOSALS (N.B. Creation of new chapter 4 means becomes chapter 7)</b>				
AM145	88	6.8	<del>.....The town has a reasonably high level of self-containment (61.2% of people live and work in the town) although as expected give its role and function, there is notable in-commuting from the surrounding area.</del>	Clarity.
AM146	97	6.47	<del>The prospect of delay whilst a Local Plan is progressed to adoption as well as the potential CPO proceedings required would mean that the housing trajectory for Chard should be amended with an anticipated delay in construction to 2016. This would result in the prospective dDelivery of dwellings for Chard Eastern Development Area is likely to commence in 2016 meaning that in the Plan period being 1,864 approximately 1220 dwellings (including 524 632 dwellings already committed) will be delivered with a further 1,376 approximately 1496 dwellings after 2028.</del>	Further amendments in addition to M107 to update plan.
AM147			All references to B use employment land removed from Crewkerne, Ilminster, Bruton and Ilchester to reflect M220 which is in line with the NPPF definition of economic development.	To reflect M220 and NPPF.
AM148	102	6.64	Add following text to para: <u>Furthermore Policy SS5 recognises that the residual housing requirement for the settlement should come forward adjacent to the development area and enabled by the Development Management process.</u>	To reflect MM12, which clarifies the permissive approach to development prior to the adoption of an Allocations DPD.
AM149	105	6.76	It is important to sustain and enhance Ilminster's role as a Primary Market Town, with a level of development that is appropriate to the size, character, environmental constraints and accessibility of the town. The local plan will therefore support the development of around <u>531 496</u> dwellings over the plan period, up to 2028. <u>As shown in Table 1, 181 dwellings are already committed, of which 144 dwellings have already been completed. As such, Of these 531 496 dwellings, 199 181</u>	To reflect further changes to M115.

			<p> dwellings are already committed, the residual requirement is for <del>332</del> <u>315</u> new dwellings (see Policy PMT3: Direction of Growth, below).</p>							
AM150	102	6.65	<p>Amend monitoring indicators as follows:</p> <table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed <u>Net additional</u> housing development in Crewkerne</td> <td>At least <del>4028</del> <u>961</u> homes built in <u>dwellings</u> in Crewkerne between 2006 and 2028</td> </tr> <tr> <td>Completed <u>Amount of</u> employment <u>land delivered</u> (<u>'B' uses</u>) floor space in Crewkerne</td> <td>10.10 ha of 'B' use employment land built in Crewkerne between 2006 and 2028</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed <u>Net additional</u> housing development in Crewkerne	At least <del>4028</del> <u>961</u> homes built in <u>dwellings</u> in Crewkerne between 2006 and 2028	Completed <u>Amount of</u> employment <u>land delivered</u> ( <u>'B' uses</u> ) floor space in Crewkerne	10.10 ha of 'B' use employment land built in Crewkerne between 2006 and 2028	To be consistent with modifications made to monitoring indicators throughout the Plan.
Monitoring Indicators	Target									
Completed <u>Net additional</u> housing development in Crewkerne	At least <del>4028</del> <u>961</u> homes built in <u>dwellings</u> in Crewkerne between 2006 and 2028									
Completed <u>Amount of</u> employment <u>land delivered</u> ( <u>'B' uses</u> ) floor space in Crewkerne	10.10 ha of 'B' use employment land built in Crewkerne between 2006 and 2028									
AM151	106	6.83	<p>In addition to PMM3, amend paragraph by deleting the following text:</p> <p><del>The direction has been derived using evidence from the Sustainability Appraisal, Highway Capacity Assessment (2011), local consultation and an assessment of the potential deliverability of sites for development. It is anticipated that the majority of the residential requirement will be delivered within the 'Direction of Growth' as capacity within the existing urban area is limited.</del></p>	Reference to evidence base documents no longer relevant.						
AM152	106	6.84	<p><del>There is a local aspiration for a road to be delivered as part of any residential development in the Direction of Growth. This would link Shudrick Lane and Townsend/Long Orchard Hill and offer an alternative route through the town centre, alleviating local concerns over town centre traffic. Developers will be expected to deliver this road (see Highways assessment for detailed information).</del></p>	Reference no longer relevant in the light of MM3.						
AM153	107	6.85	<p>Amend monitoring indicators as follows:</p> <table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Completed <u>Net additional</u> housing development in</td> <td>At least <del>534</del> <u>496</u> homes built <u>dwellings</u> in Ilminster</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed <u>Net additional</u> housing development in	At least <del>534</del> <u>496</u> homes built <u>dwellings</u> in Ilminster	To be consistent with modifications made to monitoring indicators throughout the Plan.		
Monitoring Indicators	Target									
Completed <u>Net additional</u> housing development in	At least <del>534</del> <u>496</u> homes built <u>dwellings</u> in Ilminster									

			<table border="1"> <tr> <td>Ilminster</td> <td>between 2006 and 2028</td> </tr> <tr> <td>Completed Amount of employment land delivered ('B' uses) floor space in Ilminster</td> <td>23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028.</td> </tr> <tr> <td>New Jobs in Ilminster</td> <td>419 jobs between 2006 and 2028</td> </tr> <tr> <td>Road between Shudrick Lane and Townsend/Long Orchard Hill</td> <td>Prior to completion of development within the Direction of Growth</td> </tr> </table>	Ilminster	between 2006 and 2028	Completed Amount of employment land delivered ('B' uses) floor space in Ilminster	23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028.	New Jobs in Ilminster	419 jobs between 2006 and 2028	Road between Shudrick Lane and Townsend/Long Orchard Hill	Prior to completion of development within the Direction of Growth	
Ilminster	between 2006 and 2028											
Completed Amount of employment land delivered ('B' uses) floor space in Ilminster	23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028.											
New Jobs in Ilminster	419 jobs between 2006 and 2028											
Road between Shudrick Lane and Townsend/Long Orchard Hill	Prior to completion of development within the Direction of Growth											
AM154	109	6.94	<p>It is important to sustain and enhance Wincanton's role as a Market Town in the rural east of the district, with a level of development that is relative to the size, accessibility, character and environmental constraints of the town. When compared with other Market Towns, <u>as set out in Table 1</u>, Wincanton already has a significant number of existing commitments with <del>692</del> <u>698</u> dwellings having planning permission or already built as at April <del>2014</del> <u>2012</u>. It is therefore recommended that <del>around</del> <u>at least</u> 703 dwellings are built in the town over the local plan period <del>2006-2028</del>. This is to ensure housing growth reflects the scale of Wincanton and allows assimilation of significant past growth. <u>It should be noted that as at April 2012, only 297 dwellings have been completed in the town, however, given the scale of additional commitments it</u> <del>As the majority of these dwellings have already been built or committed</del> this leaves a residual additional housing requirement of <del>only 11</del> <u>5</u> dwellings. The past build out rate indicates that this overall level of provision should last the plan period. These dwellings could be accommodated within the existing Development Area.</p>	To reflect further changes to M119.								

AM155	110	New paragraphs after 6.94	<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 rates set out in the Housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered 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 then the housing provision would need to be supplemented. 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 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>	Amendment to M234 to reflect MM12.
AM156	110	6.96	<p>As set out in Policy SS3, a total of <del>8.64</del> <u>7.94</u> ha of 'B' use class <del>employment land for economic development</del> should be delivered in Wincanton over the Local Plan period. <del>3.64</del> <u>3.56</u> ha of this is already committed, leaving <del>5</del> <u>4.38</u> ha <del>still to be found</del> <u>located within the direction of strategic employment growth to the south west of the town.</u> This should provide around <del>323</del> <u>365</u> jobs in traditional 'B' uses, as part of a total of <del>490</del> <u>599</u> jobs that should be delivered <del>at Wincanton</del> to provide the opportunity for residents to both live and work in the town.</p>	To add clarity regarding location of additional 4.38 ha of employment land.
AM157	112	6.103	<p>The combined settlements have a population of 3,421<sup>48</sup> <del>making it the 10th largest settlement in South Somerset.</del> The isolated nature of the town and its largely rural surroundings mean that it serves a more</p>	To be consistent with other Local Market Towns' text.

<sup>48</sup> [ONS Mid 2010 estimate - Urban Area]

			strategic service role than expected.	
AM158	113	6.111	To maintain the town's service role, Ansford/Castle Cary is expected to deliver <u>at least 400 374</u> new dwellings over the plan period. <u>As shown in Table 1, existing commitments amount to of 427 156</u> dwellings (April 2011 2012), <u>albeit completions remain low at just 42</u> . However, <u>based upon commitments, it</u> leaves a further <u>273 218</u> dwellings to be accommodated over the plan period. It should be noted <del>however</del> that the <u>Planning</u> permission for the BMI site, Cumnock Lane has recently lapsed and although it can't be considered a commitment at this present time there is an expectation that this important brownfield site will be developed within the <u>Plan</u> period and thereby reduce the future housing target by a further 89 dwellings. <del>The phasing p</del> <u>Policy SS7 would be a key mechanism in addressing seeks to prioritise early delivery of this brownfield sites prior to the over greenfield development direction for growth.</u>	Further amendment to M122 to reflect M83.
AM159	115	6.117	<del>Castle Cary Primary School has an estimated capacity of 206 places and is currently operating at full capacity. Future growth would result in an infrastructure need for further 2 to 3 classes. Capacity issues have been identified at Castle Cary Primary School and There are no opportunities for expansion at the current site are very limited. -and a A new primary school would therefore be required to accommodate future substantial growth.</del>	Clarification and update.
AM160	117	6.125	<del>Langport/Huish Episcopi has a relatively elderly population with 24% of residents being 65 or older (compared to 20% average in the district, and 19% nationally),<sup>49</sup> which could have potential implications for health care needs and the type of housing provision that is required to meet the needs of the town.</del>	To be consistent with other Local Market Towns' text.
AM161	117	6.126	Langport/Huish Episcopi has a good balance of jobs (1,200) to workers (1,250), a ratio of around 1:1, but <u>according to the 2001 Census</u> , roughly 60% of residents travel elsewhere to work, principally to Yeovil, Taunton, and Somerton.	For clarity.
AM162	118	6.129	In order to sustain and enhance Langport/Huish Episcopi's role as a Market Town, with a level of development that is relative to the size,	Further amendment to M128 to be consistent

<sup>49</sup> Census 2001

			accessibility, character and environmental characteristics of the town, <u>at least 374 dwellings</u> should be built in the town in the local plan period. <u>As shown in Table 1, 289 dwellings are already committed, of which 163 have already been completed.</u> <del>As such, further most of these have already been built or committed in the first 5 years of the plan period (289 dwellings), new provision should be made for around 85 dwellings at the town (as set out in Policy SS5).</del> There are few sites available within the existing urban area in Langport/Huish Episcopi, <sup>50</sup> meaning a 'direction of growth' is required to identify a broad location to accommodate new development on the edge of the town, as explained below.	with other Local Market Towns' text.
AM163	118	6.130	As set out in Policy SS3, <del>3.44</del> <u>4.01</u> ha of 'B' use class employment land should be delivered in Langport/Huish Episcopi over the local plan period. <del>Only 0.434</del> <u>0.434</u> ha has been provided in the first 5 years of the plan, leaving <del>3.67</del> <u>3.57</u> ha still to be found. This should provide <del>174 'B' use jobs, as part of a total of 284 jobs that should be delivered</del> <u>174 'B' use jobs</u> at Langport/Huish Episcopi to provide the opportunity for residents to both live and work in the town.	Further amendment to M129 to be consistent with other Local Market Towns' text.
AM164	122	6.145	It is important to sustain and enhance Somerton's role as a Market Town in the rural north of the district, with a level of development that is relative to the size, accessibility, character and environmental constraints of the town. Therefore, <u>at least round 374 dwellings</u> should be built in the town over the local plan period <del>2006 – 2028.</del> <u>As shown in Table 1, the majority of these (286 dwellings) have already been built or committed, albeit with only a small number of completions (2 dwellings) in the first 5 years of the local plan period. Based upon the commitments there is</u> ,leaving a residual additional housing requirement of 88 dwellings. A 'direction of growth' to identify a broad location to accommodate new development on the edge of the town is required, as explained below.	Further amendment to M133 to be consistent with other Local Market Towns' text.
AM165	122	6.146	As set out in Policy SS3, a total of <del>4.91</del> <u>6.63</u> ha of 'B' use class employment land should be delivered in Somerton over the local plan period. <del>Just under half (1.91</del> <u>56</u> ha) of this has already been provided,	Further amendment to M134 to be consistent with other Local Market

<sup>50</sup> Strategic Housing Land Availability Assessment, 2009

			leaving <del>3-5.07</del> ha still to be found, primarily within the direction of growth. This should provide 187 'B' use jobs, as part of a total of 307 jobs that should be delivered at in Somerton, to provide the opportunity for residents to both live and work in the town.	Towns' text.
AM166	124	6.152	<del>Primary Care Trust</del> NHS South West / Clinical Commissioning Group.	Update.
AM167	125	New Paragraph (M280)	Amend M280 as follows:  <u>In order to provide certainty for developers, public and other stakeholders the Council will undertake as a priority a Site Allocations Development Plan Document (DPD) for the Rural Centres to accommodate the housing and employment growth identified in Policy SS3 and Policy SS5 and possible additional employment land addressed in Policy SS3 Delivering New Employment Land within the identified Directions for Growth. The DPD will also identify the associated open space and ancillary land uses associated with each allocation.</u>	Additional change to M280.
AM168	125	New Paragraph	Include the following paragraph after new paragraph 7.2:  <u>Prior to the adoption of a Site Allocations DPD, a permissive approach as set out in Policies SS3 and SS5 will be taken when considering housing and employment proposals adjacent to the development areas at the Rural Centres.</u>	
AM169	127	7.10	It is important to sustain and enhance Bruton's role as a Rural Centre, with a level of development that is commensurate with the size, accessibility, character and environmental constraints of the town. The local plan will therefore support the development of <del>around 217</del> at least <u>203</u> dwellings over the plan period, up to 2028. <del>As shown in Table 1, Of these 217 203 dwellings, 113 103 dwelling</del> are already committed (of which 92 are already completed), leaving <del>with</del> a residual requirement for <del>104</del> <u>100</u> new dwellings, which is considered to be deliverable through the development management process. These dwellings need to be of mixed size although there is a locally perceived need for family housing and supported elderly person accommodation.	Further amendment to M137 to be consistent with other Local Market Towns' text.
AM170	127	7.11	Bruton is very much a local centre with a high dependence on its strong, prestigious educational establishments. The supply of	Further amendment to M190 to be consistent

			employment land is modest and in keeping with the settlement's scale and function. As set out in Policy SS3, a minimum of <del>2.56</del> <u>3.06</u> hectares of 'B' Use Class employment land will be supported up to 2028, which will assist new jobs growth and improve levels of self-containment within the settlement. Of the <del>2.56</del> <u>3.06</u> hectares, 0.56 is already committed, with a residual requirement for <del>2</del> <u>2.50</u> new hectares, which is considered to be deliverable through the Development Management process.	with other Local Market Towns' text.
AM171	127	7.13	Amend paragraph as follows:  Bruton is very much a local centre with a high dependence on its strong, prestigious educational establishments. The supply of employment land is modest and in keeping with the settlement's scale and function. As set out in Policy SS3, a minimum of <del>2.56</del> <u>3.06</u> hectares of 'B' Use Class employment land will be supported up to 2028, which will assist new jobs growth and improve levels of self-containment within the settlement. Of the <del>2.56</del> <u>3.06</u> hectares, 0.56 is already committed, with a residual requirement for <del>2</del> <u>2.50</u> new hectares, which is considered to be deliverable through the Development Management process.	To reflect PMM4.
AM172	130	7.24	Do not include M191.	M191, superseded by MM11, amendment to M280 and inclusion of new paragraph (ref – XX).
AM173	130	7.26	Amend paragraph as follows:  Bureau Veritas were commissioned by South Somerset District Council to prepare noise contours to represent current typical aircraft activity at RNAS Yeovilton <sup>51</sup> . New noise contours have been identified (see <del>Inset Map 6a</del> and Appendix x) and these will be a material consideration used to guide planning decisions (see Policy EQ7: Pollution Control). The revised contours seek to minimise the adverse impact of noise,	Delete reference to Inset Map 6a, as this Noise Contour map has been added to Appendix 4, along with RNAS Merryfield, Ilton and Westlands Airfield, Yeovil. Add reference

<sup>51</sup> [Aircraft Noise Contours for RNAS Yeovilton, SSDC and Bureau Veritas (July 2010)]

			without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business.	to Appendix 4 which includes Noise Contour definitions/explanations which was omitted in error, and cross refer Policy EQ7.
AM174	130	7.27	Amend paragraph as follows:  The MOD can give no guarantee as to the type therefore, number and frequency of aircraft movements now or in the future, <u>and therefore this will be subject to an ongoing review through the Council's monitoring processes.</u> It is imperative that any further dwellings, be constructed to the highest levels of noise protection so as not to constrain the bases' future operational flexibility and provide an appropriate living environment for new residents. There are opportunities for development away from the flood risk areas in locations which the landscape character appraisal indicates could accommodate more housing.	Add reference to ongoing monitoring of the aircraft movements at Yeovilton.
AM175	130	7.29	Do not include M192.	M191, superseded by MM12, amendment to M280 and inclusion of new paragraph
<b>CHAPTER 7 – RURAL CENTRES – VISION AND PROPOSALS (N.B. Creation of new chapter 4 means becomes chapter 8)</b>				
AM176	132	7.36	Engagement with Town and Parish Councils in preparing the Draft Local Plan have indicated that Martock is considered an appropriate location for additional....	Clarity
AM177	133	7.38	To enable the settlement to grow and continue to expand its identified role <u>at least 246 230 dwellings</u> are proposed over the local plan period <u>2006-2028</u> . <u>As shown in Table 1, Of these 246 230 dwellings, 104 106</u> are already committed <u>(of which 60 are already completed)</u> , <u>leaving with</u> a residual requirement for <u>445 124</u> new dwellings, reflecting a scale of growth commensurate with South Petherton and Milborne Port.	Further amendment to M142 to be consistent with other Rural Centres' text.
AM178	133	7.39	Additional employment and retail opportunities should be exploited to strengthen the service function of the settlement. <u>It is proposed a total employment provision for Martock/Bower Hinton of 4.79 3.19 ha is</u>	Clarity.

			<u>provided over the Plan period, and additional employment land is required to be developed to 2028 in order to broaden the range of opportunities and to provide greater self-containment. It should be noted that 1.8 ha of this existing employment provision is the saved local plan allocation ME/MART/2, Land West of Ringwell Hill.</u>	
AM179	133	7.40	<del>It is proposed a total employment provision for Martock/Bower Hinton of 4.79 3.19 ha. However it should be noted that 1.8 ha of this employment provision is the saved local plan allocation ME/MART/2, Land West of Ringwell Hill on which they are intending implementing. There is a further 0.99 ha in commitments or lapsed consents (demonstrating acceptability in principle). There is provision for an additional 2 ha of employment land to provide an alternative option for employment. This should be delivered through the Development Management process so providing a flexible and early response to the provision.</del>	Clarity.
AM180	136	7.52	<del>There is virtually no existing supply of employment land in Milborne Port (0.04 hectares), yet the settlement should see an additional 299 279 homes minimum over the plan period. In order to promote self-contained growth and cater for this additional housing it is considered that 2 0.80 hectares of new employment land should be delivered through the local plan to provide an option for employment. As this is not strategically significant the growth should be delivered through the Development Management process. The need for additional employment land to deliver jobs growth in Milborne Port identified in Policy SS3 will be established and delivered through a Site Allocation DPD followed in the normal course of events by the development management process.</del>	Clarity
AM181	138	7.62	<del>To enable the settlement to grow and continue to expand its identified role 245 at least 229 dwellings are proposed over the local plan period 2006-2028. As shown in Table 1, Of these 245 229 dwellings, 151 dwellings are already committed (of which 114 dwellings are already completed), leaving with a residual requirement for 94 78 new dwellings, reflecting a scale of growth commensurate with Martock and provision for the rest of the Plan period beyond the build-out of current commitments and secure a level of provision capable of supporting</del>	Further amendment to M147 to be consistent with other Rural Centres' text.

			local services.	
AM182	138	7.65	It is <del>proposed a</del> <u>A</u> total additional employment provision for South Petherton of <u>2 2.47 ha</u> is <u>proposed in order to promote an alternative option for employment. This is not a strategic issue and any land should be adequately delivered through the Development Management process. <u>The additional employment land to deliver jobs growth in South Petherton identified in Policy SS3 will be delivered through a site allocations DPD followed in the normal course of events by the development management process.</u></u> It will be through this process that the location of new employment land will be affirmed and in light of national and local policy this <u>the</u> previous association of Lopen Head employment can't be presumed.	Clarity
<b>CHAPTER 8 – ECONOMIC PROSPERITY (N.B. Creation of new chapter 4 means becomes chapter 9)</b>				
AM183	143	8.7	Do not include AM29 and include only part of M152, as the employment land hectarage figure has been amended via MM11.	M152 and AM29 superseded by MM11.
AM184	144	8.10	Amend paragraph by deleting the following text: <del>through the promotion and expansion of clusters or networks of knowledge driven, high technology industries, therefore it is restricted to B1 uses only.</del>	To reflect M220 – implementation of employment land is in the context of the NPPF definition of economic development.
AM185	144	8.14	Amend paragraph as follows:  <u>Yeovil Sustainable Urban Extensions</u> 8.14 <del>A new</del> <u>Two</u> strategic locations for development <del>is</del> <u>are</u> proposed in Yeovil adjacent to the urban edge. A policy requiring employment provision in association with this wider proposal is set out in the Yeovil Chapter in Policy YV2: <u>Yeovil Sustainable Urban Extensions.</u>	To reflect MM9.
AM186	144	8.15	Policy EP1 takes the sites identified in the ELR and identifies them as being strategically significant for local and inward investment. Their use will therefore be for <del>employment</del> <u>economic development</u> purposes ( <del>unless specified for B1, B2 and B8 uses</del> ). See Policy SS3: Delivering Employment Growth <u>which</u> identifies other sites saved from the South Somerset Local Plan and the sites that are not saved.	To reflect M220 – implementation of employment land is in the context of the NPPF definition of economic development.

AM187	145	Footnote 9 to 8.18	<del>[English Partnerships Density Ratios English Densities Guide, 2010]</del>	To reflect updated guidance.
AM188	146	8.22	Amend first sentence of paragraph as follows, to more accurately reflect para 24 of the NPPF:  The NPPF <del>requires</del> <u>seeks to focus</u> offices <u>development within</u> <del>to be located in</del> the defined Town Centre, and applications for office developments that are not in the defined Town Centre will be required to undertake a sequential assessment.	To more accurately reflect para 24 of the NPPF.
AM189	147	8.23	Amend paragraph as follows:  The Council, through its economic development function will encourage office-based businesses to develop in Town Centres and <del>through its planning functions will</del> resist the loss of office accommodation from them.	To reflect the changes to permitted development rights in May 2013, whereby B1(a) uses can revert to C3 uses subject to prior approval.
AM190	147	8.27	Amend paragraph as follows:  The importance of maintaining the existing supply and protecting the overall distribution of employment land should not be underestimated - <del>of the employment land lost since 2006, 5 hectares was redeveloped for residential purposes, if this land had been retained in employment use, it could have provided in the region of 1500 jobs<sup>52</sup>.</del> existing employment sites provide the main supply of employment land and are required to meet the needs of the market by retaining a mix of older, more affordable premises, whilst maintaining a local balance between housing and employment.	Guidance has been superseded, so reference removed.
AM191	148	8.29	Amend first sentence in the paragraph as follows:  Whilst Policy EP3 seeks to protect valuable employment land and premises, in line with national policy <sup>53</sup> residential re-use will be supported where it can be demonstrated that there is identified need for	Clarity

<sup>52</sup> [Calculations based on English Partnerships Density ratios]

<sup>53</sup> [NPPF – Paragraph 51]

			additional housing which overrides the economic reasons in favour of retention of the land, <u>or where permitted development rights apply.</u>					
AM192	159	8.71	Amend paragraph as follows:  Somerset Tourism Association Partnership	Clarity				
AM193	169	8.113	Amend Monitoring Indicator and Target as follows: <table border="1" data-bbox="779 400 1514 767"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Size, range and type of facilities in Neighbourhood Centres</td> <td>Successful establishment of a Neighbourhood Centre in <u>both</u> Yeovil Urban Extensions and 4 Neighbourhood Centres in Chard</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Size, range and type of facilities in Neighbourhood Centres	Successful establishment of a Neighbourhood Centre in <u>both</u> Yeovil Urban Extensions and 4 Neighbourhood Centres in Chard	Clarity
Monitoring Indicators	Target							
Size, range and type of facilities in Neighbourhood Centres	Successful establishment of a Neighbourhood Centre in <u>both</u> Yeovil Urban Extensions and 4 Neighbourhood Centres in Chard							
<b>CHAPTER 9 – HOUSING (N.B. Creation of new chapter 4 means becomes chapter 10)</b>								
AM194	173	9.4	The Brimsmore site benefits from outline planning permission granted in August 2007. Reserved Matters, for part of the site only, were granted in November 2011 <u>and is now under construction.....</u>	Up-date as site now under construction.				
AM195	174	9.5	<del>The Lufton site benefits from outline planning permission granted in May 2007.</del> The site lies close to existing employment opportunities on the west of Yeovil and also to the Bunford and Lufton strategic employment sites. A local centre will provide for residents' daily needs.	Up-date as site is now under construction.				
AM196	174	9.8	Planning permission has been given for the Lufton and Thorne Lane sites and Crewkerne sites <del>has been agreed in principle subject to the signing of a legal agreement (at the time of writing).</del>	To reflect the fact that the legal agreement on the Crewkerne key Site has now been signed.				
AM197	179	9.24	<u>The Council is aware that the NPPG has recently been updated to state that affordable housing contributions should not be sought from</u>	Additional text added to include April 2015 date				

			<p>developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1,000sqm<sup>54</sup>. This may result in the Council needing to raise the threshold from which to seek affordable housing contributions from the intended 6 or more dwellings, to 11 or more dwellings. However, at time of adoption, the Government's approach was subject to legal challenge; and there remains uncertainty as to whether the Government's position should supersede a local planning authority's evidence based approach. Policy HG3 and Policy HG4 are evidence based and have been subject to Independent Examination and therefore remain part of the local plan until it is shown conclusively that the policy is replaced by the Government's approach. At that point the Council will look to update both policies as part of any local plan review.</p>				and to explain update to NPPG 28/11/14.																
AM198	179	HG3	<table border="1"> <thead> <tr> <th>Settlement</th> <th>Affordable housing target</th> <th>Threshold</th> <th>OR Hectares (irrespective of number of dwellings)</th> </tr> </thead> <tbody> <tr> <td>Yeovil Sustainable Urban Extensions</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Yeovil Primary Market Towns</td> <td>35%</td> <td>6 dwellings</td> <td>0.2ha</td> </tr> <tr> <td>Local Market</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Settlement	Affordable housing target	Threshold	OR Hectares (irrespective of number of dwellings)	Yeovil Sustainable Urban Extensions				Yeovil Primary Market Towns	35%	6 dwellings	0.2ha	Local Market				To reflect the fact that now there a two Sustainable Urban Extension to Yeovil
Settlement	Affordable housing target	Threshold	OR Hectares (irrespective of number of dwellings)																				
Yeovil Sustainable Urban Extensions																							
Yeovil Primary Market Towns	35%	6 dwellings	0.2ha																				
Local Market																							

<sup>54</sup> NPPG, Paragraph: 012 Reference ID: 23b-012-20141128, November 2014

			Towns Rural Centres Rural Settlements*				
AM199	184	9.40	The SHMA shows that there are <del>70,800</del> <u>13,717</u> households with support needs in South Somerset, <del>20,934</del> <u>6,697</u> are older person only households, some <del>32%</del> <u>48.8%</u> of all support needs households. <u>Opportunities to adapt the existing housing stock should be maximised.</u>				Correction. Incorrect data from SHMA household survey report had been inserted. Final sentence inserted from paragraph 9.41.
AM200	184	9.41	<del>Opportunities to adapt the existing housing stock should be maximised. With regard to new build, the Government's Code for Sustainable Homes (December 2006) includes the consideration of Lifetime Homes Standards. It is mandatory to include all 16 design criteria of Lifetime Homes at CSH Level 6.</del>				Paragraph no longer relevant due to Government's intention to wind down the Code for Sustainable Homes.
AM201	186	9.45	Bringing empty properties back into use can make a contribution to the housing stock within South Somerset. <u>In partnership with others the Council provides grant aid an empty property leasing scheme and empty property loans</u> to bring empty properties back into occupational use, particularly in town centre locations, including flats over shops. Empty property <del>grants</del> <u>loans</u> are designed to assist in market town and town centre regeneration by bringing people back to live in properties, which are currently empty. Any (potential) private sector landlord can apply. <del>Grants</del> <u>Loans</u> are available where there is a clear demonstrable need for accommodation. <del>If a property is empty it is exempt from council tax for 6 months thereafter the owner must pay 90% of the council tax bill.</del> Within town centres bringing such homes back into use can assist in delivering an active night time economy through establishing a residential element within the area.				Update. Empty property grants no longer exist. Council Tax rules changed in April 2013, not considered appropriate to include a lot of detail about Council Tax within the Local Plan.

AM202	186	9.46	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 exceeded <del>by 2 pitches.</del>	Amendment to MM8. Need has now been further exceeded. The position changes as new permission are granted therefore it is better to conclude the sentence at “met”.				
AM203	187	9.51	The criteria set out in this policy will guide <del>the allocation of sites in any future DPD and</del> any planning applications that may come forward either before the DPD is prepared or in addition to sites allocated. Whilst it is recognised that Travelling Showpeople sites require more storage and maintenance space for their equipment, the same criteria will need to be met by all groups regarding accommodation provision.	To reflect changes made to paragraph 9.50 as part of PMM8.				
AM204	188	9.52	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Net additional Gypsy and Traveller and Travelling Showpeople pitches/<u>plots</u> to meet identified need</td> <td>           To deliver <u>at least</u>:           <ul style="list-style-type: none"> <li>• <del>48</del> <u>23</u> residential Gypsy and Traveller pitches <u>between 2013 and 2028</u> <del>by 2020</del>, <del>10 between 2010 and 2015 and 8 between 2015 and 2020</del>;</li> <li>• Capacity for 10 transit caravans <del>by 2015</del> <u>between 2006 and 2028</u>;</li> <li>• <u>6</u> Travelling Showpeople plots <u>between 2006 and</u></li> </ul> </td> </tr> </tbody> </table>	Monitoring Indicators	Target	Net additional Gypsy and Traveller and Travelling Showpeople pitches/ <u>plots</u> to meet identified need	To deliver <u>at least</u> : <ul style="list-style-type: none"> <li>• <del>48</del> <u>23</u> residential Gypsy and Traveller pitches <u>between 2013 and 2028</u> <del>by 2020</del>, <del>10 between 2010 and 2015 and 8 between 2015 and 2020</del>;</li> <li>• Capacity for 10 transit caravans <del>by 2015</del> <u>between 2006 and 2028</u>;</li> <li>• <u>6</u> Travelling Showpeople plots <u>between 2006 and</u></li> </ul>	To reflect PMM8.
Monitoring Indicators	Target							
Net additional Gypsy and Traveller and Travelling Showpeople pitches/ <u>plots</u> to meet identified need	To deliver <u>at least</u> : <ul style="list-style-type: none"> <li>• <del>48</del> <u>23</u> residential Gypsy and Traveller pitches <u>between 2013 and 2028</u> <del>by 2020</del>, <del>10 between 2010 and 2015 and 8 between 2015 and 2020</del>;</li> <li>• Capacity for 10 transit caravans <del>by 2015</del> <u>between 2006 and 2028</u>;</li> <li>• <u>6</u> Travelling Showpeople plots <u>between 2006 and</u></li> </ul>							

				<u>2028.</u>	
<b>CHAPTER 10 – TRANSPORT AND ACCESSIBILITY (N.B. Creation of new chapter 4 means becomes chapter 11)</b>					
AM205	192	Para 10.4	There is potential to achieve this in Yeovil particularly in the <u>Sustainable Urban Extensions Development</u> .		To reflect MM1 and MM2.
AM206	192	Para 10.4	For the Yeovil Sustainable Urban Extensions the aim is to ensure that at least <del>50%</del> 30% of travel is by sustainable means.		To reflect MM1 and MM2.
AM207	194	Para 10.8	<p><u>The Council recognises that for certain schemes, by virtue of their size and scale, it will not be viable or feasible to require all the measures set out below to be delivered. Supporting material accompanying planning applications will need to explain what measures can be accomplished.</u></p> <p><u>The measures include:.....</u></p> <p><u>d. Cycling and walking</u>  <u>The encouragement of cycling and walking by:</u></p> <ul style="list-style-type: none"> <li>• <u>Providing cycle and pedestrian routes to link the new development with new/existing routes by utilising lightly trafficked or off-road links for pedestrians and cyclists. These routes should permeate the site to ensure ease of access around the development. Developments should seek to protect and improve existing cycling and pedestrian routes to facilitate site links to the wider network;</u></li> <li>• <u>Providing facilities for cycle parking within the new development commensurate with the levels and standards designated in the County Wide Parking Strategy as set out in Policy TA6.</u></li> </ul> <p><u>The Chard Regeneration Framework Strategic Transport Assessment (CRFSTA) considers using a network of lightly trafficked and off-road links for pedestrians and cyclists between residential areas, the town centre and employment sites. If new infrastructure is carefully targeted on the flatter parts of the town, such as the A358</u></p>		Supporting text updated and some text moved from Para 10.12 to reflect text moving from Policy TA3 to Policy TA1 (M229).

			(northern approach), to link residential areas with the main trip attractors, further increases in levels of cycling should be achievable. <sup>55</sup>	
AM208	197	Para 10.12	<u>The Council recognises that for certain schemes, by virtue of their size and scale, it will not be viable or feasible to require all the measures set out below to be delivered. Supporting material accompanying planning applications will need to explain what measures can be accomplished, and the reasons why measures cannot be delivered.</u>	Clarity on implementation and delivery
AM209	198	Para 10.12	<p><del>a. Cycling and walking</del>  <del>The encouragement of cycling and walking by</del></p> <ul style="list-style-type: none"> <li><del>• Providing cycle and pedestrian routes to link the new development with new/existing routes by utilising lightly trafficked or off-road links for pedestrians and cyclists. These routes should permeate the site to ensure ease of access around the development. Developments should seek to protect and improve existing cycling and pedestrian routes to facilitate site links to the wider network;</del></li> <li><del>• Providing facilities for cycle parking within the new development commensurate with the levels and standards designated in the County Wide Parking Strategy as set out in Policy TA6.</del></li> </ul> <p><del>The Chard Regeneration Framework Strategic Transport Assessment (CRFSTA) considers using a network of lightly trafficked and off-road links for pedestrians and cyclists between residential areas, the town centre and employment sites. If new infrastructure is carefully targeted on the flatter parts of the town, such as the A358 (northern approach), to link residential areas with the main trip attractors, further increases in levels of cycling should be achievable.<sup>56</sup></del></p>	Supporting text moved from Para 10.12 to reflect text moving from Policy TA3 to Policy TA1 (M229).
AM210	203	Para 10.20	This also applies to the Yeovil Sustainable Urban Extensions for which additional specific measures are included in Policy YV65.	To reflect MMs 1, 2 and 10.
AM211	203	Policy TA4	<b>iii. All development within the Yeovil Sustainable Urban Extensions will be required to meet the Framework Travel Plan criteria and be commensurate with Policy YV65.</b>	To reflect MMs 1, 2 and 10.
AM212	206	Para 10.22, Foot note	<sup>1</sup> [In compliance with the requirements set out in <u>DCLG and DfT circular 02/2007 (Guidance on Transport Assessment, March 2007)</u> ]	The document referenced was not a

<sup>55</sup> [Supports SCC's Cycling Policy SUS4 – SCC schedule of Policies – Transport Policies March 2011]

<sup>56</sup> [Supports SCC's Cycling Policy SUS4 – SCC schedule of Policies – Transport Policies March 2011]

		255		circular.
AM213	208	Para 10.32	The County Council's Future Transport Plan Cycling Strategy <del>is yet to be concluded and its policies and proposals</del> will be taken on board where they accord with policies in this document.	To reflect the completion of the Cycling Strategy (August 2012).
<b>CHAPTER 11 – HEALTH AND WELL-BEING (N.B. Creation of new chapter 4 means becomes chapter 12)</b>				
AM214	211	11.7	The quantitative, qualitative, accessibility and catchment standards are set out in the <del>Council's needs assessment</del> <u>South Somerset District Council's published assessments and needs strategies</u> . <u>These documents will be updated in the light of the most recent evidence as required.</u>	Clarity
AM215	213	Policy HW1	<del>in accordance with the standards set out in South Somerset District Council's published adopted assessments and needs strategies</del> <u>as appropriate</u>	Clarity
AM216	215	Para 11.22	Various factors will inevitably affect the suitability of sites for both indoor and outdoor provision, <u>including</u> : <del>with</del> topography, and the need for flat land, <del>a key consideration</del> and the chosen site also needs to be accessible to residents in Yeovil by walking, cycling and public transport, <u>and as well as</u> accessible to residents within the <del>whole</del> district and sub-region.	Clarity
<b>CHAPTER 12 – ENVIRONMENTAL QUALITY (N.B. Creation of new chapter 4 means becomes chapter 13)</b>				
AM217	221	12.14	The Council will actively support energy efficiency improvements to existing buildings in particular, in line with national policy. <del>National sustainable construction standards are set out in the Code for Sustainable Homes (measured from level 1-6), and by the Building Research Establishment Environmental Assessment Method (BREEAM) (resulting in either a 'pass', 'good', 'very good', 'excellent' or 'outstanding') for non-domestic buildings.</del>	Clarity
AM218	222	Para 12.15	<del>The extra costs and technical possibility of achieving these standards is an important consideration, and they will not be required if the applicant has robust evidence to indicate that the particular circumstances of the proposal make it not feasible or viable to deliver the development as a whole. The large-scale development proposed at Yeovil and Chard in particular offer opportunities to incorporate decentralised and renewable</del>	To reflect evolving Government thinking on this issue, and intention to wind down the Code for Sustainable Homes – the Government

			technologies such as Combined Heat and Power. The Government proposals to change the definition of 'zero carbon' to the equivalent of energy level 5, means that Policy EQ1 specifies level 5 rather than level 6 of the Code for Sustainable Homes.	propose that 'zero carbon' would be the equivalent of Code 4 energy standard on-site, and Allowable Solutions to deliver the remaining CO2 reduction.
AM219	222	New para 12.16	<u>The Government has stated its intention to wind down the Code for Sustainable Homes and implement new sustainable construction standards through revised Building Regulations (including "optional requirements" where justified by need and subject to viability) and the nationally described space standard.<sup>57</sup> At the time of writing this has not been confirmed through statutory regulations, but Policy EQ1 includes text to "future-proof" the Council's approach on this issue.</u>	To reflect the Government's intention to wind down Code for Sustainable Homes.
AM220	224	Policy EQ1	<ul style="list-style-type: none"> <li>• The following sustainable construction standards will be required, unless it is proven not to be feasible or viable: <ul style="list-style-type: none"> <li>○ Code for Sustainable Homes level 4 from 2013 <u>(or as amended by future Government policy, regulations and/or legislation);</u></li> <li>○ Code for Sustainable Homes level 5 from 2016 <u>(or as amended by future Government policy, regulations and/or legislation);</u></li> </ul> </li> <li>• Where appropriate, the Exception Test can be applied <del>if it is not possible to pass the Sequential Test</del>, if this is consistent with wider sustainability objectives;</li> </ul>	To reflect the Government's intention to wind down the Code for Sustainable Homes and replace with Building Regulations amendments and nationally described space standard in 2015.  Clarity
AM221	225	Para 12.23	Production of a Green Infrastructure Strategy <u>Supplementary Planning Document by October 2016</u>	Updated timescale to reflect delay to Local Plan completion.
AM222	227	Para 12.33	The Council thus intends to produce a Landscape Strategy, which will set out the key characteristics of the South Somerset Landscape, and	To clarify the intention of the Landscape

<sup>57</sup> Housing Standards Review – Technical Consultation, DCLG, September 2014

			provide guidance to developers and landowners on how the overall character of the district can be conserved and enhanced; and how the pattern and form of development can be sympathetically located and shaped; <u>ensuring there is no significant adverse impact upon local landscape character, scenic quality and distinctive landscape features as set out in the Landscape Strategy.</u>	Strategy.						
AM223	227	Policy EQ2	<del>Developers</del> Development must not risk the integrity of internationally, nationally or locally designated wildlife and landscape sites.	Correct 'English'.						
AM224	228	Monitoring indicators	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Avoidance of development that will <u>have an adverse</u> impact on landscape areas</td> <td>100% refusal of all development that would result in a <del>There should be no</del> net loss of <u>designated</u> landscape assets</td> </tr> <tr> <td><del>Peer review of design achieved in development</del></td> <td>A conclusion that development generally achieved at a minimum good standard but preferably very good</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Avoidance of development that will <u>have an adverse</u> impact on landscape areas	100% refusal of all development that would result in a <del>There should be no</del> net loss of <u>designated</u> landscape assets	<del>Peer review of design achieved in development</del>	A conclusion that development generally achieved at a minimum good standard but preferably very good	Clarity
Monitoring Indicators	Target									
Avoidance of development that will <u>have an adverse</u> impact on landscape areas	100% refusal of all development that would result in a <del>There should be no</del> net loss of <u>designated</u> landscape assets									
<del>Peer review of design achieved in development</del>	A conclusion that development generally achieved at a minimum good standard but preferably very good									
AM225	228	12.38	The richness of South Somerset's historic environment is indicated by its high number of designated assets including 4,600 Listed Building list entries, over 80 Conservation Areas, 14 Historic Parks, <u>a battlefield site of national importance</u> and a high number of scheduled monuments and other archaeological sites.	Clarity						
AM226	229	12.40	The Council will develop a positive strategy for the conservation and enjoyment of the historic environment that <u>will be identified in the Council's Local Development Scheme and</u> will include: <ul style="list-style-type: none"> <li>Guidance and advice for owners and developers in relation to the <u>conservation of the historic environment, nationally and locally designated assets including archaeological sites.</u> <del>and how its assets should be conserved;</del></li> </ul>	Clarity						

			<ul style="list-style-type: none"> <li>• <u>An</u> <u>The Council's</u> approach to identifying and managing heritage assets at risk through neglect, decay or other threats, and to their conservation and return to sustainable use where appropriate.</li> <li>• A programme for the review of existing Conservation Area boundaries, the preparation of Conservation Area Assessments and <del>management plans</del> Management Plans and making new designations.</li> <li>• Encouragement for the development of local skills, crafts and the production of local materials relevant to the historic environment.</li> <li>• <u>Measures to identify locally significant assets including buildings, parks and gardens and archaeological features and the preparation of a district-wide list of such assets.</u></li> <li>• <u>Detailed advice for developers preparing proposals that may have an impact upon any aspect of the historic environment about conservation, good design and positive enhancement of the assets and their settings.</u></li> <li>• <u>Opportunities to improve historic townscapes, landscapes and the public realm.</u></li> <li>• Support for communities to identify locally significant historic buildings and in their preparation of Neighbourhood Plans.</li> </ul>					
AM227	229	Policy EQ3	<u>Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character and sense of place. Their potential to contribute towards the economy, tourism, education and local identity will be exploited.</u>	Clarity				
AM228	230	Monitoring indicators	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td>Avoidance of development that will impact heritage areas <u>on the national list.</u></td> <td>There should be no net loss of heritage assets</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Avoidance of development that will impact heritage areas <u>on the national list.</u>	There should be no net loss of heritage assets	Clarity
Monitoring Indicators	Target							
Avoidance of development that will impact heritage areas <u>on the national list.</u>	There should be no net loss of heritage assets							

			<p><u>The production of a Heritage Strategy.</u></p>	<p><u>To be delivered within the first 5 years following the local plans' adoption.</u></p>							
AM229	231	Policy EQ4	Where there is a reasonable likelihood of the presence of protected <u>and</u> priority species development design should be informed by,		Clarity						
AM230	233	Para 12.54	In particular, the strategy <u>will</u> recognises the need to integrate Green Infrastructure within the Yeovil Sustainable Extensions <u>and</u> ...		Correct tense and reflect two Yeovil SUEs.						
AM231	233	Policy EQ5	<p><u>The overall aim will be to provide a network of connected and multi-functional open spaces that: Development proposals should provide and/or maintain a network of connected and multifunctional open spaces that, where appropriate, meet the following requirements:</u></p> <p><u>All residential Development should include green infrastructure of an appropriate type, standard and size and be designated at least to meet Natural England 'Accessible Natural Greenspace Standard' (ANGSt) or otherwise appropriately contribute to improving access to natural greenspace such that the overall aims are met.</u></p>		Clarity						
AM232	234/235	Monitoring indicators	<table border="1"> <thead> <tr> <th>Monitoring Indicators</th> <th>Target</th> </tr> </thead> <tbody> <tr> <td><del>Provision of new and improved open space, outdoor playing space, and sport and recreational facilities</del></td> <td><del>There should be no net loss of Green Infrastructure assets as a result of development</del></td> </tr> <tr> <td>Access to Natural Greenspace</td> <td>All new development should comply with Natural England's 'Accessible Natural Greenspace Standard</td> </tr> </tbody> </table>	Monitoring Indicators	Target	<del>Provision of new and improved open space, outdoor playing space, and sport and recreational facilities</del>	<del>There should be no net loss of Green Infrastructure assets as a result of development</del>	Access to Natural Greenspace	All new development should comply with Natural England's 'Accessible Natural Greenspace Standard		Clarity
Monitoring Indicators	Target										
<del>Provision of new and improved open space, outdoor playing space, and sport and recreational facilities</del>	<del>There should be no net loss of Green Infrastructure assets as a result of development</del>										
Access to Natural Greenspace	All new development should comply with Natural England's 'Accessible Natural Greenspace Standard										

			<table border="1"> <tr> <td></td> <td>(ANGSt)' wherever possible</td> </tr> <tr> <td>Enable improved connectivity and access to services by the provision of footpaths and cycleways</td> <td>Increased patronage on public transport and increased take up of walking and cycling</td> </tr> <tr> <td>Change in areas of biodiversity importance</td> <td>There should be no net losses of biodiversity habitat areas due to development</td> </tr> <tr> <td>Number of planning permissions granted contrary to environment Agency advice on flooding and water quality grounds</td> <td>No permission should be granted in cases where an Environment Agency objection cannot be overcome</td> </tr> <tr> <td>Green Infrastructure Strategy</td> <td>Production of a Green Infrastructure Strategy <u>Supplementary Planning Document by October 2016</u></td> </tr> </table>		(ANGSt)' wherever possible	Enable improved connectivity and access to services by the provision of footpaths and cycleways	Increased patronage on public transport and increased take up of walking and cycling	Change in areas of biodiversity importance	There should be no net losses of biodiversity habitat areas due to development	Number of planning permissions granted contrary to environment Agency advice on flooding and water quality grounds	No permission should be granted in cases where an Environment Agency objection cannot be overcome	Green Infrastructure Strategy	Production of a Green Infrastructure Strategy <u>Supplementary Planning Document by October 2016</u>	
	(ANGSt)' wherever possible													
Enable improved connectivity and access to services by the provision of footpaths and cycleways	Increased patronage on public transport and increased take up of walking and cycling													
Change in areas of biodiversity importance	There should be no net losses of biodiversity habitat areas due to development													
Number of planning permissions granted contrary to environment Agency advice on flooding and water quality grounds	No permission should be granted in cases where an Environment Agency objection cannot be overcome													
Green Infrastructure Strategy	Production of a Green Infrastructure Strategy <u>Supplementary Planning Document by October 2016</u>													
AM233	237	12.67	Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the <u>ability to mitigate to an acceptable level.</u>	Clarity / make text up-to-date.										
AM234	237	New paragraph	<u>Noise Exposure Category maps exist for three airfields in the district, RNAS Yeovilton in Ilchester, RNAS Merryfield in Ilton, and Westlands airfield in Yeovil (see Appendix 4). These have been produced by predicting the likely noise exposure from the expected number of aircraft at each airfield. The contours produced are designed to act a</u>	Clarity / make text up-to-date.										

			<u>guide to where new development is likely to be adversely affected by aircraft noise, and where development is likely to be unsuitable or would need more robust noise insulation – see Noise Exposure Category Guidelines (Appendix 4). However as with any scientific assessment, there is a margin of error associated with the prediction, this is due to uncertainties surrounding the number and path of aircraft movements, the type of aircraft involved and local metrological conditions. The Government recognises that noise contours are only one form of definition and measurement of noise, and other measures, could also be used to inform Development Management decisions where concerns are raised</u>	
AM235	238	Par 12.70	<p>Insert the following delivery bodies as bullet points:</p> <ul style="list-style-type: none"> <li>• <u>Environment Agency;</u></li> <li>• <u>Wessex Water;</u></li> </ul>	To reflect the addition of water quality (M170) to Policy EQ7.
<b>CHAPTER 13 – IMPLEMENTATION AND MONITORING (N.B. Creation of new chapter 4 means becomes chapter 14)</b>				
AM236	240	13.1	Monitoring and review are key components of the planning system. <del>Local Development Frameworks (LDFs) The Local Plan and any other Local Development Plan Documents/Supplementary Planning Documents</del> need to be continually reviewed and revised, <del>partly to be able to assess the success of the Local Development Document (LDD) document and partly to</del> ensure they <del>components of the framework</del> are updated to reflect changing circumstances nationally, regionally and locally.	Delete references to Local Development Framework as this term no longer exists in national policy/guidance.
AM237	240	13.2	<del>The Annual</del> <u>Authority's</u> Monitoring Report (AMR) will be the principle mechanism for monitoring the Local Plan and other documents <del>in the LDF</del>	Amend terminology to reflect up to date national policy/guidance.
AM238	240	13.4	<u>In response to the recommendation set out in the Inspector's Report into the local plan, the Council has committed to produce monitoring data every six months. This is to properly track performance and ensure policy is responsive to changing circumstance. Clearly not all data will be capable of being captured and analysed every six months,</u>	Clarity / make text up-to-date.

			<p><u>but the Council will ensure that those aspects which are central to the successful implementation of the local plan, namely jobs and homes, will be presented every six months in the AMR. The AMR will also report on the ability to provide a 5 Year Housing Land Supply, a key factor in the potential ability of the Core Strategy local plan to deliver growth. This will be based upon the Strategic Housing Land Availability Assessment, which identifies land that is suitable, available and viable for housing development and will be updated on a minimum of an annual basis.</u></p>	
AM239	240	13.5	<p><del>...the Annual</del> <u>Authority's Monitoring Report will identify the relevant issues...</u></p>	<p>Amend terminology to reflect up to date national policy/guidance.</p>
AM240	240	New paragraph	<p><u>The Council will undertake an early review of local plan policy, in accordance with the statutory requirements, relating to housing and employment provision in Wincanton. This will be completed within three years of the date of adoption of the local plan.</u></p>	<p>Clarity / make text up-to-date and reflect Main Modification 7 and 12</p>
AM241	240	New	<p><u>If the Government were to change policy the Council may be obliged to apply the latest regulations despite the policy the Council may be obliged to apply the latest regulations despite the policy until such time as the Plan is reviewed.</u></p>	<p>Delete repetition – amendment to M178.</p>
AM242	240	New para 13.15	<p><u>In addition, the Council will regularly review the Local Development Scheme in order to ensure that any the Development Plan Documents and Supplementary Planning Documents Local Development Documents that are proposed continue to reflect the priority to deliver sustainable development in the district.</u></p>	<p>Amend terminology to reflect up to date national policy/guidance – amendment to M179.</p>