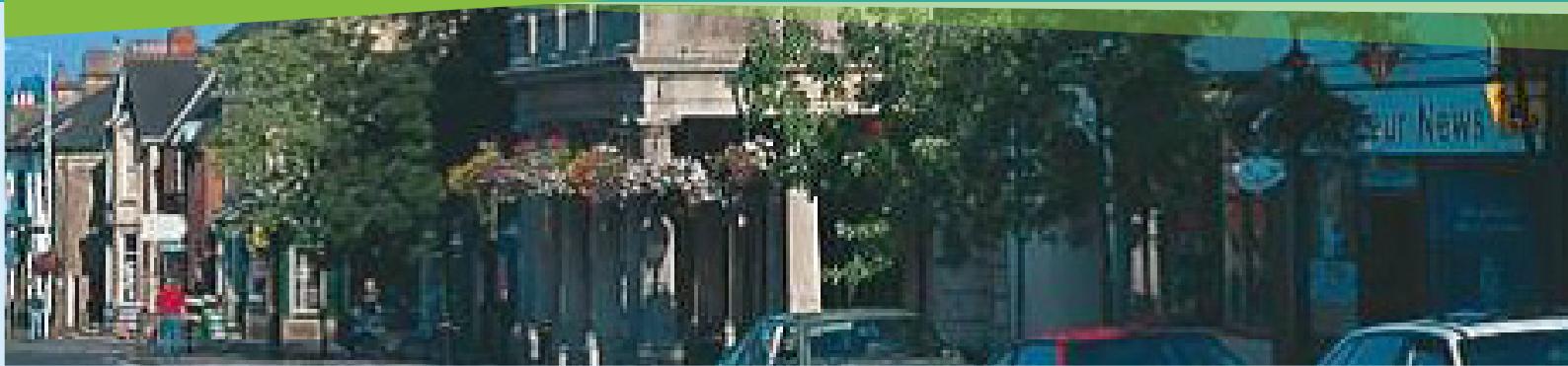


South Somerset

Local Plan Review Issues and Options - Chard



South Somerset District Council is reviewing its current Local Plan which was adopted in March 2015.

When adopted, the new Plan will cover the period 2014 to 2034. This Issues and Options document is the first stage in the review process and is designed to stimulate debate on the key issues affecting our District.

Our Local Plan needs to consider options for where new growth in housing, employment and other infrastructure may go in the future. New evidence shows that the overall housing requirement may be lower in this Plan period. However, additional housing will still be needed; one reason being that the Plan period has been extended by six years. We need 13,200 houses between 2014 and 2034. Once all the houses that have already been built are included, plus houses that are currently under construction and those that have planning permission but have not yet been started, only around 6,000 new houses remain to be delivered through this Local Plan review.

New evidence supports an adjusted employment land requirement over the Plan period. Between 45-93 hectares of new employment land is needed district-wide to support business growth. This is a lower overall target than currently, and the employment land target for each place will need to be reconsidered.

The Issues and Options document starts to consider the options for where new growth may go in the future - it identifies potential new sites for housing, employment and other forms of development in settlements including Chard.

The Council is committed to the regeneration of Chard. The current Local Plan supports these regeneration aspirations by focussing growth in areas such as Chard Eastern Development Area and Boden Mill.



The current Local Plan proposes that 2,716 new homes be built in Chard, 1,852 of which should be built by 2028. So far 856 new homes have either been built, are being built, or have planning permission.

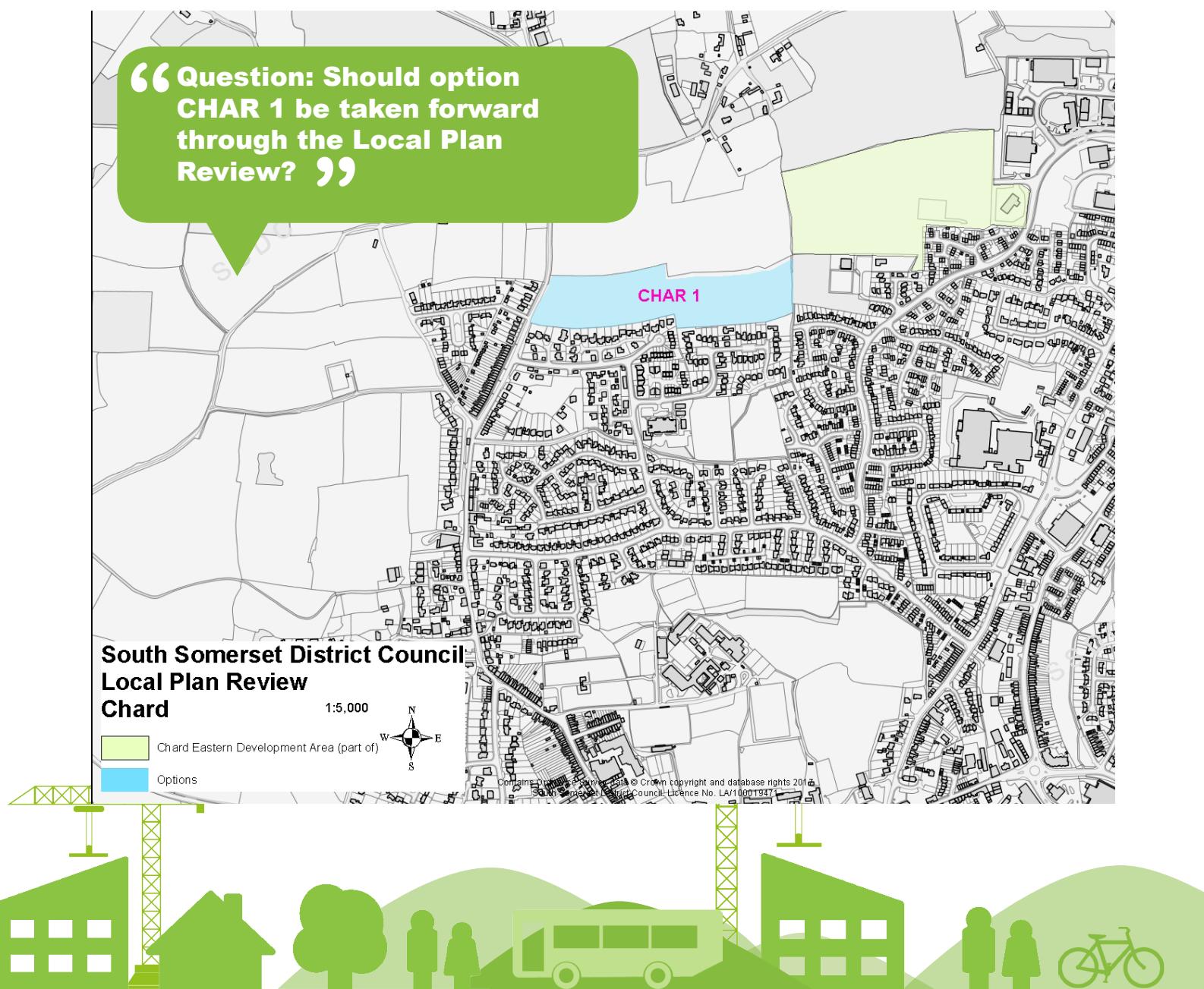
The Local Plan also sets a minimum target of 17.14 hectares of employment land to be developed in the town. More employment land has been redeveloped for other non-employment uses (we call this “lost”), than has been developed for employment purposes since the start of the current Plan period. However, looking at land alone hides the fact that nearly 24,500 sq m of new employment floorspace has been built in the same period of time. This shows that businesses have been growing in Chard by making the most of their existing premises, by expanding buildings on site, rather than investing in new land.

The current approach hasn't worked, not enough homes or employment land is being developed in Chard. The Council has invested time and resources in the Chard Regeneration scheme and will continue to do so, but pressure from developers continues and with the lack of employment land and homes being built, the Council is in a weaker position to prevent schemes outside of the Chard Regeneration Framework from coming forward.

In this review, an option is to deliver some housing in the short term without jeopardising the Chard Regeneration Scheme. The option is to allocate the land east of Crimchard (CHAR 1) which could accommodate around 110 dwellings in addition to the current Local Plan allocations. No new employment sites have been identified in Chard.

Chard Options for Growth

“ Question: Should option CHAR 1 be taken forward through the Local Plan Review? ”



“ Question: Should sites outside the identified Chard Regeneration Scheme be allocated for employment? If yes, can you suggest suitable sites? ”

“ Question: How should the Local Plan help to improve Chard Town Centre? ”

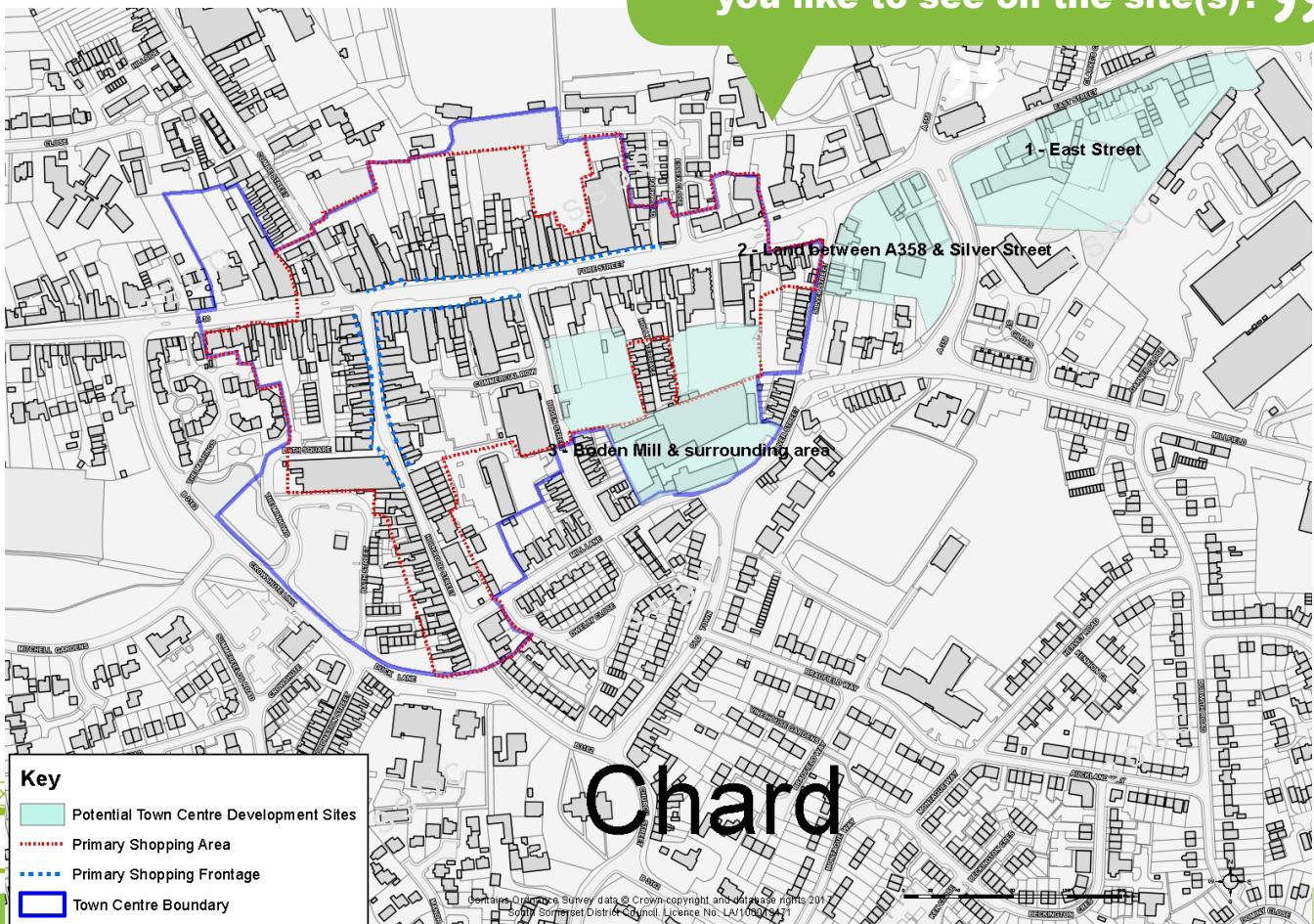
Chard Town Centre

Chard is the second largest town centre in South Somerset. The town currently has a good range of shops and the market could support more including food and beverage outlets.

The Council is committed to the regeneration of Chard Town Centre and as part of that is looking at different development opportunities on a number of sites. Sites assessed include East Street, land between A358 & Silver Street and Boden Mill and surrounding area.

Chard Town Centre sites

“ Question: Which of these options do you think should be taken forward through the Local Plan Review? What type of development would you like to see on the site(s)? ”



“ We want to know what your views are. We recognise that these are important issues, and that they can impact upon the way in which you live, work, study and enjoy your free time across South Somerset. We want you to help to inform the content of this revised Plan. ”

This sheet focuses on some of the key issues and options for Chard; however the full Issues and Options document identifies options for growth and the policies affecting the general management of development across the whole District.

Please take some time to look at the Issues and Options document and come and see us at the following locations, where we can have a chat about the document and its content.

Issues and Options drop-in sessions

- 1 Nov Somerton Town Council offices (4pm-7pm)
- 2 Nov South Somerset District Council offices, Brympton Way, Yeovil (4pm-7pm)
- 7 Nov Market House, Castle Cary (4pm-7pm)
- 9 Nov Swanmead School, Ilminster (4.30pm-7.30pm)
- 21 Nov Guildhall, Chard (4pm-7pm)**
- 22 Nov South Somerset District Council offices, Churchfields, Wincanton, (4pm-7pm)
- 30 Nov Great Bow Wharf, Langport (4pm-7pm)
- 4 Dec South Somerset District Council Offices, Brympton Way, Yeovil (4pm-7pm)
- 13 Dec Henhayes Community Centre, Crewkerne, (4.30pm-7.30pm)

How can I see the Issues and Options document?

You can see the document online via the council's website:

www.southsomerset.gov.uk/issuesandoptions (search for South Somerset Local Plan Issues and Options).

Hard copies of the document are available during normal office hours in the District Council's offices (in Churchfields in Wincanton; the Lace Mill in Chard; and Petters House and Brympton Way in Yeovil) or libraries across the District.

We want to hear from you. You can make comments on the Issues and Options document between 26th October 2017 and 12 noon on 11th January 2018.

Comments can be made:

- Online: via the website: www.southsomerset.gov.uk/issuesandoptions
- Email: planningpolicy@southsomerset.gov.uk
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

