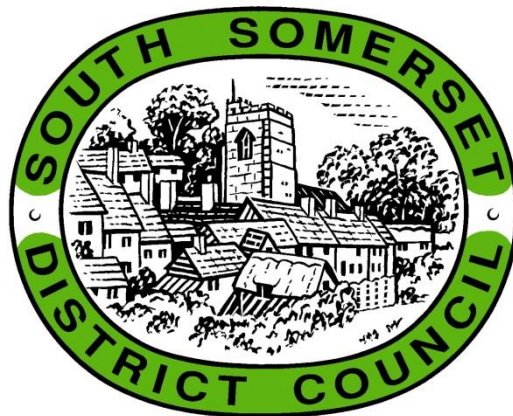


Proposed Submission South Somerset Local Plan 2006-2028

Main Modifications



November 2014

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1. Introduction and Background

- 1.1. The Proposed Submission South Somerset Local Plan (2006 – 2028) was submitted to the Planning Inspectorate for Independent Examination in January 2013. A series of Examination Hearing Sessions were held during May and June 2013, which resulted in the Inspector issuing a Preliminary Findings Letter¹ to the Council outlining some issues of concern. The Local Plan Examination was suspended whilst additional work was undertaken by the Council to address the Inspector's concerns.
- 1.2. Further evidence base work led to the Council creating proposed Main Modifications (MMs). These were subject to consultation between November 2013 and January 2014. Following consideration of the consultation responses, the MMs were submitted to the Planning Inspectorate in March 2014².
- 1.3. Examination Hearing Sessions on the MMs took place from 10 – 13 June 2014. During these sessions the Inspector raised a number of issues where the Local Plan would benefit from additional clarification.
- 1.4. Some other matters were debated during the Examination Hearing Sessions and the Council produced a series of Mid-Hearing Statements to clarify their position. The documents have been subject to consultation and comments received have been considered by the Council and the Inspector.
- 1.5. The need for further MMs was formally confirmed by the Inspector in his letter from the 16th July 2014³.
- 1.6. As a result, the Council are proposing further Main Modifications (MMs) relating to:
 - Policy YV2: North East Yeovil Sustainable Urban Extension;
 - Policy YV3: East Coker and North Coker Buffer Zone;
 - Policy SS3: Delivering New Employment Land; and
 - Policy SS5: Delivering New Housing Growth.
- 1.7. The further MMs have been subject to Sustainability Appraisal, Equality Analysis and Habitats Regulation Assessment.
- 1.8. The further MMs were approved for consultation by District Executive on the 7th August 2014 and by Full Council on the 21st August 2014. The further MMs were subject to public consultation from 28th August – 10th October 2014.
- 1.9. The Council has sought to discharge its duties under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), and its own Statement of Community Involvement⁴, by making the further MMs available to both specific consultation bodies and general consultation bodies. It has also sought to discharge the "Duty to Co-operate" as prescribed under Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), by actively engaging with the "Prescribed Bodies"⁵.

¹ Inspector's Preliminary Findings Letter (July 2013):

https://www.southsomerset.gov.uk/media/572193/inspector_s_preliminary_findings.pdf

² South Somerset Local Plan Proposed Main Modifications (March 2014):

https://www.southsomerset.gov.uk/media/648229/south_somerset_local_plan_proposed_main_modifications_submission_to_pins.pdf

³ Inspector's Preliminary Findings following the Resumed Hearing Sessions letter (July 2014):

⁴ South Somerset District Council: Statement of Community Involvement, Appendix 2 (July 2007)

⁵ A detailed account of the Duty to Co-operate process can be found here:

http://www.southsomerset.gov.uk/media/457227/10_duty_to_cooperate_report.pdf, with an update note scheduled to be tabled to District Executive and Full Council for approval prior to use at the resumption of the Examination.

- 1.10. In total 54 respondents provided 101 comments to the public consultation. A breakdown of the number of comments received against each of the further Main Modification is set out in Table 1 below.

Table 1: Number of Comments Received for each Main Modification

Main Modification	Support	Object	Observation	Total
Introduction	2	6	3	11
MM9	3	30	2	35
MM10	4	35	0	39
MM11	1	3	1	5
MM12	2	7	2	11
Next Steps	0	0	0	0
Total	12	81	8	101

- 1.11. The consultation responses on the further MMs have been considered, and submitted to the Planning Inspectorate. This discharges the Council's duty to request under Section 20 (7C) of the Planning and Compulsory Purchase Act 2004 (as amended), for the Inspector to recommend Main Modifications to the Local Plan.
- 1.12. The Inspector will consider the further MMs in conjunction with the rest of the Main Modifications and will decide whether there is the need for any further Examination Hearing Sessions. If additional Hearing Sessions are not required, the Inspector will move towards finalising the formal 'Inspector's Report'.
- 1.13. Each of the further MMs is set out below. Where the Council has proposed new text, this is shown in **bold and underlined**; any deleted text shown with a ~~strikethrough~~.

2. Policy YV2: North East Yeovil Sustainable Urban Extension

Main Modification 9: Additional detail on mitigation required for North East Yeovil Sustainable Urban Extension

Overview

- 2.1. During the Local Plan Examination Hearing Session for Issue 4, the Inspector noted that a planning application had already been submitted for the North East Yeovil Sustainable Urban Extension. The Inspector requested that some additional text be added to Policy YV2 to provide greater certainty regarding mitigation of the landscape impact stemming from the North East Yeovil Sustainable Urban Extension.
- 2.2. The Council has proposed additional text to ensure that the planning application process does not counter the intended masterplanning process, and also to ensure that appropriate mitigation is forthcoming through the development management process. The addition of landscape text to Policy YV2 was subject to initial consultation between 13th June and 27th June 2014.
- 2.3. In order to be consistent with the approach in Policy SS3: Delivering New Employment Land, a consequential amendment to Policy YV2 is also presented which refers to land for economic development in general, rather than 'B' use land specifically.

Analysis of Consultation Responses

- 2.4. There were 35 consultation responses made in relation to MM9, 3 in support, 30 in objection, and 2 observations. A detailed analysis of consultation responses can be found here: [https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-\(formerly-core-strategy\)-project-management-board-reports/pmb-3rd-november/](https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-(formerly-core-strategy)-project-management-board-reports/pmb-3rd-november/)
- 2.5. In summary, the majority of comments received were objections to the modification on the basis that it should provide equivalent landscape mitigation for the South Yeovil Sustainable Urban Extension. This suggestion is rejected on the basis that the landscape appraisal underpinning the decision-making on this issue does not support the need for specific mitigation for the South Yeovil Sustainable Urban Extension.
- 2.6. Other comments noted that the modification text for the landscape mitigation for the North East Yeovil Sustainable Urban Extension could be simplified to allow easier interpretation. It is agreed that this amendment is worthwhile to improve the way that this policy can be implemented. The Main Modification is altered accordingly.

Implication for Policy

2.7. As a result of the public consultation the final version of Main Modification 9, relating to Policy YV2 is set out as follows:

Ref	PSSSLP Page and Policy	Main Modification
MM9	Page 76; Policy YV2	Amend the second paragraph of Policy YV2 with the following: The north east area: <ul style="list-style-type: none"> • Approximately 2.58 hectares of 'B' use class employment land <u>for economic development</u>; • Approximately 765 dwellings; • One primary school; • A health centre; and • A neighbourhood centre; <u>and</u> • <u>Landscape mitigation to address:</u> <ul style="list-style-type: none"> ○ <u>Potential massing effects across the site's northward face; and</u> ○ <u>Potential visual dominance at the site's edge and skyline.</u>
	Page 76; Policy YV2	The south area: <ul style="list-style-type: none"> • Approximately 2.58 hectares of 'B' use class employment land <u>for economic development</u>;

3. Policy YV3: East Coker and North Coker Buffer Zone

Main Modification 10: Deletion of Policy YV3

Overview

- 3.1. The intention of the buffer zone set out in Policy YV3 was to preserve the character of North Coker and East Coker, and prevent coalescence with Yeovil. However, at the Local Plan Examination Hearing Session for Issue 3, the Inspector raised concerns regarding the continued justification for the buffer zone in light of the reduced scale and extent of the South Yeovil SUE.
- 3.2. The Council also notes how the recent Planning Practice Guidance (Paragraph: 015 Reference ID: 37-015-20140306) re-iterates Paragraph 77 of the National Planning Policy Framework in that Local Green Space designations should only be used where the green area concerned is not an extensive tract of land, and that the blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.
- 3.3. Therefore, the Council is proposing to delete the East Coker and North Coker Buffer Zone from the Local Plan. This involves a further Main Modification to delete Policy YV3 as set out in the table below; plus additional modifications to delete references to the buffer zone in the supporting text (paragraphs 5.34 and 5.50 – 5.54 of the Local Plan) and removing the buffer zone from Inset Map 15 (shown overleaf).

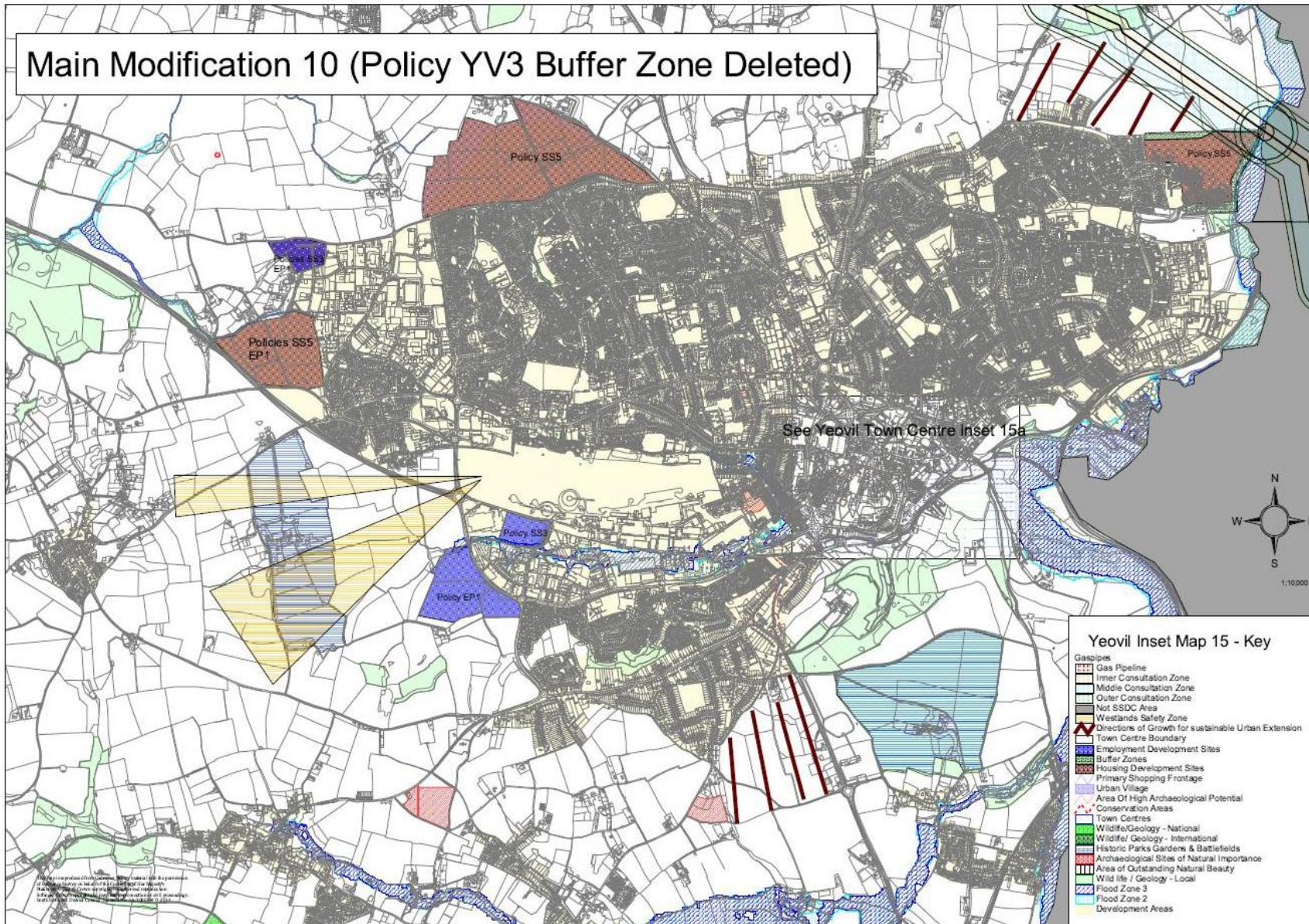
Analysis of Consultation Responses

- 3.4. There were 39 comments made in relation to MM10, 4 in support, 35 objections and 0 observations. A detailed analysis of consultation responses can be found here: [https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-\(formerly-core-strategy\)-project-management-board-reports/pmb-3rd-november/](https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-(formerly-core-strategy)-project-management-board-reports/pmb-3rd-november/)
- 3.5. In summary, the majority of comments received were objections to the modification on the basis that the buffer zone should be reinstated, and indeed enhanced to protect heritage assets, areas of landscape value, and prevent the coalescence with North Coker and East Coker.
- 3.6. The buffer zone was discussed at length during the Examination. The revision to the scale of the Sustainable Urban Extension now removes any evidential basis for a buffer zone. Furthermore, the clarification provided by the PPG confirms that designating an area as a buffer zone would not be justified or in accordance with national policy.
- 3.7. Therefore no revision is made to Main Modification 10, and it is proposed that Policy YV3 is deleted.

Implication for Policy

3.8. As a result of the public consultation the final version of Main Modification 10, relating to Policy YV3 is set out as follows:

Ref.	PSSSLP Page and Policy	Main Modification
MM10	Page 78; Policy YV3	<p>Policy YV3: East Coker and North Coker Buffer Zone</p> <p>An East Coker and North Coker Buffer Zone is identified to the west of the Yeovil Sustainable Urban Extension, within which development that results in coalescence with the settlements of East Coker and North Coker and/or adversely affects the setting of historic assets is precluded. Development (not of a built form) within the Buffer Zone may be acceptable as long as the coalescence of settlements is not caused as a result nor the setting of historic assets adversely affected. Existing development within the buffer zone will require special justification to add built development beyond existing permitted development rights.</p> <p>The development is compatible with features supporting bat movement; that access between feeding areas and roosts is maintained and any proposed lighting is compatible with the conservation objectives of a Natura 2000 site unless it can be proven that there would be no significant effect by the proposal.</p>



4. Policy SS3: Delivering New Employment Land

Main Modification 11: Amendment to Policy SS3 to improve clarity on employment land delivery in Rural Centres and Rural Settlements

Overview

- 4.1. There are three parts to the proposed Main Modification 11 (MM11), which affect Local Plan Policy SS3 and its supporting text (Table 1). These clarify the Council's approach to delivering new employment land across the District.
- 4.2. The first two elements of MM11 relate to the figure for employment land in Rural Settlements included in Policy SS3 and Table 1.
- 4.3. In June 2014, concerns were raised during the resumed Examination Hearing Session for Issue 5 (Delivering New Employment Land) that having a target figure for the amount of employment land in the Rural Settlements could potentially result in large-scale, speculative development in the countryside. The Inspector requested the Council explain the reasons for the employment land figure. This work is set out in Hearing Document HD016⁶.
- 4.4. The Inspector's note to the Council (14 July 2014)⁷ regarding Policy SS3 states that following consideration of the Council's response: "*the situation remains unclear*". As a result, the Inspector's Preliminary Findings letter (16 July 2014) invited the Council to make a further Main Modification to Policy SS3 to ensure that the plan is sound.
- 4.5. The Council proposes to remove the specific figure for the number of hectares of employment land in Rural Settlements. Together with a new reference to the policy framework provided by the NPPF and other Local Plan policies SS2, EP4, and EP5, this will continue to support the economic role and function of Rural Settlements. The Main Modification still allows for appropriate, sustainable employment opportunities in Rural Settlements to come forward.
- 4.6. The third part of MM11 relates to a text change required to give greater clarity for applicants and decision makers. This change makes it clear that development in Rural Centres needs to be adjacent to the existing development area of the settlement.
- 4.7. The Inspector also requested that the Council provide a stronger commitment to an early review of the policy framework for delivering growth in Wincanton. As a result, Policy SS5 is subject to a Main Modification (see Section 5 below). To ensure consistency and allow direct read-across between sections of the Local Plan a footnote has also been added to Policy SS3. The Council does not see this as a separate Main Modification, but a consequential change as a result of more detailed changes set out under Main Modification 12.

⁶ http://www.southsomerset.gov.uk/media/665107/explanation_of_policy_ss3_final.pdf

⁷ Note to Council from Inspector, Policy SS3: Delivering New Employment Land – Rural Settlements (July 2014)

Analysis of Consultation Responses

- 4.8. There were 5 comments made in relation to MM11, 1 in support, 3 objections and 1 observation. None of these comments make specific reference to the issues raised by the Inspector relating to economic growth in the Rural Settlements, and they do not directly address the Main Modification. However, for completeness an analysis of consultation responses can be found here:
[https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-\(formerly-core-strategy\)-project-management-board-reports/pmb-3rd-november/](https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-(formerly-core-strategy)-project-management-board-reports/pmb-3rd-november/)
- 4.9. In summary, comments received were concerned that the modification did not improve the clarity on delivery of employment land in Crewkerne; whilst other comments suggested that the amount of employment land in Wincanton should be increased.
- 4.10. Main Modification 11 is targeting a very specific issue linked to the removal of the figure for the amount of employment land in Rural Settlements. The modification achieves this, and the comments received do not affect the proposed modification.

Implication for Policy

4.11. As a result of the public consultation the final version of Main Modification 11, relating to Policy SS3 and supporting text is set out as follows:

Ref.	PSSSLP Page and Policy	Main Modification					
MM11	Page 40-41, Table 1, Policy SS3	<p><u>Table 1 (Page 40)</u></p> <p>Delete reference to specific employment land requirement for Rural Settlements, and amend justification in Table 1 as follows:</p>					
		Location	Local Plan jobs growth (B Use jobs in brackets)	Employment Land Required (for B Use jobs growth (ha))	Existing Employment Land Commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan Additional Employment Land Requirement (ha)
		Rural Settlements	966 1,181 (638) (720)	4.20	7.86	<p>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</p> <p><u>Any additional employment land required to support the jobs expected to come forward in the Rural Settlements will be small-scale and will be expected to accord with Local Plan Policies SS2, EP4 and EP5.</u></p>	4.50

Ref.	PSSSLP Page and Policy	Main Modification																		
MM11	Page 41, Policy SS3	<p><u>Policy SS3 (Page 41)</u></p> <p>Reference to a specific employment land requirement for Rural Settlements is deleted. Additional text clarifying the policy position in Rural Settlements is added. Subsequent amendments to the accompanying table showing employment land requirement figures (and totals) are also made.</p> <p>Policy SS3 is updated as follows:</p> <p>The Local Plan will assist the delivery of 11,250 jobs as a minimum, and <u>149.51</u> hectares of land for economic development between April 2006 and March 2028.</p> <p>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.</p> <p>Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering employment land proposals in Yeovil (via the SUEs), and ‘directions of growth’ at the Market Towns. The overall scale of growth (set out below) and the wider policy will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering traditional-employment land proposals (wherever located)-adjacent to <u>the development area at the Rural Centres</u></p> <p><u>The jobs target for Rural Settlements will be achieved through sustainable development, likely to be small-scale, which supports a prosperous rural economy and accords with Local Plan policies SS2, EP4 and EP5; and the NPPF.</u></p> <table border="1" data-bbox="411 1473 1525 1877"> <thead> <tr> <th></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 commitments)</th> <th>Total Jobs to be encouraged 2006-2028</th> <th>B use jobs</th> </tr> </thead> <tbody> <tr> <td>Rural Settlements</td> <td>42.36</td> <td>7.86</td> <td>4.5</td> <td>1,181</td> <td>720</td> </tr> <tr> <td>Total</td> <td>461.85 <u>149.51</u></td> <td>119.35 <u>96.54</u></td> <td>42.5 <u>52.97</u></td> <td>11,249</td> <td>6,861</td> </tr> </tbody> </table>		Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments (as at April 2011)	Additional Employment Land Provision Required (total employment land less existing commitments)	Total Jobs to be encouraged 2006-2028	B use jobs	Rural Settlements	42.36	7.86	4.5	1,181	720	Total	461.85 <u>149.51</u>	119.35 <u>96.54</u>	42.5 <u>52.97</u>	11,249	6,861
	Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments (as at April 2011)	Additional Employment Land Provision Required (total employment land less existing commitments)	Total Jobs to be encouraged 2006-2028	B use jobs															
Rural Settlements	42.36	7.86	4.5	1,181	720															
Total	461.85 <u>149.51</u>	119.35 <u>96.54</u>	42.5 <u>52.97</u>	11,249	6,861															

5. Policy SS5: Delivering New Housing Growth

Main Modification 12: Amendment to Policy SS5 to improve clarity on housing delivery in Crewkerne and Wincanton

Overview

- 5.1. At the Local Plan Examination Hearing Session for Issues 6 and 7, the Inspector sought greater clarity on how applications for residential development and overall housing growth will be managed in the Market Towns of Crewkerne and Wincanton.
- 5.2. The Council recognises that given Crewkerne does not have an identified 'Direction of Growth' and that Wincanton's 'Direction of Growth' is only for economic development there is the need to be more definite on how applications for residential development will be considered. To improve clarity for the development industry and the local community, the text in Policy SS5 is amended as set out below.
- 5.3. It is also proposed to amend Policy SS5 (as has been done in SS3) to refer to 'Development Areas' at Rural Centres, as this gives greater clarity for applicants and decision makers, by making it explicitly clear that development in Rural Centres needs to be well related to the existing built settlement.
- 5.4. In his Preliminary Findings letter of 16 July 2014, the Inspector requested that the Council provide a stronger commitment to an early review of the policy framework for delivering housing and employment in Wincanton. It is therefore proposed that a specific reference to this early review is included in the Implementation and Monitoring chapter of the Local Plan and a footnote be added to both Policies SS3 and SS5 to highlight the Council's intention to carry out this early review of housing and employment policy for Wincanton.

Analysis of Consultation Responses

- 5.5. There were 11 comments made in relation to MM12, 2 in support, 7 objections and 2 observations. A detailed analysis of consultation responses can be found here: [https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-\(formerly-core-strategy\)-project-management-board-reports/pmb-3rd-november/](https://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-(formerly-core-strategy)-project-management-board-reports/pmb-3rd-november/)
- 5.6. In summary, comments received were concerned that the modification as currently worded would allow unbounded growth around the Market Towns of Wincanton and Crewkerne; that the timescale proposed for the early review was too long; and Wincanton should have a 5 year moratorium from any large scale new housing.
- 5.7. The Council believes that the re-wording of Policy SS5 and Policy SS3 does not give rise to "unbounded growth" as the size of development needs to be commensurate with the scale of growth identified for the settlement and be in accordance with the settlement hierarch and the other policies in the Local Plan.
- 5.8. Whilst the Council accepts that there is likely to be a period of assimilation of housing development in Wincanton, it is not justified to have a housing moratorium as it is contrary to the policies in the NPPF.

- 5.9. In considering the notion of an 'early review' it is important to recognise that the process is complex. Legislative and statutory requirements, such as public consultation periods, the carrying out of a Sustainability Appraisal, and ensuring corporate sign-off all have an impact on the timeframe for delivery.
- 5.10. Any timetable for undertaking an early review needs to be realistic so that policies can be developed robustly and comply with the NPPF requirements to be evidence-based, justified and effective.
- 5.11. That being said, it is the Council's objective to bring about an early review of the policy approach in Wincanton. Recent examples from other Councils who have committed to an early review indicate that this process should take place in advance of the five-year period set out in the NPPG. Therefore, it is proposed that timescale is revised, so that the early review is achieved within three years of the date of adoption of the Local Plan.
- 5.12. The NPPG advises that Local Plan reviews can be carried out "in whole or in part". It is suggested that the early review for South Somerset would take the form of a review "in part". This will be carried out in accordance with the relevant statutory requirements.
- 5.13. As such, MM12 is amended in relation to both Chapter 13 – Implementation and Monitoring and Policy SS5 to state that the Council will undertake an early review of housing and employment proposals in Wincanton within three years of the date of adoption of the Local Plan.

Implication for Policy

5.14. As a result of the public consultation the final version of Main Modification 11, relating to Policy SS3 and supporting text is set out as follows:

Ref.	PSSSLP Page and Policy	Main Modification
MM12	Page 53; Policy SS5	<p>Add the following in the third paragraph:</p> <p>“Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in Yeovil (via the SUEs), and ‘directions of growth’ at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering housing proposals (wherever located) adjacent to <u>the development area at Crewkerne, Wincanton and the</u> Rural Centres.</p>
	Chapter 13 – Implementation and Monitoring. Insert new paragraph (after current paragraph 13.5)	<p><u>“The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.”</u></p>
	Page 54, Policy SS5	<p>****<u>“The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.”</u></p>

6. Conclusion and Next Steps

Overview

- 6.1. The further MMs have been subject to formal consultation for a period of over six weeks between 28th August and 10th October 2014.
- 6.2. Comments received have been considered and used to determine the final further MMs. These will now be submitted to the Planning Inspectorate.
- 6.3. On receiving the further MMs and consultation responses the Inspector will consider whether any further Examination Hearing Sessions are required. If hearing sessions are required, these will be programmed for later in 2014. If no additional hearing sessions are required, the Inspector will draft his 'Inspector's Report' reflecting on all the Main Modifications.
- 6.4. For ease of reference, the Council has brought together the Main Modifications proposed in March 2014 and those proposed in November 2014. The effect of these modifications on the final state of the policies in the Local Plan is set out in full at Appendix A.
- 6.5. Strictly speaking the Examination into the Local Plan remains open whilst the Inspector is writing the report. In drafting the report, the Inspector will concentrate on:
 - Reaching clear conclusions, backed by reasoned judgements, on the compliance requirements within the Planning and Compulsory Purchase Act (2004) and Localism Act (2011); including the Duty to Co-operate, the regulations, and meeting the requirements of soundness; and
 - Setting out (where requested to do so by the LPA) precise main modifications to the policies or supporting text that are required to overcome any correctable aspect of unsoundness/legal non-compliance identified by the Inspector.
- 6.6. The Inspector will only make recommendations on the Main Modifications proposed by the Council that are necessary to make the Plan sound and legally compliant.
- 6.7. On receipt of the Inspector's Report the Council will make the necessary changes to the Local Plan and move towards adoption. The Council will need to have the final version of the Local Plan signed off by a full meeting of the Council. On adopting the Local Plan, the Council will make publicly available a copy of the plan, an adoption statement and Sustainability Appraisal in line with regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Appendix 1: Effect of Main Modifications on Local Plan

Overview

The implication of the Main Modifications (MM 1 through to MM 12) on the relevant policies of the Local Plan (2006 – 2028) is set out below. The policies are presented in their expected final form with any iteration between March 2014 and November 2014 capture in the final format.

The implication on supporting text is also shown where it is material to overall reading of the Local Plan. The remaining consequential changes to supporting text are not included, but will be completed as part of preparing the 'adoption' version of the Local Plan.

Policy YV1 (stems from Main Modification 1)

Policy YV1: Urban Framework and Greenfield Housing for Yeovil

Within the overall provision of at least 7,441 dwellings at Yeovil, 5,876 dwellings are anticipated in the Urban Framework of the town, and 1,565 dwellings at the Sustainable Urban Extensions.

Policy YV2 (stems from Main Modification 2)

Policy YV2: Yeovil Sustainable Urban Extensions

The Yeovil Sustainable Urban Extensions should be located in two areas to the south and north-east of the town and should provide the following:

The south area:

- Approximately 2.58 hectares of land for economic development;
- Approximately 800 dwellings;
- One primary school;
- A health centre; and
- A neighbourhood centre.

The north-east area:

- Approximately 2.58 hectares of land for economic development;
- Approximately 765 dwellings;
- One primary school;
- A health centre;
- A neighbourhood centre; and
- Landscape mitigation to address:
 - Potential massing effects across the site's northward face; and
 - Potential visual dominance at the site's edge and skyline.

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.

Policy YV3 (stems from Main Modification 10)

Note - the implication of the deletion of Policy YV3 is that Policy YV6 will become Policy YV5.

~~Policy YV3: East Coker and North Coker Buffer Zone~~

~~An East Coker and North Coker Buffer Zone is identified to the west of the Yeovil Sustainable Urban Extension, within which development that results in coalescence with the settlements of East Coker and North Coker and/or adversely affects the setting of historic assets is precluded. Development (not of a built form) within the Buffer Zone may be acceptable as long as the coalescence of settlements is not caused as a result nor the setting of historic assets adversely affected. Existing development within the buffer zone will require special justification to add built development beyond existing permitted development rights.~~

~~The development is compatible with features supporting bat movement; that access between feeding areas and roosts is maintained and any proposed lighting is compatible with the conservation objectives of a Natura 2000 site unless it can be proven that there would be no significant effect by the proposal.~~

Policy YV5 (stems from Main Modification 2)

Policy YV5: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions

In order to deliver at least 30% of travel originating from the Yeovil Sustainable Urban Extensions by non-car modes, subject to viability, and in addition to the generic policies that support modal shift throughout the district and Yeovil, the Yeovil Sustainable Urban Extensions should seek to 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. Car parking management at the Yeovil Sustainable Urban Extensions' facilities, employment sites and neighbourhood 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. Encouragement for a traffic-free immediate environment with residential parking separated from the residential areas where this is in accord with the wider design principles established for the Yeovil Sustainable Urban Extensions.
- iv. Contributions to 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 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 a site unless it can be proven that there would be no significant effect.

Policy PMT3 (stems from Main Modification 3)

Policy PMT3: Ilminster Direction of Growth

The direction of strategic growth will be to the south west of the town.

Policy SS3 (stems from Main Modification 4, Main Modification 6 & Main Modification 11)

Policy SS3: Delivering New Employment Land

The Local Plan will assist the delivery of 11,250 jobs as a minimum, and 149.51 hectares of land for economic development 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 employment land proposals in Yeovil (via the SUEs) 'directions of growth' at the Market Towns. The overall scale of growth (set out below) and the wider policy will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering traditional employment land proposals adjacent to the development area at the Rural Centres.

Policy SS3: Delivering New Employment Land (continued)					
Settlement	Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments (as at April 2011)	Additional Employment Land Provision Required (total employment land less existing commitments)	Total Jobs to be encouraged 2006-2028	B Use Jobs
Strategic Town					
Yeovil Town*	44.84	39.84	5.0	3,948	2,408
Yeovil Urban Extensions	5.16	0.0	5.16	1,565	955
Market Towns					
Chard*	17.14	4.14	13.0	1,083	661
Crewkerne*	10.10	10.10	0.0	577	352
Ilminster*	23.05	23.05	0.0	419	256
Wincanton***	7.94	3.56	4.38	599	365
Somerton	6.63	1.56	5.07	307	187
Ansford/Castle Cary	18.97	10.07	8.9	273	167
Langport/Huish Episcopi	4.01	0.34	3.67	284	173
Rural Centres					
Bruton	3.06	0.56	2.5	156	95
Ilchester	1.02	0.02	1.0	433	264
Martock/Bower Hinton	3.19	1.45	1.74	163	99
Milborne Port	0.84	0.04	0.80	77	47
South Petherton	2.47	1.81**	0.66	141	86
Stoke sub Hamdon	1.09	0.0	1.09	43	26
Other					
Rural Settlements				1,181	720
Total	149.51	96.54	52.97	11,249	6,861

Policy SS3: Delivering New Employment Land (continued)

The remaining 1,181 jobs for the plan period are expected to come forward in the Rural Settlements, through small-scale, sustainable developments which accord with Policies SS2, EP4 and EP5.

*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.

*** The Council will undertake an early review of Local Plan policy relating to housing and employment in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.

Policy SS5 (stems from Main Modification 1, Main Modification 5 & Main Modification 12)**Policy SS5: Delivering New Housing Growth**

Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028 of which at least 7,441 dwellings will be located within or adjacent to Yeovil, including two sustainable urban extensions totalling 1,565 dwellings.

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.

Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in Yeovil (via the SUEs), and 'directions of growth' at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering housing proposals adjacent to the development area at Crewkerne, Wincanton and the Rural Centres.

The distribution of development across the settlement hierarchy will be in line with the numbers below:

Policy SS5: Delivering New Housing Growth (continued)

Settlement	Local Plan 2006-2028 Total Housing Requirement	Existing Housing Commitments 2006-2011 (as at April 2012)	Additional Housing Provision required (Total Housing Less Existing Commitments) (as at April 2012)
Strategic Town			
Yeovil	7,441	3,951	3,490
Market Towns			
Chard	1,852	1,750*	102
Crewkerne	961	916	45
Ilminster	496	181	315
Wincanton**	703	698	5
Somerton	374	286	88
Ansford/Castle Cary	374	156	218
Langport/Huish Episcopi	374	289	85
Rural Centres			
Bruton	203	103	100
Ilchester	141	1	140
Martock	230	106	124
Milborne Port	279	202	77
South Petherton	229	151	78
Stoke sub Hamdon	51	7	44
Other			
Rural Settlements	2,242	1,331	911
Total	15,950	10,128	5,822

* 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.

** The Council will undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be in accordance with statutory requirements and completed within three years of the date of adoption of the Local Plan.

Supporting Text for Wincanton (stems from Main Modification 7 & Main Modification 12)

Paragraph 6.95

The Market Town of Wincanton is different from the other Market Towns by virtue of its high level of commitments compared to the overall level of housing requirement considered appropriate for the settlement. As a consequence and given the expected build rates set out in the Housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered given the front loading of development in Wincanton that the town will experience a subsequent period of assimilation of housing growth and slowing down of the local housing market. Should the housing market however remain locally strong and underpinned by employment growth then the housing provision would need to be supplemented.

Such a circumstance would be possible to evidence through the Council's on-going monitoring process which includes assessing housing and employment land delivery on a settlement by settlement basis. This will be reported six monthly via the Council's Authorities Monitoring Report. In addition, the Council has committed to undertake an early review of Local Plan policy relating to housing and employment provision in Wincanton. This will be completed within three years of the date of adoption of the Local Plan.

Policy HG7 (stems from Main Modification 8)

Policy HG7: Gypsies, Travellers and Travelling Showpeople

The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they 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; and
- 6 Travelling Showpeople plots.

The following criteria will guide the location of sites:

- Significantly contaminated land should be avoided;
- Development should not result in an adverse impact on internationally and nationally recognised designations (for example: Natura 2000 sites, Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty)
- The development should not have a significant adverse impact on the landscape character and visual amenity of the area;
- The site is reasonably well related to schools and other community facilities;
- The health and safety of occupants and visitors will not be at risk through unsafe access to sites, noise pollution or unacceptable flood risk;
- There should be adequate space for on site parking, servicing and turning of vehicles; and
- The option of mixed residential and business use on sites will be considered where appropriate.

The number of pitches provided should be appropriate to the size of the site and availability of infrastructure, services and facilities in accordance with the general principles set out in the settlement hierarchy.