

South Somerset

Local Plan Review Issues and Options - Ilchester



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 Ilchester.

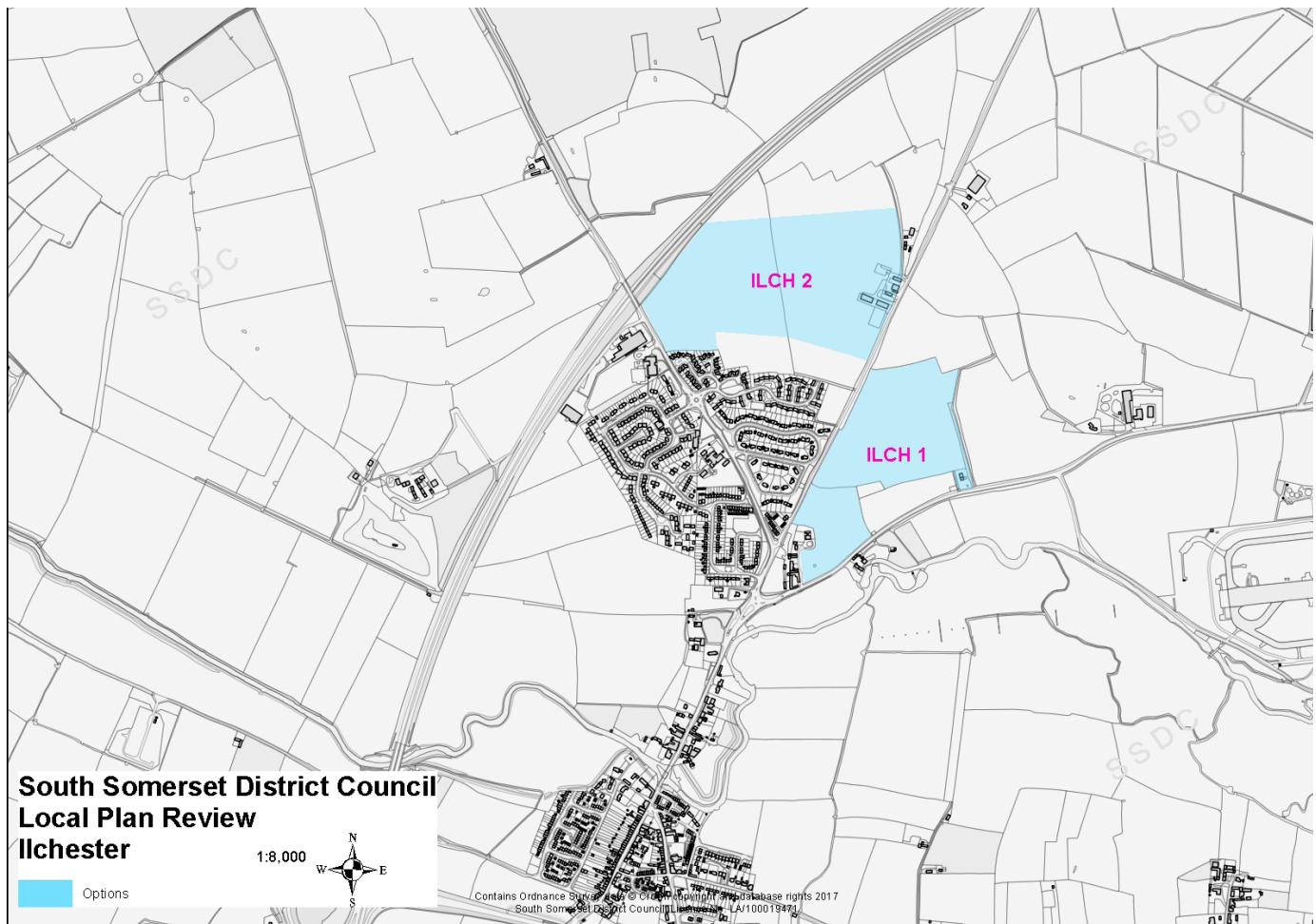
The current Local Plan proposes 141 new homes be built in Ilchester. It also sets a minimum target of just over 1 hectare of employment land to be developed in the town.

No new homes have been built in Ilchester in this current Plan period. However, there is planning permission for 161 houses, 150 of which are on one site to the north of the town. No employment land has been built either, but 0.43 hectares is being built on, leaving a requirement for 0.61 hectares of additional employment land to meet the current Local Plan target.

The existing GP surgery lacks the space to take on extra patients; this is a real issue for future growth in Ilchester. Currently the surgery is operating out of less space than it should and there is little or no capacity to expand on the current site. A new site and premises are required to accommodate Ilchester's housing growth. In this review, two options for Ilchester's growth are being put forward.



Ilchester Options for Growth



| Settlement and site ref | Site | Dwellings | Employment (ha) |
|-------------------------|--|-----------|-----------------|
| ILCH 1 | Costello Fields | 130 | 7.15 |
| ILCH 2 | Land north of Troubridge Park (mixed use) | 145 | 8.05 |
| ILCH 2 | Land north of Troubridge Park (housing only) | 290 | |
| Total | | 275-420 | 7.15-15.2 |

Note: Option ILCH 2 could be developed as a mixed use site or a housing only site, which is why it appears twice above. Therefore, the total could be between 275-420 houses or 7.15-15.2ha of employment land, depending on which option for ILCH 2 is considered.

“ Question: Which of these options do you think should be taken forward through the Local Plan Review? ”

“ Question: In which of these options should the GP surgery be located? ”



“ 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 Ilchester; 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)

Where 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

