

# South Somerset

## Local Plan Review Issues and Options - South Petherton



## 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 South Petherton.

The current Local Plan proposes that 229 new homes be built in South Petherton. It also sets a minimum target of 2.47 hectares of employment land to be developed in the town.

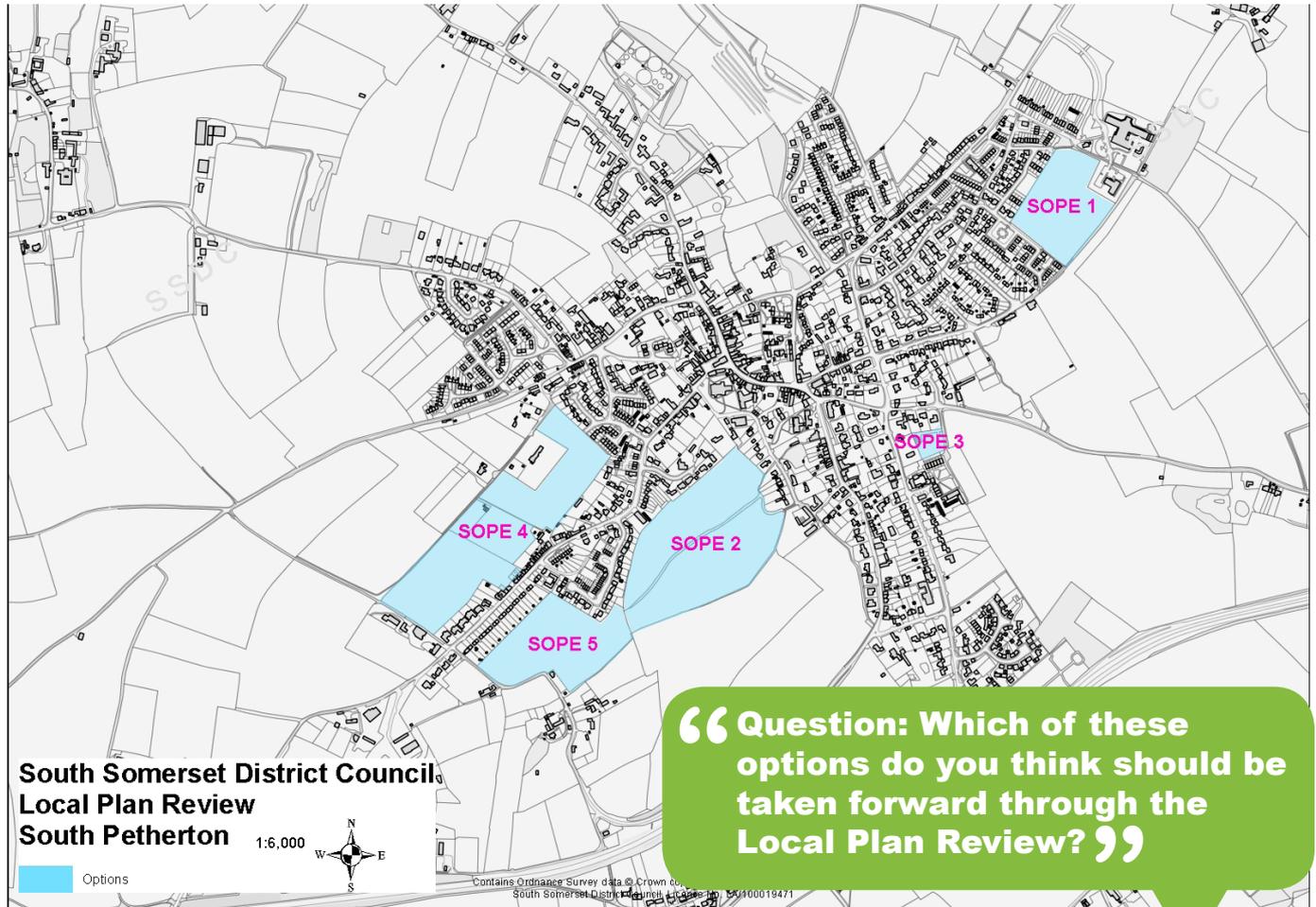
So far 232 houses have been built in South Petherton meaning that it has therefore already met the minimum target for the Plan period. There are also an additional 28 houses being built or with planning permission, illustrating the strong housing market that exists in the town. There is further developer interest in South Petherton and it could be an important settlement for the delivery of housing in the future.

In this review, a number of options for housing growth have been identified in South Petherton.

Settlement and site ref	Site	Dwellings
SOPE 1	Land South of Hospital Lane	45
SOPE 2	Land Rear of Lampreys Lane	115
SOPE 3	Land Rear of Littlehays	10
SOPE 4	Land Rear of West Street, Partway Lane	110
SOPE 5	Land off Lampreys Lane/Behind Moor Villas	60
<b>Total</b>		<b>340</b>



## South Petherton Options for Growth



The current Local Plan requires a minimum of 2.47ha of employment land to be developed over the plan period. Because development at Lopen Head Nursery is taken into account, this target has been met (2.26 ha of land has been developed and 0.69 ha of land has planning permission).

The relationship between South Petherton and Lopen Head Nursery goes back to previous Local Plans when work was undertaken to find employment land in South Petherton to meet local needs. At the time no acceptable alternative sites to Lopen Head Nursery were identified and so the Lopen Head Nursery site was allocated. It was deemed a sustainable location to meet the employment needs of surrounding villages including South Petherton. The site has been successful. The current Local Plan makes clear that the remaining requirement for employment land is to promote an alternative to the Lopen Head Nursery site.

“ Question: Are there any sites in South Petherton that should be allocated for employment land? ”



**“ 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 South Petherton; 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](http://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](http://www.southsomerset.gov.uk/issuesandoptions)
- Email: [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

