

Local Plan Review Issues and Options

Regulation 18 Consultation

Section	Local Plan Policies	Key Issues
3. Strategic Objectives and Vision	None	No issues, but we do need to check if the Vision and Strategic Objectives are still relevant.
4. Delivering Sustainable Development	SD1: Sustainable Development	White Paper consults on amending para 14 of NPPF – no need to repeat national policy, so do we still need the policy?
5. Settlement Strategy	SS1: Settlement Strategy SS2: Development in Rural Settlements SS3: Delivering New Employment Land SS4: District Wide Housing Provision SS5: Delivering New Housing Growth SS6: Infrastructure Deliver SS7: Phasing of Previously Developed Land	<ul style="list-style-type: none"> • We need to meet our housing and employment needs going forward. • Housing- the Council does not have a 5 year housing land supply. • SHMA presents an OAN of 607 dwellings per year plus 51 bedspaces for C2 use (13,200 over the plan period). • Delivery of homes has been a lot greater in Rural Settlements than expected and some Market Towns and Rural Centres but slow in Yeovil and Chard. • How do we focus growth in order to achieve a sustainable pattern of growth whilst protecting the countryside? • Need to focus growth where it can be delivered. • Employment - how should we use the A303 to shape future economic growth and what will be the impact of the upgrade? • Relationship between traditional B1, B2 and B8 uses and other economic development. • Long term projections suggest we need: 3 - 8ha for office space and 42 - 85ha of land for industrial use (2014-2034). Less land. • South Somerset has been delivering net additional floorspace rather than new land – intensification of uses. • Do we need to retain existing strategic allocations? • Current and recent performance of South Somerset economy is broadly positive with high levels of participation and low unemployment but we have lower than average wage levels and an under representation in high value office based activities such as professional services – accountants, insurance companies etc. • Primarily due to the historic strength of the aerospace sector the economy is dominated by manufacturing activities which are substantially over represented compared to other areas. No certainty on how this will perform in the future -no current orders for the development of new aircraft. • Manufacturing, wholesale and retail, and construction have declined in recent years although still positive. Potential risk if employment declines in areas of strength without being replaced. • Overall employment levels have been fairly static in the last 5 years. • We don't know what the full impact of Brexit will be even

		<p>more so now post-election.</p> <ul style="list-style-type: none"> • Need to focus on improving productivity. • Do we want progress with the same strategy or change our approach? • Do we still need Policy SS7 as Brownfield Land Register has been introduced? Policy HG2 sets out a PDL target.
6. Yeovil	<p>YV1: Urban Framework and Greenfield Housing for Yeovil YV2: Yeovil Sustainable Urban Extensions YV3: Yeovil Summerhouse Village YV4: Yeovil Airfield Flight Safety Zone YV5: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions</p>	<ul style="list-style-type: none"> • Not delivering housing growth at the rate expected (although things are starting to pick up). • East Coker Neighbourhood Plan seeking to limit growth to 65 dwellings. • Net employment land delivery low. High levels of existing employment land being lost to other uses (residential), and changes of use generating net additional floorspace but not necessarily requiring new land. Stuart Hardisty doing a report on local market which can be fed in. • Yeovil Urban Regeneration Framework refresh – looking at capacity in the Town Centre – could lead to a mix of uses including residential. Exploring a number of sites within and on the edge of the Town Centre. • Periphery very constrained due to landscape, heritage assets and Dorset border.
7. Chard	<p>PMT1: Chard Strategic Growth Area PMT2: Chard Phasing</p>	<ul style="list-style-type: none"> • Delivery of CEDA has been slow including Boden Mill regeneration. • Highways capacity - the central junction Millfield Link – SCC dealing with things on a scheme by scheme basis. • Vulnerability to other proposals.
Crewkerne	<p>HG1: Strategic Housing Site</p>	<ul style="list-style-type: none"> • Delivery of key site – viability issues relating to infrastructure. • Employment land target may be inflated. • Proposed extension of Primary Shopping Frontage – Market Street.
Ilminster	<p>PMT3: Ilminster Direction of Growth</p>	<ul style="list-style-type: none"> • Delivering housing growth but not the employment land. • Strategic employment sites – delivery. • Proposed amendment to Town Centre boundary to include the whole of the Tesco store.
Wincanton	<p>PMT4: Wincanton Direction of Growth</p>	<ul style="list-style-type: none"> • Housing is being delivered and with commitments will exceed target. • Settlement has delivered some employment growth – second highest amount of land in Area East after Ansford and Castle Cary. • Potential to develop the Direction of Growth for mixed use. • Wincanton Neighbourhood Plan keen to promote land for employment use south of the A303. • High vacancy rate but also capacity for development within or adjoining the Town Centre – no site for a large supermarket in TC.
Ansford and Castle Cary	<p>LMT1: Ansford and Castle Cary Direction of Growth</p>	<ul style="list-style-type: none"> • Significant residential approvals in the Direction of Growth. • Delivered the highest quantity of employment land and floorspace in Area East. • Retail expected to be focussed on the Town Centre.
Langport and	<p>LMT2: Langport and Huish</p>	<ul style="list-style-type: none"> • Direction of growth north of Kelways not deliverable due to

Huish Episcopi	Episcopi Direction of Growth	<p>harm to heritage assets.</p> <ul style="list-style-type: none"> • Low rate of delivery of employment land and floorspace.
Somerton	LMT3: Somerton Direction of Growth	<ul style="list-style-type: none"> • Employment growth so far focussed on Bancombe Road Estate however the estate has not expanded in recent years. • Delivering housing growth. • High vacancy rate in the town centre.
Bruton		<ul style="list-style-type: none"> • Housing delivery set to exceed Local Plan target. • Employment loss has been to residential development. • High Street has been revitalised due to cultural focus.
Ilchester		<ul style="list-style-type: none"> • No dwelling completions and outstanding commitment to the north has not been delivered. • Flood risk. • GP surgery is at capacity.
Martock and Bower Hinton		<ul style="list-style-type: none"> • High level of commitments. • Ringwell Hill employment allocation unsuitable for housing development (appeal decision) and unlikely to be viable for economic development uses only.
Milborne Port		<ul style="list-style-type: none"> • Delivering housing growth completions and commitments just below requirement. • Net loss in employment land and floorspace.
South Petherton		<ul style="list-style-type: none"> • Net completions exceed housing requirement. • Neighbourhood Plan is at Pre-submission consultation stage (Reg 14) – seeking to allow ‘small scale’ development – sites of fewer than 10 dwellings outside of the development area. • Some economic development in the town but employment land being delivered at Lopen Head.
Stoke sub Hamdon		<ul style="list-style-type: none"> • Low number of housing completions but commitments take it over the requirement. • Net loss of employment land.
9. Economic Prosperity	<p>EP1: Strategic Employment Sites EP2: Office Development EP3: Safeguarding Employment Land EP 4: Expansion of Existing Businesses in the Countryside EP5: Farm, Diversification EP6: Henstridge Airfield EP7: New Build Live Work units EP8: New and enhanced Tourist Facilities EP9: Retail Hierarchy EP10: Convenience and Comparison Shopping in Yeovil EP11: Location of Main Town centre Uses (the sequential approach) EP12: Floorspace Threshold for Impact Assessments</p>	<ul style="list-style-type: none"> • Current plan lacks a policy for new build and changes of use of existing premises in rural areas. • Policy EP10 – is having an upper limit for retail floorspace in Yeovil necessary – should the policy be deleted? • Policy EP2 replicates Policy EP11 therefore should it be deleted? • Primary Shopping Areas in the four Market Towns are largely contiguous with the Town Centre Boundaries, they don’t have large areas of non-retail town centre uses so primary Shopping Areas could be deleted and the Town Centre Boundary used as the basis for applying the sequential approach. • Potential to clarify that neighbourhood Centres are not Town Centres in planning policy terms. • Is Policy EP15 still required given the Register of Assets of Community Value?

	<p>EP13: Protection of Retail Frontages</p> <p>EP14: Neighbourhood Centres</p> <p>EP15: Protection and Provision of Local Shops, Community facilities and services</p>	
10. Housing	<p>HG1: Strategic Housing Site</p> <p>HG2: The use of PDL for new Housing</p> <p>HG3: Provision of Affordable Housing</p> <p>HG4: Provision of Affordable Housing Sites of 1-5 dwellings</p> <p>HG5: Achieving a Mix of Market Housing</p> <p>HG6: Care Homes and Specialist Accommodation</p> <p>HG7: Gypsies, Travellers and travelling Showpeople</p> <p>HG8: Replacement Dwellings in the Countryside</p> <p>HG9: Housing for Agricultural and related Workers</p> <p>HG10: removal of Agricultural and other Occupancy Conditions</p>	<ul style="list-style-type: none"> • Scope to simplify HG2 and SS7 and both policies deal with PDL. • Affordable housing threshold needs to be changed to reflect national guidance (HG3) • Should we amend the affordable housing target to 34% based on SHMA • Policy HG4 should be deleted in the light of the above. • Does the Council want to gather more evidence to support the introduction of the Nationally Described Space Standards? • Does the Council want a specific policy approach self-build and custom housebuilding. • Is our current approach to Gypsy, traveller and Travelling Showpeople sites acceptable – do we need to allocate?
11. Transport and Accessibility	<p>TA1: Low carbon Travel</p> <p>TA2: Rail</p> <p>TA3: Sustainable Travel at Chard and Yeovil</p> <p>TA4: Travel Plans</p> <p>TA5: Transport Impact of New Development</p> <p>TA6: Parking Standards</p>	<ul style="list-style-type: none"> • The policies are long and complex Policy TA1 is rarely being used in the consideration of planning applications – scope to simplify by re-aligning the policies TA1, TA3 and TA5 to tie in with the thresholds in Policy TA4.
12. Health and Wellbeing	<p>HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development</p> <p>HW2: Sports Zone</p> <p>HW3: Protection of Play Spaces and Youth Provision</p>	No issues
13. Environmental Quality	<p>EQ1: Addressing Climate Change</p> <p>EQ2: General Development</p> <p>EQ3: Historic Environment</p> <p>EQ4: Biodiversity</p> <p>EQ5: Green Infrastructure</p> <p>EQ6: Woodland and Forests</p> <p>EQ7: Pollution Control</p> <p>EQ8: Equine Development</p>	<ul style="list-style-type: none"> • Policy EQ1 needs to be updated to reflect the Ministerial Statements of March and June 2015 and Fixing the Foundations (DCLG, 2015) • Does the plan need a specific Landscape Policy? • No policy link to Noise Exposure Category Maps and guidance. • Yeovil Air Quality Management Area. • Contaminated Land is not included in Policy EQ7 – it should be.