## Contents

<table>
<thead>
<tr>
<th>Points</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Introduction</td>
<td>1</td>
</tr>
<tr>
<td>2 Soundness Issue 1: Policies YV1, YV2 Urban Framework and Greenfield Housing Requirement for Yeovil and Yeovil Sustainable Urban Extension</td>
<td>4</td>
</tr>
<tr>
<td>Proposed Main Modifications PMM1 &amp; PMM2: Removal of housing requirement for Yeovil post plan period, and change from one Sustainable Urban Extension to two Sustainable Urban Extensions and Consequential Modifications to Policies SS3, SS5 and YV6</td>
<td>4</td>
</tr>
<tr>
<td>3 Soundness Issue 2: Policy PMT3 Ilminster Direction of Growth</td>
<td>15</td>
</tr>
<tr>
<td>Proposed Main Modification PMM3: Deletion of direction of growth to South East of town (Shudrick Valley) and replacement with direction of Growth to South West (Canal Way)</td>
<td>15</td>
</tr>
<tr>
<td>4 Soundness Issue 3: Policy SS3 Delivering New Employment Land</td>
<td>21</td>
</tr>
<tr>
<td>Proposed Main Modification PMM4: Amendments to the additional employment land provision required for Wincanton, the Local Market Towns, Rural Centres and Rural Settlements</td>
<td>21</td>
</tr>
<tr>
<td>5 Point for Clarification 1: Policy SS5 Delivering New Housing Growth</td>
<td>35</td>
</tr>
<tr>
<td>Proposed Main Modification PMM5: Introduction of interim guidance on how applications for growth are determined in Market Towns &amp; Rural Centres prior to adoption of the Proposed Site Allocations Development Plan Document (following adoption of Local Plan)</td>
<td>35</td>
</tr>
<tr>
<td>6 Point for Clarification 1: Consequential Modification to Policy SS3 Delivering New Employment Land</td>
<td>39</td>
</tr>
<tr>
<td>Proposed Main Modification PMM6: Introduction of interim guidance on how applications for growth in employment land is determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document</td>
<td>39</td>
</tr>
<tr>
<td>7 Point for Clarification 2: Wincanton Housing Growth</td>
<td>43</td>
</tr>
<tr>
<td>Proposed Main Modification PMM7: Provision for review of housing requirement in the event of early build out of current proposed provision for Wincanton</td>
<td>43</td>
</tr>
<tr>
<td>8 Gypsy and Traveller Needs Assessment Update: Policy HG7 Gypsies, Travellers and Travelling Showpeople</td>
<td>46</td>
</tr>
<tr>
<td>Proposed Main Modification PMM8: Policy HG7 now provides revised pitch (and plots for travelling show people) requirements covering the period to 2028 derived from Assessment Update</td>
<td>46</td>
</tr>
<tr>
<td>9 Point for Clarification 3: Reference to Non Statutory Documents</td>
<td>49</td>
</tr>
<tr>
<td>Proposed Minor Modifications</td>
<td>49</td>
</tr>
</tbody>
</table>
1 Introduction

1.1 The Proposed Submission South Somerset Local Plan 2006 – 2028 is currently the subject of Public Examination by an independent Planning Inspector. Hearing sessions were held from 7th May to 18th June 2013 and the Inspector’s Preliminary Findings letter was received on 3rd July.

1.2 The Inspector identified further work required to secure a sound plan on the matters of Yeovil Sustainable Urban Extension; Ilminster Direction of Growth and Policy SS3 Delivering New Employment Land. He also sought clarification of the Council’s position on a further three issues namely Policy SS5 Delivering New Housing growth; Wincanton – Housing growth and references to non-statutory documents.

1.3 The Council sought a suspension of the Examination to allow it to undertake the further work to address the Inspector’s Preliminary Findings and presented a detailed project plan. The Inspector agreed to the suggested suspension. The Council endorsed the suspension and further work programme on 29th July 2013.

1.4 As a consequence of this further work Main Modifications are proposed that the Council consider will address the Inspector’s concerns and serve to deliver a sound Local Plan. These Proposed Main Modifications are:

- Yeovil Sustainable Urban Extension - remove reference in plan to 2,500 dwellings being required (within and post plan period), and use 1,565 dwellings as the identified greenfield housing need, as the basis for directions of growth for Yeovil.
- Include second Sustainable Urban Extension site to the North East (Primrose Lane / Mudford).
- Ilminster – deletion of Direction of Growth to South East of town (Shudrick Valley) and replacement with Direction of Growth to South West (Canal Way).
- SS3 Delivering New Employment Land – amendments to the additional employment land provision required for Wincanton, the Local Market Towns, Rural Centres and Rural Settlements.
- SS3 Delivering New Employment Land – introduction of interim guidance on how applications for growth in employment land is determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document (to follow adoption of this Local Plan) (whilst not raised as a concern by the Inspector it is a consequence of his concern expressed in relation to Policy SS5 Delivering new Housing Growth).
- SS5 Delivering New Housing Growth – introduction of interim guidance on how applications for housing growth are determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document (to follow adoption of this Local Plan).
- Wincanton Housing growth – provision for review of housing requirement in the event of early build out of current proposed provision.
A further proposed Main Modification has arisen from the publication of the Gypsy and Traveller Accommodation Needs Assessment Update 2013 which now provides revised pitch (and plots for Travelling Showpeople) requirements covering the period to 2028 (Policy HG7: Gypsies, Travellers and Travelling Showpeople).

In addition to the above a minor modification is proposed to remove reference to non-statutory plans from Local Plan policies PMT2, HW1 and HG5.

1.5 These Proposed Main Modifications require in consequence a series of associated changes to policy wording, supporting text, and in some instances to proposals maps.

1.6 The Proposed Main Modifications, together with the consequent changes to text and where appropriate the proposals map are presented in this document for public consideration and comment in order for people’s views to be considered and to fully inform the Inspector in undertaking his examination and in drafting his formal report to the Council. In each case the Proposed Main Modification is stated, the need for the Modification explained, the issues it addresses presented and the implications for Policy, supporting text and the proposals map of the Proposed Submission South Somerset Local Plan 2006 – 2028 set out in detail in tabular form.

1.7 Each Proposed Main Modification has been the subject of Sustainability Appraisal, Habitat Regulation Assessment and Equality Analysis as required by statute and this work is presented in the following documents that are published and deposited alongside this Consultation Document:

- Examination Suspension – Proposed Main Modifications Sustainability Appraisal;
- Examination Suspension – Proposed Main Modifications Habitats Regulations Assessment;
- Examination Suspension – Proposed Main Modifications Equality Analysis.

1.8 The new evidence compiled and considered in preparing these Proposed Main Modifications is set out in Background Reports and papers presented to the Project Management Board in Workshops 29 and 30 which are published at www.southsomerset.gov.uk/localplanpmb. These specifically relate to:

- Policies YV1 and YV2 Yeovil Sustainable Urban Extension;
- Policy PMT3 Ilminster Direction of Growth;
- SS3 Delivering New Employment Land (in relation to employment provision targets for Market Towns and Rural Centres);
- Policy HG7 Gypsies, Travellers and Travelling Showpeople.

1.9 The Consultation on this Document runs from 28 November 2013 and ends on 10 January 2014. There are three ways that you can submit comments:
• On line via: [www.southsomerset.gov.uk/proposedmainmods](http://www.southsomerset.gov.uk/proposedmainmods);
• visit the web site and fill out the electronic copy of the comment form and email to [planning.policy@southsomerset.gov.uk](mailto:planning.policy@southsomerset.gov.uk);
• fill out a paper copy of the form (available at Council and Community offices and libraries) and post to:
  Spatial Policy Team, Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT.

If you have any queries please contact the Spatial Policy Team at the above address or by phone on 01935 462462 or email [planning.policy@southsomerset.gov.uk](mailto:planning.policy@southsomerset.gov.uk).

1.10 Comments will be collated and the main issues summarised for the Examination Inspector’s consideration and the Inspector may choose to undertake resumed hearing sessions on the subject matter of the Proposed Main Modifications. In the event that the Inspector agrees to the Proposed Main Modifications they are likely to be subject to a second and formal round of consultation.
2 Soundness Issue 1: Policies YV1, YV2 Urban Framework and Greenfield Housing Requirement for Yeovil and Yeovil Sustainable Urban Extension

Proposed Main Modifications PMM1 & PMM2: Removal of housing requirement for Yeovil post plan period, and change from one Sustainable Urban Extension to two Sustainable Urban Extensions and Consequential Modifications to Policies SS3, SS5 and YV6

2.1 These proposed main modifications arise from the Inspector's Preliminary Findings, 3rd July 2013.

2.2 The Council are proposing that the growth for Yeovil be directed to two greenfield 'Sustainable Urban Extensions', rather than one single 'Sustainable Urban Extension'.

2.3 The established housing need of 1,565 dwellings (2006-2028) will be used as the figure for housing to be delivered in the Sustainable Urban Extensions, as opposed to 2,500 dwellings (within and beyond the plan period), and reference to 935 dwellings being delivered beyond the plan period will be removed.

2.4 This requires Main Modifications to policies YV1, and YV2 and consequential changes to policies YV6, SS5 and SS3.

Justification for Change:

2.5 Over the course of the preparation of the plan, the scale of development proposed for the greenfield sites in Yeovil (within the plan period) has progressively decreased in scale from 5,000 dwellings, the minimum size generally considered viable for an ‘Eco Town’ to 3,700 dwellings, to 2,500 dwellings to 1,565 dwellings.

2.6 The Sustainability Appraisal Review Addendum¹, conducted by independent consultants, derived reasonable alternatives for growth using previous landscape assessments² constraints analyses, further desk and site based work, and an updated Landscape Addendum³. It was concluded that assessment of reasonable alternatives using 2,500 dwellings as the base level for options assessment, which exceeded the housing need in the plan period, was not justified in that it would mean that there was only one area (the southern, Coker area) with the capacity to accommodate this scale of growth, and would therefore pre-determine the outcome of the process.

2.7 Both single-site and more than one site, (multi-site) alternatives to accommodate housing need were considered. As housing need has progressively reduced, there is no substantive evidence to suggest that a single one site of 1,565 dwellings (or 2,500 dwellings) would give the full range of community, social and employment

---

1.[Yeovil Sustainable Urban Extension Sustainability Appraisal Review Addendum; Enfusion, August, 2013]
2.[Yeovil Peripheral Land Study, SSDC, 2009]
3.[Yeovil Peripheral Landscape Addendum August, 2013]
facilities that would create a totally self-sustaining community of scale. Consideration through the SA Addendum process concluded access to services would inevitably require integration to a greater of lesser extent with the town of Yeovil. Being able to accommodate expansion beyond the plan period was a consideration.

2.8 An assessment based on the identified housing need for the plan period of 1,565 dwellings meant that reasonable alternatives could be considered. Four areas were considered to be reasonable alternatives; the North Eastern Area (Upper Mudford), the Southern Area (Coker) the Eastern Area (Middle Yeo Valley & Dorset Hillsides) and, as part of a multi-site option, all three sites plus the Western Area (Brympton D’Evercy).

2.9 The SA Addendum used the established SA objectives. It concluded that from the four areas that could be reasonably considered for directions of growth, there was no clear direction of growth for Yeovil that was more justified than another across the range of SA objectives, either on a single site, or on more than one site. Based on the SA Addendum a further sieve of the directions of growth areas was undertaken using a further Criteria Assessment\(^4\) that looked at key factors and in particular deliverability, market capacity and mitigation potential.

2.10 Since the Issues and Options stage of the plan the Council has opted to introduce a Community Infrastructure Levy. This enables funds to be collected and used where most needed, giving greater flexibility to Education and Highway authorities and giving the ability to contribute to facilities both on site, through Section 106 contributions and off-site through Community Infrastructure Levy (CIL), where they are most efficiently provided for instance to adding capacity to existing facilities.

2.11 The Council have considered the changing context to growth and in particular the current lack of housing land supply in the District and requirement to provide sites with a realistic prospect of delivery within 5 years (National Planning Policy Framework, Para 47). There is evidence to suggest that the proposed Main Modification will lead to an increased land supply in the earlier years of the plan. Discussions with developers indicate preference for a reduced scale urban extension which they consider will aid deliverability. Viability evidence undertaken by the Valuer and consultants on the CIL draft-charging schedule, confirms this. There is evidence to suggest that the market will deliver a greater housing build rate if a choice of sites is offered.

2.12 The Council believes that a Modification that allows for more than one development area is consistent with the strategy of the plan and will maintain the aspirations of Policy YV2. It does not represent a departure from the Local Plan’s strategy which is to concentrate development in Yeovil, to seek sustainable development of the highest design standards, incorporating green infrastructure and localised energy generation infrastructure which minimises the need to for car travel and carbon emissions on every site. There will be 40% open space on both areas and a master planning approach will ensure that these standards are maintained.

---

\(^4\) [Strategic Growth Options for Yeovil – Criterion Assessment; Paper presented to PMB 30, October 2013]
\(^5\) [Further Growth Criteria - Enfusion October, 2113 , and Strategic Growth Options for Yeovil - Criterion Assessment; Paper presented to PMB 30, October 2013]
This, together with the inevitable need for urban extensions to draw on the existing facilities of the town, suggest that an approach that integrates development into the town using existing social and transport infrastructure is a reasonable response to contextual changes and the findings of the SA addendum.

2.13 The reference to a secondary school has been deleted as although it is a requirement to meet the needs of the 7,441 dwellings to be delivered over the plan period, the education authority are unable to conclude the most appropriate location to satisfy Yeovil’s long term needs. The scale of growth in the Sustainable Urban Extensions alone does not generate sufficient educational place demand to require a fourth secondary school in Yeovil within the plan period, however, contributions will be sought for secondary provision through CIL or Section 106 obligations, and the need for new provision will be reviewed during the plan period.

2.14 The two directions of growth will be included as part of the Site Allocations Development Plan Document programmed as a part of the Council’s Local Development Scheme. Should developers come forward with planning applications in advance of this, the permissive approach (recommended in the amendment to policy SS5) will apply and the Council will work with the developer and the community to ensure the principles of sustainable development are employed.

2.15 The Inspector acknowledged the difficulty in assimilating development into the town and referred to the mitigation potential from reduced housing numbers not having been fully explored (Para 33). The Council believe that the concentration on provision in the plan period of 1,565 dwellings, and on more than one site provides opportunities for important mitigation of the landscape and heritage impact, as well as the loss of Grade 1 agricultural land. The potential for this mitigation, it believes, will be optimised through the next stage of site based master planning, guided by the development plan process and the development management system using the polices of the Local Plan and the NPPF.

2.16 The conclusions of the process, including the additional criterion assessment are that there are two preferred Directions of Growth, namely Coker and Upper Mudford – contiguous with the existing Lyde Road Key Site. The Upper Mudford option was considered as deliverable, able to help provide additional community facilities that could supplement deficiencies in the north east of Yeovil, and would lead to less loss of the highest grade agricultural land. The Coker option was considered as being deliverable, having the potential to provide more market capacity and housing choice within Yeovil, as well as offering opportunities for integrating with nearby informal recreational opportunities.

2.17 Overall these two areas represented the most sustainable areas that will deliver the housing needs of the town of Yeovil. The approximate dwelling numbers are indicated as 765 on the North- Eastern site (Upper Mudford) and 800 (Coker) on the Southern site. This is based upon analysis of landscape, natural constraints and land availability. The precise numbers will be dependent on work to be undertaken through masterplanning and the Site Allocations DPD.
Issue Summary:

2.18 The Inspector in his letter of the 3rd July considered the Council’s SA assessment upon which the selection of areas for growth was based to accommodate the Yeovil Sustainable Urban Extension. In his conclusion he said he was unable to conclude that the area chosen for the Sustainable Urban Extension was the most appropriate strategy, when considered against reasonable alternatives (Para 53). He raised four concerns:

- The lack of weight attached to the need to seek to use areas of poorer quality agricultural land in preference to that of higher quality (bearing in mind that, once lost, such high quality land cannot be retrieved);
- The lack of substantive evidence to demonstrate that there are significant differences in terms of landscape impact between several of the options that have been considered. Opportunities for mitigation, primarily through layout and design do not appear to have been significantly addressed;
- Lack of consistency regarding the consideration of protecting and enhancing the historic environment; and
- Lack of clarity regarding the scoring for objective 14, conserving and enhancing biodiversity and geodiversity (Para 51).

2.19 In response the Council has carefully and thoroughly reconsidered its approach that led to the current choice of Direction for Growth within the Proposed Submission South Somerset Local Plan and, in particular, whether there were reasonable alternative areas to accommodate development sustainably.

2.20 The Inspector suggested that substantial further work was required to demonstrate the Plan was justified in respect to Yeovil (Para 66). The Council is mindful of the comment in his letter of the 17th July 2013 that ‘genuine reassessment of the situation will need to be undertaken, rather than providing a more detailed justification for the decision already taken.’

2.21 The Council engaged independent expert consultants who have reappraised the SA process in the light of the Inspector’s comments.

2.22 Consultants reviewed the iterative process that the Council undertook to produce the SA, and concluded that, despite having undertaken appropriated analyses at each stage, it was not always clear why options were selected or rejected. They agreed with the Inspector that the scoring that was undertaken in the final SA was inconsistent. The ‘Compliance Review’ sought to more clearly explain the work that had gone into the process and also to give the Council recommendations to guide the new SA Addendum, which is now considered fully compliant against the relevant SEA European legislation.
Implication for Policy, Supporting Text and Proposals Map:

2.23 Policies YV1 and YV2 are amended below to clearly indicate the removal of the housing requirement for Yeovil post plan period, and the introduction of 2 Sustainable Urban Extensions as opposed to one. The Proposals Map for Yeovil has been amended to show two Directions of Growth for Yeovil, namely Coker and Upper Mudford, within which the Sustainable Urban Extensions will be delivered.

2.24 Consequential changes to Policy SS5, YV6 and SS3 are also presented as part of PMM1 and PMM2 below.

2.25 The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through). For completeness and to allow the reader better understanding, the modifications include minor modifications agreed following submission of the South Somerset Proposed Submission Local Plan (blue text reflects minor modifications arising from Full Council on the 17th January 2013, and red text reflects additional minor modifications arising from “the Council and Objector’s Statements and Inspector’s Requests for Clarity, June 2013”).
<table>
<thead>
<tr>
<th>Ref</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Main Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>PMM1</td>
<td>67</td>
<td>YV1</td>
<td>Within the overall provision of at least 7,441 dwellings at Yeovil, 6,250 dwellings should be located are anticipated in the Urban Framework of the town, and 2,500 dwellings at the Sustainable Urban Extensions. 1,565 dwellings in the sustainable urban extension should be built up to the year 2028, with the remaining 935 dwellings to be delivered after the plan period.</td>
<td>Issue 5</td>
<td>Modifications arising from Full Council 17th January 2013. (M89) Additional Minor Modifications arising from the Council and Objector’s Statements and Inspector’s Requests for Clarity, June 2013. (M245) Response to Inspector’s Preliminary Findings.</td>
</tr>
<tr>
<td>PMM1</td>
<td>53</td>
<td>SS5</td>
<td>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028 of which 7,845 dwellings will be located within or adjacent to Yeovil, including two Sustainable Urban Extensions totalling 1,565 dwellings.</td>
<td>Issue 4</td>
<td>Modifications arising from Full Council 17th January 2013. (M74)</td>
</tr>
</tbody>
</table>
within the plan period, and a further 935 dwellings beyond the plan period.
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. The distribution of development across the settlement hierarchy will be in line with the numbers below. 
(no change to distribution agreed at M74, January 2013)
……
Footnotes to Policy:
* A further 935 dwellings are proposed at the Yeovil Urban Extension post 2028.
**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.
**A total of 3,237 dwellings are proposed in Chard, of which 1,376 dwellings are proposed at the Chard Growth Area post 2028.
***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.
The Yeovil Sustainable Urban Extensions should be located in two areas to the south and west and north east of the town and should provide the following:

**The south and west area:**
- Approximately 11.0 2.5 hectares of 'B' use class employment land; and
- 2,500 dwellings, 1,565 of which should be built in the plan period up to 2028, with the remaining 935 dwellings built after 2028;
- Approximately 800 dwellings;
- Two Primary schools and a Secondary school;
- A health centre; and
- A neighbourhood centre.

**The north east area:**
- Approximately 2.5 hectares of 'B' use class employment land;
- Approximately 765 dwellings;
- One primary school;
- A health centre; and
- A neighbourhood centre.

The Yeovil Sustainable Urban Extensions will be developed to the highest sustainability objectives and garden city principles, subject to viability.

Development within the Yeovil Sustainable Urban Extensions will be permitted where features supporting bat movement are not severed and that access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.

In order to deliver at least 50% of travel originating from the Yeovil Sustainable Urban Extensions by non-car modes (with

---

2 Soundness Issue 1: Policies YV1, YV2 Urban Framework and Greenfield Housing Requirement for Yeovil and Yeovil Sustainable Urban Extension
the potential to increase this over time to at least 60%), and in addition to the generic policies that support modal shift throughout the district and Yeovil, the Yeovil Sustainable Urban Extensions should provide:

i. Intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car.

ii. Free deliveries for bulk shopping journeys using low emission/electric vans

iii. Car parking management at the Yeovil Sustainable Urban Extension’s facilities, employment sites and shopping centre, which gives priority to electric vehicles, low emission and shared vehicles and non car modes and which discourages car use for these short journeys.

iii. A traffic-free immediate environment with residential parking separated from the residential areas where it accords with the wider design principles established for the Yeovil Sustainable Urban Extensions.

Development at both of the Yeovil Sustainable Urban Extensions should also contribute to:

iv. An Electric Car Pool scheme, with provision for on-going management.

vi. Low emission bus routes that are designed to establish end-to-end journey times that are better or more comparable to those by private car.
vii. A comprehensive network of real-time public transport information for bus and train travel.

v. A Quality Bus Partnership to deliver modern desirable bus routes with a frequent service that is designed to establish end to end journey times that are better or more comparable to those by private car together with clean vehicle technology and improvements to public transport information.

Planning obligations will be used to ensure proper phasing of transport provision to maximise provision prior to first occupation of individual elements of the development.

These sustainable links shall be designed to enable easy access from the Yeovil Sustainable Urban Extensions to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.

Proposals for infrastructure designed to support these measures will ensure that features supporting bat movement are retained and that access between feeding areas and roosts is not severed and any proposed lighting is compatible with the conservation objectives of Natura 2000 site unless it can be proven that there would be no significant effect.

Note: Consequential change to Policy SS3 is presented in PMM4
2 Soundness Issue 1: Policies YV1, YV2 Urban Framework and Greenfield Housing Requirement for Yeovil and Yeovil Sustainable Urban Extension
3 Soundness Issue 2: Policy PMT3 Ilminster Direction of Growth

Proposed Main Modification PMM3: Deletion of direction of growth to South East of town (Shudrick Valley) and replacement with direction of Growth to South West (Canal Way)

3.1 This Proposed Main Modification arises from paragraphs 54 and 55 of the Inspector's Preliminary Findings, 3 July 2013

Justification for Change:

3.2 During the Examination the Council sought to justify its Direction of Growth to the South East of Ilminster (Shudrick Lane) shown in the Proposed Submission Local Plan. The Inspector has indicated in his Preliminary Findings that the Council, in correcting for an error in the Sustainability Appraisal for the town, has said that Canal Way scores better than Shudrick Lane. He has concluded similarly and found that the Council's Direction of Growth to the South East of town is unsound because it is not justified when considered against the reasonable alternative of Canal Way.

3.3 The Council has reviewed the evidence presented to the Examination Hearing Session and revised the Ilminster Direction of Growth Sustainability Appraisal (as presented in Appendix 6A and 7 of the Council’s Local Plan Sustainability Appraisal Report June 2012) in the light of valid objections made at Examination and new evidence made available to the Council (or pursued following consideration of objections). The revised appraisal, representations made at Examination and additional evidence has helped to inform the Council’s decision on what should be the preferred direction of growth for Ilminster.

Issue Summary:

3.4 The correction of two errors in the Sustainability Appraisal set out in the Council’s Sustainability Appraisal Report June 2012 and the Council’s pre Examination response to the Examination Inspector’s question 3 for the Ilminster Direction of Growth has led to revised SA of the options for growth around Ilminster. Of the arguments presented in Appendix 7 conclusion of the Council’s Local Plan Sustainability Appraisal Report June 2012) the adoption of CIL is now to be applicable to all proposals once adopted, the Ilminster Town Council’s support for the Shudrick Lane Option is not substantiated through consultation on the Proposed Submission South Somerset Local Plan and delivery of the overall housing provision is expected for both South East and South West options. The review of objectors’ comments at Examination, review of new evidence emerging and re appraisal and rescoring have led to a change of conclusion in relation to which Direction of Growth is most appropriate. The South West (Canal Way) Direction of Growth is now considered most appropriate.
Implication for Policy, Supporting Text and Proposals Map:

3.5 The Policy PMT 3 Ilminster Direction of Growth, its supporting text and the Proposals Map Ilminster Inset map 7 are amended as shown below to clearly indicate the change in the proposed Direction of Growth for Ilminster. This is a Proposed Main Modification to the Local Plan.

3.6 The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through). For completeness and to allow the reader better understanding, the modifications include minor modifications agreed following submission of the South Somerset Proposed Submission Local Plan (blue text reflects minor modifications arising from Full Council on the 17th January 2013).
### South Somerset District Council

#### Proposed Main Modifications

<table>
<thead>
<tr>
<th>Ref</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Main Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
</table>
|     | 107         | PMT3               | **Policy PMT3: Ilminster Direction of Growth**

- **The direction of strategic growth will be to the south-east-west of the town. As part of any proposed development within the Direction of Growth, a road will be expected to be provided between Shudrick Lane and Townsend/Long Orchard Hill prior to its completion.**

**PMM3**

|     | 106         | 6.83-6.84         | **Direction of Growth**

6.83 In order to accommodate the proposed level of residential development in Ilminster, a 'Direction of Growth' has been identified to the south-east-west of the town (see Proposals Map). 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.

6.84 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\textsuperscript{[123]}).

**Delivery**

6.85 The following delivery bodies will be key in implementing the proposed development at Ilminster:

- South Somerset District Council;
- Somerset County Council;
- Town and Parish Councils;
- Developers and Landowners.

<table>
<thead>
<tr>
<th>Monitoring Indicators</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed housing development in Ilminster</td>
<td>534\textsuperscript{496} homes built in Ilminster between 2006 and 2028</td>
</tr>
<tr>
<td>Completed employment (‘B’ uses) floor space in Ilminster</td>
<td>23 ha of ‘B’ use employment land\textsuperscript{made available} built in Ilminster between 2006 and 2028</td>
</tr>
</tbody>
</table>
### South Somerset District Council

#### Proposed Main Modifications

| Road between Shudrick Lane and Townsend/Long Orchard Hill | Prior to completion of development within the Direction of Growth

123. [Proposed Residential Development East of Shudrick Lane, Ilminster (October 2011)]

<table>
<thead>
<tr>
<th>Inset Map 7</th>
<th>Inset Map 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annotate map with newly proposed direction of growth to the south west and mark current proposed Submission Plan Direction of Growth for deletion (<a href="#">see proposals map</a>)</td>
<td></td>
</tr>
</tbody>
</table>
Map 2: PMM3 - Amended Direction of Growth for Ilminster

- North Option considered but not proposed
- Proposed Direction of growth
- Ilminster Town Centre
- See Inset Map 7a
- Direction of growth to be deleted

Proposed Submission South Somerset Local Plan 2006 -2028
Ilminster - Inset Map 7
Proposed Main Modification no: PMM3

Direction Of Growth

NB - Other Designations remain unchanged from the Proposed Submission South Somerset Local Plan
4 Soundness Issue 3: Policy SS3 Delivering New Employment Land

Proposed Main Modification PMM4: Amendments to the additional employment land provision required for Wincanton, the Local Market Towns, Rural Centres and Rural Settlements

4.1 This Proposed Main Modification arises from paragraphs 56 to 59 of the Inspectors Preliminary Findings, 3 July 2013.

Justification for Change:

4.2 During the Examination the Council sought to justify the employment land provision required in Wincanton, the Local Market Towns (Somerton, Ansford/Castle Cary, Langport/Huish Episcopi) and the Rural Centres ( Bruton, Ilchester, Martock/Bower Hinton, Milborne Port, South Petherton and Stoke Sub Hamdon). The Inspector indicated in his Preliminary Findings that the Council’s proposed amended approach to the provision of employment land contained in Policy SS3 as modified (in proposed modifications M220-224) and presented during the Examination which seeks to defer the identification of additional employment land for Wincanton, the Local Market Towns and Rural Centres to the Allocations Development Plan Document (DPD) is not sound.

4.3 The Council acknowledged the Inspector’s Preliminary Finding in the Council’s Response dated 15th July 2013 and explained that methodologies would be established to evidence employment land provision in Wincanton, the Local Market Towns and Rural Centres and a job target would also be identified (using the Council’s established methodology) for the Rural Centres. These revisions constitute a Proposed Main Modification.

Issue Summary:

4.4 Paragraph 154 of the NPPF advises that Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Additionally paragraph 182 of the NPPF requires Local Plans to be positively prepared and based on objectively assessed development and infrastructure needs.

4.5 The Council has updated the Local Plan Evidence Base to establish a robust employment land requirement in Wincanton, the Local Market Towns and Rural Centres. The Council has also identified a jobs target in each Rural Centre.

Implications for Policy and Supporting Text:

4.6 Policy SS3: Delivering New Employment Land and its supporting text should be amended to clearly indicate the revised and fully evidenced additional employment
land provision required for Wincanton, the Local market Towns and Rural Centres to 2028. Policy SS3 should also be revised to indicate how the overall jobs to be encouraged in the Rural Centres will be distributed amongst each individual Rural Centre. This will assist Development Management decisions on planning applications for employment generating activities.

4.7 The Proposed Main Modifications result in a number of consequential changes to supporting text throughout the Local Plan in particularly the Market Towns - Vision and Proposals (6) and Rural Centres - Vision and Proposals (7) chapters. Whilst these are considered to be minor modifications and will be presented as such to the Local Plan Inspector, a new paragraph will be inserted into the Local Plan to enable the review of the employment requirement in Castle Cary in the event that the position in the settlement changes and the seemingly high employment land requirement (linked to the articulated needs of two specific companies) is no longer required.

4.8 The Rural Settlement figure is amended from 4.5 hectares to 6.13 hectares to reflect the revised employment density ratios and plot ratios.

4.9 The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through). For completeness and to allow the reader better understanding, the modifications include minor modifications agreed following submission of the South Somerset Proposed Submission Local Plan (blue text reflects minor modifications arising from Full Council on the 17th January 2013, and red text reflects additional minor modifications made through Council’s mid-hearing supplementary statement (H36) during the Examination.
Ref: PMM4  
PSSSLP Page: 38-40  
PSSSLP Policy/Para: Table 1: Employment Land Justifications  
Examination Issue: Issue 3  
Source: Modifications arising from Full Council 17th January 2013 (M33), Council's Supplementary Statement H36 (M224), Response to Inspector's Preliminary Findings

<table>
<thead>
<tr>
<th>Yeovil Town</th>
<th>Local Plan jobs growth (B Use jobs in brackets)</th>
<th>Employment land required for B Use jobs growth (ha)</th>
<th>Existing employment land commitments (ha)</th>
<th>Quantitative and Qualitative justification for employment land</th>
<th>Local Plan additional employment land requirement (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,943 3,948 (1,942) (2,408)</td>
<td>12.81 20.49</td>
<td>39.84</td>
<td>Existing commitments more than provide for the quantitative requirement for land, however, given the significance of Yeovil and the fact that there are only two strategic sites (one of which is for a specific use, a high quality business park - 11.5 hectares, the other under construction) and the remaining sites are small scale commitments and vacant land it is suggested that an additional 5 hectares of land be provided in Yeovil. This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations. 5 hectare figure derives from the previous Local Plan’s Inspectors report in which he recommended at least an additional 10 hectares of general employment land be provided in Yeovil. These 10 hectares were never allocated. In the context of the current economic climate, an additional 5 hectares of land is considered appropriate, to provide for a range and choice of sites.</td>
<td>5.0</td>
</tr>
</tbody>
</table>

4 Soundness Issue 3: Policy SS3 Delivering New Employment Land  

23
This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations.

| Yeovil Sustainable Urban Extensions | 1,565 (1,033) (955) | 6.81 5.16 | 0 | In the Yeovil Sustainable Urban Extensions the aspiration is to develop enough employment land to provide a job for each economically active resident, roughly one per dwelling. This land is location specific, so it all needs to be provided. 44.5.16 hectares are required in total with 7.0 5.16 hectares in the Plan period. |
| Chard | 886 1,083 (585) (661) | 3.86 5.63 | 17.14 4.14 | Employment land allocation carried forward from saved Local Plan proposals. Chard provision of 13 ha is re-presented in the strategic allocation to be identified as additional employment land requirement. No additional need. 6 hectares of Chard provision will be built beyond the Plan period. |
| Crewkerne | 472 577 (312) (352) | 2.05 3.0 | 10.10 | 0 |
| Ilminster | 343 419 (226) (256) | 4.49 2.18 | 23.05 | 0 |
| Wincanton | 490 599 (323) (365) | 2.43 3.11 | 3.64 3.56 | There is no quantitative argument for employment land, but from a qualitative perspective. There is local concern that there is a lack of a balance between jobs and homes in Wincanton. The settlement has received a significant number of housing commitments but, unlike the other Primary Market Towns, it has no strategic employment allocation, yet its proximity to the A303 and the south east makes it well placed in terms of transport connectivity. Demand has been identified from four different sources, the highest being derived from the forecast made on 5.0 4.38 |
the basis of historic completions in Wincanton (7.94ha as the highest identified source of demand). Whilst Wincanton has a supply of 2.43 3.56 hectares of employment land, with this in mind it is suggested that an additional 5 4.38 hectares be provided as a minimum. This will make Wincanton more attractive to potential developers, providing the opportunity to have a range and choice of sites and help to support a more balanced, self-contained settlement.

There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares. Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Somerton (6.63ha as the highest identified source of demand). Somerton has a supply of 1.56 hectares of employment land, with this in mind it is suggested that an additional 5.07 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Somerton.

Although there is no quantitative argument for an additional supply of land and it is over inflated by development of the pet food factory. To provide choice and alternatives to Torbay Road, additional land is identified as required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares. Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Somerton (6.63ha as the highest identified source of demand). Somerton has a supply of 1.56 hectares of employment land, with this in mind it is suggested that an additional 5.07 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Somerton.

<table>
<thead>
<tr>
<th>Location</th>
<th>Supply (ha)</th>
<th>Demand (ha)</th>
<th>Site Requirement (ha)</th>
<th>Additional Land (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wincanton</td>
<td>2.43 3.56</td>
<td>7.94</td>
<td>3.58</td>
<td>5 4.38</td>
</tr>
<tr>
<td>Somerton</td>
<td>1.56</td>
<td>6.63</td>
<td>3.0</td>
<td>5.07</td>
</tr>
<tr>
<td>Castle Cary/Ansford</td>
<td>2.23 2.73</td>
<td>10.07</td>
<td>3.0</td>
<td>8.9</td>
</tr>
</tbody>
</table>

(please note this figure reduces to 1.97 hectares if additional supply of land and it is over inflated by development of the pet food factory.)
Development Officers, which will give scope for development to kick start employment growth in the Local Market Towns, the site size is considered to be 3 hectares. Discussions with the Parish Council concluded that there is a need for 3 hectares of employment land to aid self-containment.

Demand has been identified from four different sources, the highest of which is derived from the demand arising from two specific companies articulated through the South Somerset Workspace Survey (July 2013). Both companies require a combined figure of 8.9 hectares of employment land. The existing supply of 1.97 hectares (minus the 8.10ha for the pet food factory) is not sufficient and therefore the Local Plan should assist in the delivery of 8.9 hectares of employment land. Both companies will vacate their existing sites and the relocation of these businesses would free up their existing sites to accommodate the demand for employment land articulated in survey responses from three other sources.

There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth in the Local Market Towns, the site size is considered to be 3 hectares. Demand has been identified from four different sources, the highest of which is derived from South Somerset Workspace Survey (July 2013) (4.01ha as the highest...
identified source of demand). This is made up of the (unique) need of one specific large employer and other smaller (and more typical) local companies. Langport/Huish Episcopi has a supply of 0.34 hectares of employment land, with this in mind it is suggested that an additional 3.67 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in the settlement.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Score</th>
<th>Percentage</th>
<th>Employment Land</th>
<th>Identified Source of Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bruton</td>
<td>828</td>
<td>156</td>
<td>3.60</td>
<td>0.56</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

It is difficult to accurately assess the amount of jobs growth that will occur individually in each Rural Centre, and therefore it is difficult to quantitatively assess the need for land in each settlement. From a qualitative perspective, to enable and support jobs growth and improve levels of self-containment, additional employment land should be supported in these settlements. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth—in the Rural Centres the site size is considered to be 2 hectares.

Demand has been identified from four different sources, the highest of which is derived from a survey of local commercial agents (August 2013) (2.5ha as the highest identified source of demand).
Whilst in theory Bruton has a supply of 0.56 hectares of employment land, this has been built and since local agents have made their assessment of future land requirements (2013 to 2028) in full knowledge of the land already available in the town, 2.5 ha is supported.
<table>
<thead>
<tr>
<th>Settlement</th>
<th>Demand (ha)</th>
<th>Jobs Growth (%)</th>
<th>Existing Supply (ha)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ilchester</td>
<td>433 (264)</td>
<td>2.25</td>
<td>0.02</td>
<td>Demand has been identified from four different sources of evidence. The highest figure is derived from the historic jobs growth figures, however, we know that a high proportion of historic jobs growth has taken place within the perimeter of RNAS Yeovilton, who confirm that any future jobs growth is likely to be accommodated within the existing air base. We therefore move to the second highest evidenced land demand figure for Ilchester which was provided by a survey of local commercial agents (August 2013). They recommend that 1 additional hectare be provided. This is considered to be a realistic figure given the potential pent up demand that has built up in the past due to a lack of existing development land in this settlement. Existing land supply in Ilchester is 0.02ha. We do not support that this should be deducted since local agents have made their assessment of future land requirements (2013 to 2028) in full knowledge of the land already available in the town. In view of this, we recommend that the Local Plan assist the delivery of an additional 1 hectare of employment land in Ilchester.</td>
</tr>
<tr>
<td>Martock/ Bower Hinton</td>
<td>163 (99)</td>
<td>0.84</td>
<td>2.79 1.45</td>
<td>Demand has been identified from four different sources of evidence. The highest figure is derived from the South Somerset Workspace Survey (July 2013) (3.19ha as the highest identified source of demand).</td>
</tr>
</tbody>
</table>
The 3.19 ha is made up of the (unique) need of one specific large employer and other smaller (and more typical) local companies. Martock/Bower Hinton has a supply of 1.45 hectares of employment land, with this in mind it is suggested that an additional 1.74 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in the settlement.

<table>
<thead>
<tr>
<th>Location</th>
<th>Population</th>
<th>Employment Land</th>
<th>Land Suggested for Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Milborne Port</td>
<td>77 (47)</td>
<td>0.40</td>
<td>0.04</td>
</tr>
<tr>
<td>South Petherton</td>
<td>141 (86)</td>
<td>0.73</td>
<td>4.80</td>
</tr>
<tr>
<td>Stoke sub Hamdon</td>
<td>43 (26)</td>
<td>0.22</td>
<td>0.00</td>
</tr>
</tbody>
</table>

Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Milborne Port (0.84 ha as the highest identified source of demand). Milborne Port has a supply of 0.04 hectares of employment land, with this in mind it is suggested that an additional 0.80 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Milborne Port.

Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in South Petherton (2.47 ha as the highest identified source of demand). South Petherton has a supply of 1.81 hectares of employment land, with this in mind it is suggested that an additional 0.66 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in South Petherton.

Demand has been identified from four different sources, the highest being derived from the forecast made on the basis of historic completions in Stoke sub Hamdon (1.09 ha as the highest identified source of demand).
There is no supply of employment land, therefore with this in mind it is suggested that an additional 1.09 hectares be provided as a minimum in the settlement. This will provide choice and aid self-containment in Stoke sub Hamdon.

<table>
<thead>
<tr>
<th>Rural Settlements</th>
<th>966 1181 (6072) (720)</th>
<th>4.20 6.13</th>
<th>7.86</th>
<th>The additional employment land requirement will provide for the job growth (B Uses) identified for the Rural Settlements and given that the Rural Settlements are spread over a wide geographical area, the figure allows for some choice. Most development will be very small scale and most likely associated, within the terms of Policy SS2, with other development proposals and in consequence are likely to require additional provision beyond the existing commitments.</th>
<th>4.5 6.13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>11,249 (6,861)</td>
<td>53.20</td>
<td>104.40</td>
<td></td>
<td>59.10</td>
</tr>
</tbody>
</table>
Policy SS3: Delivering New Employment Land

The Local Plan will assist the delivery of 9,200 11,250 jobs as a minimum, and approximately 600,850 sq metres 162 163.50 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.

The identification of B Use jobs and non B Use jobs for settlements establishes targets for growth in line with the Council’s forecast growth for the District and its settlements over the plan period. Economic development of a main town centre type will be expected to comply with Policy EP11.

Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering traditional employment land proposals in ‘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 traditional employment land proposals (wherever located) adjacent to Rural Centres.

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Local Plan 2006-2028 Total Employment Land Requirement</th>
<th>Existing Employment Land Commitments (as at April 2011)</th>
<th>Additional Employment Land Provision Required (total employment land less existing)</th>
<th>Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional B Use Jobs)</th>
</tr>
</thead>
</table>

4 Soundness Issue 3: Policy SS3 Delivering New Employment Land
<table>
<thead>
<tr>
<th>Strategic Town</th>
<th>Uses as defined by the Use Classes Order</th>
<th>Proposed Main Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yeovil Town</strong>*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yeovil Urban Extensions</td>
<td>7.0 5.16</td>
<td>1,565 (1,033)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>955</td>
</tr>
<tr>
<td><strong>Chard</strong>*</td>
<td>17.14</td>
<td>886 1,083 (585)</td>
</tr>
<tr>
<td><strong>Crewkerne</strong>*</td>
<td>10.10</td>
<td>472 577 (312)</td>
</tr>
<tr>
<td><strong>Ilminster</strong>*</td>
<td>23.05</td>
<td>343 419 (226)</td>
</tr>
<tr>
<td><strong>Wincanton</strong></td>
<td>8.64 7.94</td>
<td>490 599 (323)</td>
</tr>
<tr>
<td><strong>Somerton</strong></td>
<td>4.91 6.63</td>
<td>254 307 (166)</td>
</tr>
<tr>
<td><strong>Ansford/Castle Cary</strong></td>
<td>13.19</td>
<td>223 273 (447)</td>
</tr>
<tr>
<td><strong>Langport/Huish Episcopi</strong></td>
<td>3.44 4.01</td>
<td>233 284 (154)</td>
</tr>
<tr>
<td><strong>Bruton</strong></td>
<td>2.56 3.06</td>
<td>828 (546) 156</td>
</tr>
<tr>
<td><strong>Ilchester</strong></td>
<td>2.04 1.02</td>
<td>433</td>
</tr>
<tr>
<td><strong>Martock/Bower Hinton</strong></td>
<td>4.79 3.19</td>
<td>163</td>
</tr>
<tr>
<td><strong>Milborne Port</strong></td>
<td>2.04 0.84</td>
<td>77</td>
</tr>
<tr>
<td><strong>South Petherton</strong></td>
<td>3.80 2.47</td>
<td>141</td>
</tr>
<tr>
<td></td>
<td>2021</td>
<td>2022</td>
</tr>
<tr>
<td>------------------------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>Stoke sub Hamdon</td>
<td>2.0</td>
<td>1.09</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Settlements</td>
<td>42.36</td>
<td>11.86</td>
</tr>
<tr>
<td>Total</td>
<td>161.85</td>
<td>163.50</td>
</tr>
</tbody>
</table>

* 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.
### South Somerset District Council

#### Proposed Main Modifications

<table>
<thead>
<tr>
<th>Ref</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Main Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
</table>
| PMM4 | 42         | 4.69               | **Delivery**<br>The following delivery bodies will be key in implementing Policy SS3:<br>  
  • South Somerset District Council;<br>  
  • Town and Parish Councils;<br>  
  • Developers and Landowners.                                                                 | Issue 3           | 4.10 Modifications arising from Full Council 17th January 2013 (M35). |
|     |             |                    | **Monitoring Indicators**                                                                 |
|     |             |                    | **Target**                                                                                           |
|     |             |                    | Completed employment land in the District (B1, B2 and B8 uses).                                      | 462 163.50 hectares of employment land built in the District between 2006 and 2028. |
|     |             |                    | Number of new jobs in the District.                                                                   | 9,200 11,250 new jobs between 2006 and 2028. |

| PMM4 | 114      | New Paragraph after 6.113 | **Given that the seemingly high requirement for employment land in Ansford & Castle Cary is linked to the need articulated by two specific companies, there will be a requirement to continuously monitor these companies’ requirements. In the event that a position emerges within the Plan period that the need is no longer required, then the Council will undertake a priority review of the employment requirement for the town. This would be a key priority on the Local Development Scheme in subsequent reviews.** | Issue 3 | 4.12 Response to Inspector’s Preliminary Findings. |
5 Point for Clarification 1: Policy SS5 Delivering New Housing Growth

Proposed Main Modification PMM5: Introduction of interim guidance on how applications for growth are determined in Market Towns & Rural Centres prior to adoption of the Proposed Site Allocations Development Plan Document (following adoption of Local Plan)

5.1 This Proposed Main Modification arises from paragraphs 61 and 62 of the Inspectors Preliminary Findings, 3 July 2013.

Justification for Change:

5.2 During the Examination the Council agreed to insert a new paragraph in the Local Plan to clarify the Council’s approach towards development in the directions of growth prior to the Site Allocations Development Plan Document being adopted in 2015.

5.3 The Inspector is seeking further clarification on this matter and considers that the additional text already proposed by the Council in proposed Modification no 217 amounts to a Main Modification as it would be required in the interests of effectiveness.

Issue Summary:

5.4 The Council is proposing broad directions of growth for a number of market towns. In principle such direction may be supported by a Sustainability Appraisal but there is a lack of detail about how these directions would be translated into detailed proposals.

5.5 Paragraph 157 of the NPPF advises that Local Plans should allocate sites to promote development and provide detail on form, scale, access and quantum of development. Paragraph 17 suggests that a framework should be provided within which decisions on planning applications can be made with a high degree of predictability and efficiency, and paragraph 154 states that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

5.6 The Inspector considers that the requirements of the NPPF as set out above would not currently be fully met and therefore greater clarity needs to be provided, particularly regarding the relationship between each individual direction of growth and the decision making process. It is considered that the key concern is that the delivery of appropriate development for each market town and rural centre is not adversely affected by substantial additional provision at one or several of these settlements brought forward by market forces before the Site Allocations Development Plan Document is adopted. Whilst the Inspector refers to Market Towns only it is felt that this issue is also relevant to Rural Centres.
### Implications for Supporting Text:

5.7 The supporting text should make clear that the scale of development for each Market Town and Rural Centre is a key material factor to consider when dealing with housing applications prior to the Site Allocations DPD. Market Towns and Rural Centres differ in that early proposals for Rural Centres are not constrained by identified Directions of Growth.

5.8 *The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through).*

<table>
<thead>
<tr>
<th>South Somerset District Council</th>
<th>Proposed Main Modifications</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>36 5 Point for Clarification 1: Policy SS5 Delivering New Housing Growth</strong></td>
<td></td>
</tr>
<tr>
<td>Ref</td>
<td>PSSSLP Page</td>
</tr>
<tr>
<td>-----</td>
<td>-------------</td>
</tr>
</tbody>
</table>
| PMM5 | 53 | 4.103 | Insert the following paragraphs after paragraph 4.103:  

The Local Development Scheme targets the adoption of the Site Allocations DPD in May 2015. In the intervening period a permissive approach will be taken to the consideration of planning applications for housing development that fall within the Directions of Growth subject to consideration against the policy guidance in the NPPF, key policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan Development Management Policies. Whilst Rural Centres do not have 'directions of growth'; however, the same key policy considerations will apply i.e. NPPF, Policy SD1, the scale of growth and settlement hierarchy for South Somerset and other Local Plan Development Management Policies. The approach taken allows flexibility amongst both developers and the local community to bring forward sites at any moment whilst not detracting from the delivery of appropriate levels of growth in all the market towns and rural centres to continue to support sustainable communities. It is intended that the Site Allocations Development Plan Document (DPD) will be produced to guide residual development requirements in conjunction with the community. | Issue 4 | Inspector’s point of clarification in his Preliminary Findings (3 July 2013) |
| PMM5 | 53 | Policy SS5 | Add as third paragraph in Policy SS5  

“Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in ‘directions of growth’ at...” | Issue 4 | Inspector’s point of clarification in his Preliminary... |
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 housing proposals (wherever located) adjacent to Rural Centres."
6 Point for Clarification 1: Consequential Modification to Policy SS3 Delivering New Employment Land

Proposed Main Modification PMM6: Introduction of interim guidance on how applications for growth in employment land is determined in Market Towns and Rural Centres prior to adoption of the proposed Site Allocations Development Plan Document

6.1 This Proposed Main Modification is suggested by the Council and relates to changes arising from paragraphs 61 and 62 of the Inspectors Preliminary Findings, 3 July 2013.

Justification for Change:

6.2 During the Examination the Council agreed to insert a new paragraph in the Local Plan in the text preceding Policy SS5 ‘Delivering new housing growth’ to clarify the Council’s approach towards development in the directions of growth prior to the Site Allocations DPD being adopted in 2015. The Inspector is seeking further clarification on this matter and considers that the additional text already proposed amounts to a Main Modification as it would be required in the interests of effectiveness.

6.3 The Council consider that a similar change is also required for Policy SS3 Delivering new employment land as it relates to delivering additional greenfield employment land located in the directions of growth. Therefore, additional text is required to clarify the Council’s approach towards employment land development in the directions of growth prior to the adoption of the Site Allocations DPD.

Issue Summary:

6.4 The Council is proposing broad directions of growth for a number of market towns. In principle such direction may be supported by a Sustainability Appraisal but there is a lack of detail about how these directions would be translated into detailed proposals.

6.5 Paragraph 157 of the NPPF advises that Local Plans should allocate sites to promote development and provide detail on form, scale, access and quantum of development. Paragraph 17 suggests that a framework should be provided within which decisions on planning applications can be made with a high degree of predictability and efficiency, and paragraph 154 states that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

6.6 In relation to the policy on delivering housing growth, the Inspector considers that the requirements of the NPPF as set out above would not currently be fully met and therefore greater clarity needs to be provided, particularly regarding the relationship between each individual direction of growth and the decision making process. It is considered that the key concern is that the delivery of appropriate
development for each market town and rural centre is not adversely affected by substantial additional provision at one or several of these settlements brought forward by market forces before the Site Allocations Development Plan Document is adopted. Whilst the Inspector refers to Market Towns only it is felt that this issue is also relevant to Rural Centres. In addition, whilst the Inspector only has this concern in relation to Policy SS5, the Council consider that it is also pertinent for Policy SS3 on delivering employment land.

**Implications for Supporting Text:**

6.7 The supporting text should make clear that the scale of development for each market town and Rural Centre is a key material factor to consider when dealing with employment applications prior to the Site Allocations DPD. Market Towns and Rural Centres differ in that early proposals for Rural Centres are not constrained by identified Directions of Growth.

6.8 *The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through).*
<table>
<thead>
<tr>
<th>Ref</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Main Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>PMM6</td>
<td>36</td>
<td>4.63</td>
<td>Insert the following paragraph after paragraph 4.63: The Local Development Scheme targets the adoption of the Site Allocations DPD in May 2015. In the intervening period a permissive approach will be taken to the consideration of planning applications for employment land (use class B1, B2, B8) development that fall within the Directions of Growth subject to consideration against the policy guidance in the NPPF, key policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan Development Management Policies. Whilst Rural Centres do not have ‘directions of growth’; however, the same key policy considerations will apply i.e. NPPF, Policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan Development Management Policies. The approach taken allows sites to be brought forward at any moment, whilst not detracting from the delivery of appropriate levels of growth in all the market towns and rural centres to continue to support sustainable communities.</td>
<td>Issue 3</td>
<td>Further consideration by the Council following the Inspector’s point of clarification in his Preliminary Findings (3 July 2013)</td>
</tr>
<tr>
<td>PMM6</td>
<td>41</td>
<td>Policy SS3</td>
<td>Add as second paragraph to Policy SS3 “Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering traditional employment land proposals in ‘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...”</td>
<td>Issue 3</td>
<td>Further consideration by the Council following the Inspector’s point of clarification</td>
</tr>
</tbody>
</table>
the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering traditional employment land proposals (wherever located) adjacent to Rural Centres.”

in his Preliminary Findings (3 July 2013)
7 Point for Clarification 2: Wincanton Housing Growth

Proposed Main Modification PMM7: Provision for review of housing requirement in the event of early build out of current proposed provision for Wincanton

7.1 This Proposed Main Modification arises from paragraphs 63 and 64 of the Inspectors Preliminary Findings, 3 July 2013.

Justification for Change:

7.2 During the Examination the Council proposed to insert two paragraphs into the Wincanton housing section. The proposed text explains that if housing provision needs to be supplemented in the event that current committed provision is built out early within the Plan period then the Council would undertake a priority review of the housing requirements and if necessary allocate further land for development.

7.3 The Inspector considers that without this important addition the Local Plan would not be justified as it relates to Wincanton, because it would not reflect an appropriate strategy for the town. It is therefore a proposed main modification requiring consultation.

Issue Summary:

7.4 Very little additional residential development (5 dwellings), above that which is already committed, is proposed for the Primary Market Town of Wincanton. The plan should be sufficiently flexible so that if housing provision needs to be supplemented, then a priority review can be undertaken including the allocation of further land if necessary.

Implication for Supporting Text:

7.5 The supporting text should make clear that the Council shall monitor housing growth in Wincanton and take appropriate action to supplement housing provision where required.

7.6 The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through).
<table>
<thead>
<tr>
<th>Ref</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Main Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
</table>
| PMM7 | 109         | 6.94               | 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, Wincanton already has a significant number of existing commitments with 698 dwellings having planning permission or already built as at April 2012. It is therefore recommended that at least 703 dwellings are built in the town over the Local plan period 2006-2028. This is to ensure housing growth reflects the scale of Wincanton and allows assimilation of significant past growth. As the majority of these dwellings have already been built or committed this leaves a residual additional housing requirement of only 5 dwellings. The past build out rates indicates that this overall level of provision should last the plan period. These dwellings could be accommodated within the existing Development Area.  

The Market Town of Wincanton is different from the other Market Towns by virtue of its high level of commitments compared to the overall level of housing requirement considered appropriate for the settlement. As a consequence and given the expected build out rates set out in the housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered likely given the front loading of development in Wincanton that the town will experience a subsequent period of assimilation of housing. | Issue 10         | Officer editing (following Inspector request) |
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. Should additional housing provision be needed, this would be achieved through a specific statutory Local Plan amendment relating to housing provision for Wincanton.
8 Gypsy and Traveller Needs Assessment Update: Policy HG7 Gypsies, Travellers and Travelling Showpeople

**Proposed Main Modification PMM8: Policy HG7 now provides revised pitch (and plots for travelling show people) requirements covering the period to 2028 derived from Assessment Update**

8.1 This Proposed Main Modification arises from the Gypsy and Traveller Accommodation Assessment Update 2013.

**Justification for Change:**

8.2 Paragraph 9.46 of the Proposed Submission South Somerset Local Plan 2006 – 2028 highlights that as the Gypsy and Traveller Accommodation Assessment (2011) only identifies need up until 2020 it will have to be updated to establish the level of need beyond that date. The Inspector’s original Examination question asked why pitch/plot targets were not in the emerging Policy and this point was explained on the basis that the figure was not available and that an update to get the figure to the end of the plan period had been commissioned. The 2013 Update has now been completed and it is necessary to amend the emerging Local Plan to reflect this specific new evidence. Given that this will involve the inclusion of pitch and plot targets in an amended Policy HG7 it is considered that this constitutes a Proposed Main Modification to the Plan.

**Issue Summary:**

8.3 Planning policy for traveller sites (CLG, 2013) expects local planning authorities (LPAs) to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople. LPAs are expected to identify and update annually, a supply of specific deliverable sites to provide 5 years’ worth of sites against those locally set targets.

8.4 The Council has sought to update its evidence base to identify the need up until the end of the plan period so that it is able to identify pitch and plot targets in Policy HG7.

**Implications for Policy and Supporting Text:**

8.5 Policy HG7: Gypsies, Travellers and Travelling Showpeople and its supporting text should be amended to reflect the findings of the GTAA Update (2013).

8.6 The Proposed Main Modification is presented in the table below (any new text is underlined and deleted text is shown as crossed through).
The accommodation needs of gypsies and travellers and travelling showpeople should be considered along with the housing needs of the whole community. Government guidance makes it clear that local authorities should consider the needs of the travelling community through the local plan process. A countywide assessment of the need for Gypsy, Traveller and Travelling Showpeople accommodation has been undertaken in 2010 (final edit published in January 2011) which identifies need up until 2020. This has been further supplemented by the Gypsy and Traveller Needs Assessment Update, Somerset Local Planning Authorities (2013) which identifies need in Somerset up until 2032.

The 2011 assessment identified a need for 10 residential pitches in South Somerset by 2015; this need has been met and exceed by 2 pitches. This identifies that in South Somerset there is a need for 18 residential pitches between 2010 and 2020, 10 between 2010 and 2015 and 8 between 2015 and 2020. As well as the need for residential pitches there is also a need to provide transit capacity for 10 caravans within South Somerset by 2015 and for 4 additional Showmen’s yards across Somerset.

The Somerset Gypsy and Traveller Accommodation Assessment will need to be updated in order to establish need post 2020.

8 Gypsy and Traveller Needs Assessment Update: Policy HG7 Gypsies, Travellers and Travelling Showpeople

The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they

8 Gypsy and Traveller Needs Assessment Update: Policy HG7 Gypsies, Travellers and Travelling Showpeople
are accommodated in sustainable locations where essential services are available.

Site allocations will be made to accommodate at least:

23 Residential Pitches (from 2013 onwards)
10 Transit Pitches
6 Travelling Showpeople plots

The following criteria .............

Much of As explained in paragraph 9.46 the identified need for residential pitches in South Somerset to 2015 has already been exceeded met through implemented private planning applications consents. Any planning applications coming forward for residential pitches before the end of 2015 will be considered against the criteria set out within Policy HG7; after that time the policy target will apply. The criteria within Policy HG7 will guide the allocations in the forthcoming In order to address outstanding need and to provide a policy context for a Gypsy, Traveller and Travelling Showpeople site allocation Development Plan Document (DPD). a development management policy will be required to address site identification and assessment should planning applications not come forward to meet established need.

GTAA Update 2013.

Amended text to reflect proposed Main Modification to Policy HG7.
9 Point for Clarification 3: Reference to Non Statutory Documents

Proposed Minor Modifications

9.1 The minor modifications listed below are made as a result of paragraph 65 – References to Non-Statutory Documents, of the Inspector’s Preliminary Findings, 3 July 2013. In paragraph 65 the Inspector identifies that the non-statutory documents referred to in Policies PMT2: Chard Phasing, HW1: Provision of open space, outdoor playing space, sports, cultural and community facilities in new development and HG5: Achieving a Mix of Market Housing have not been through a statutory process therefore any references to them would be more appropriately placed within the supporting text rather than the policies themselves. To place in the Policy would imply statutory weight to them yet they have not been through a statutory process.

9.2 The Proposed Minor Modifications are presented in the table below (any new text is underlined and deleted text is shown as crossed through).

<table>
<thead>
<tr>
<th>South Somerset District Council</th>
<th>Proposed Main Modifications</th>
</tr>
</thead>
</table>

6.[Chard Implementation Plan]
7.['adopted assessments and needs strategies']
8.['Strategic Housing Market Assessment or successor documents']
<table>
<thead>
<tr>
<th>Ref.</th>
<th>PSSSLP Page</th>
<th>PSSSLP Policy/Para</th>
<th>Proposed Minor Modification</th>
<th>Examination Issue</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>M93</td>
<td>98</td>
<td>Policy PMT2</td>
<td>....In order to ensure the timely delivery of the necessary infrastructure to support the growth, phases will be delivered in the order set out in the Chard implementation plan. Any deviation from that phasing sequences should be justified and it should be demonstrated that the proposal will not compromise the delivery of the total growth.</td>
<td>Issue 7</td>
<td>Inspector’s point of clarification in Preliminary Findings (3 July 2013)</td>
</tr>
<tr>
<td>M94</td>
<td>96</td>
<td>6.38</td>
<td>........Unlocking the growth and regeneration opportunities highlighted in the report is complex and requires a phased approach to ensure viability and deliverability. In order to ensure timely delivery of infrastructure it is important that any deviation from the phasing sequence set out in the Chard Implementation Plan (2010) is justified and it is demonstrated that the proposal will not compromise the delivery of the total growth.</td>
<td>Issue 7</td>
<td>Inspector’s point of clarification in Preliminary Findings (3 July 2013)</td>
</tr>
<tr>
<td>M95</td>
<td>213</td>
<td>Policy HW1</td>
<td>................provision/contributions will be made in accordance with standards set out in South Somerset District Council’s published adopted assessments and needs strategies. As appropriate......</td>
<td>Issue 16</td>
<td>Inspector’s point of clarification in Preliminary Findings (3 July 2013)</td>
</tr>
<tr>
<td>M96</td>
<td>211</td>
<td>11.7</td>
<td>The quantitative, qualitative, accessibility and catchment standards are set out in the Council’s needs assessment. South Somerset District Council’s published assessments and needs strategies. These documents will be updated in the light of the most recent evidence as required. Further ........</td>
<td>Issue 16</td>
<td>Inspector’s point of clarification in Preliminary Findings (3 July 2013)</td>
</tr>
</tbody>
</table>
A range of market housing types and sizes should be provided across the district on large sites that can reasonably meet the market housing needs of the residents of South Somerset, based on the evidence from the Strategic Housing Market Assessment or successor documents. The mix should contribute to............

**Note:** No amendment is proposed to be made to the supporting text for Policy HG5 as paragraph 9.36 of the Proposed Submission South Somerset Local Plan, 2012 already makes it clear that the SHMA or successor documents will inform the mix of housing.