

Local Plan Review 2016-2036 Preferred Options for Consultation

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Purpose of the Report

1. To seek approval from the District Executive Committee to go out to consultation on the Local Plan Review 2016-2036 Preferred Options document in June 2019.

Forward Plan

2. This report appeared on the District Executive Forward Plan with an anticipated Committee date of February 2019.

Public Interest

3. The Local Plan Review 2016-2036 Preferred Options document identifies the proposed sites to be allocated to provide new housing and employment development in South Somerset over the 20 years (2016 to 2036). It also includes the proposed policies against which planning applications will be assessed in the future. Officers are asking the District Executive to approve the document for consultation in June 2019.
4. The report includes an appendix with responses to the main issues raised during the consultation on the Local Plan Review Issues and Options document.

Recommendations

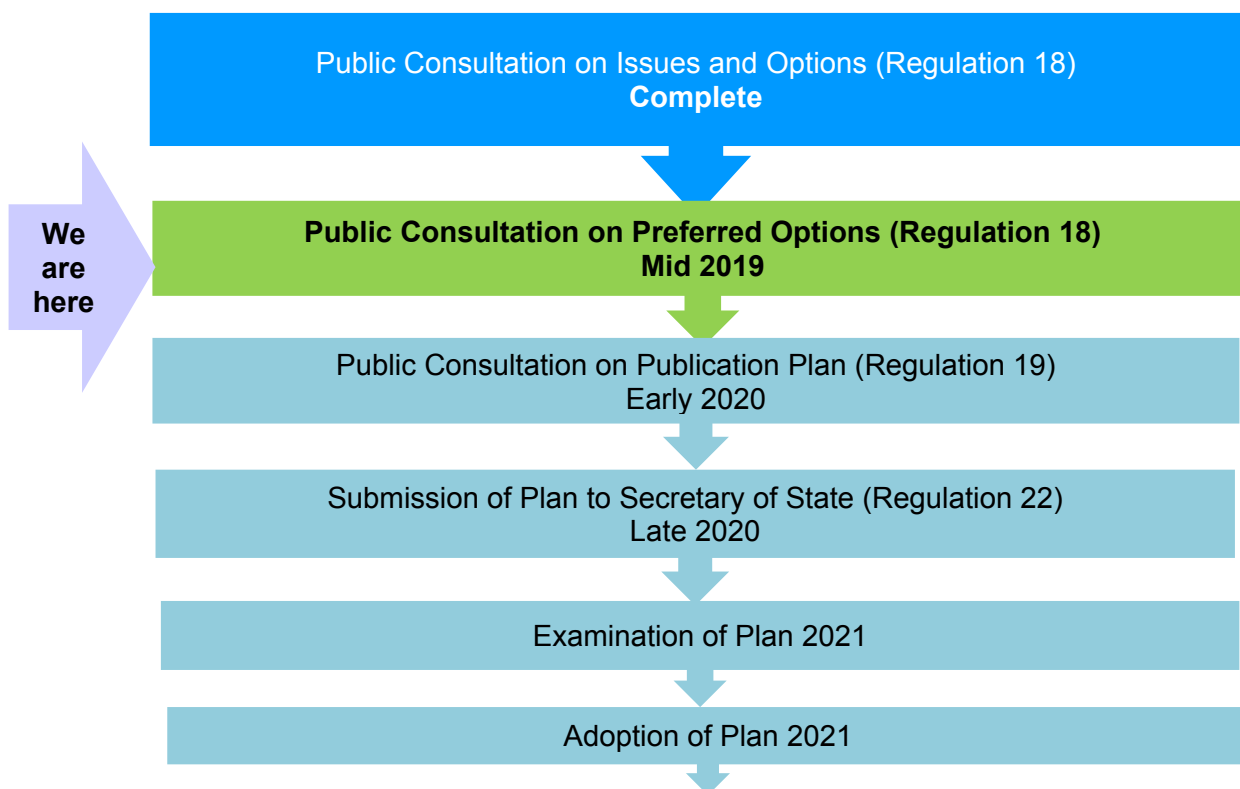
5. That the District Executive:
 - a. Approves the Local Plan Review 2016-2036 Preferred Options document (published in a separate appendix) for Regulation 18 public consultation in June 2019.
 - b. Delegate responsibility for the production, technical editing and styling of the consultation document to the Lead Specialist- Strategic Planning in association with the Director, Strategy and Commissioning and the Portfolio Holder Strategic Planning (Place Making).

Background

6. The Local Plan Review Issues and Options Document went out to public consultation between October 2017 and January 2018. During the consultation period the Council received over 800 representations resulting in 1,424 individual comments. Since that time officers have been working to develop the Preferred Options document. Appendix 1 is a summary schedule of the main issues raised during the Issues and Options consultation and an officer response to those issues.

7. In July 2018 the Government published a new National Planning Policy Framework (NPPF)¹ this included a large number of changes to national planning policy including the introduction of a new standard methodology for calculating the Council’s housing requirement, the Housing Delivery Test (HDT) and a new definition of affordable housing. This new guidance has been taken into account when drafting the Preferred Options document.
8. The Preferred Options consultation is still a relatively early stage in the production of the Local Plan Review. A further round of public consultation will take place on the Publication version of the Plan before the Local Plan Review is formally submitted and goes to Examination. Figure 1 below shows the various stages of production and the anticipated timeline.

Figure 1: Local Plan Review Timeline



9. Three member workshops were held during November 2018 the aims of which were to share the main points arising from the emerging Local Plan Review Preferred Options and to capture Member feedback so that this could be presented to District Executive. A schedule showing who attended those workshops and providing a summary of the main issues raised at the workshops along with an officer response can be found as Appendix 2.

Local Plan Review Preferred Options

10. A Local Plan sets out the strategy and policies to support the Council’s long-term vision as well as the strategic context for managing and accommodating residential and economic growth across South Somerset. This is in the context of national policy as well as other strategies and plans at District, County and sub-regional level.

¹
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740506/National_Planning_Policy_Framework_print_version.pdf

11. The current adopted Local Plan covers the period 2006-2028. In his report to the Council, the independent Inspector who carried out the Examination into the Local Plan made it clear that an early review of part of the Plan should be undertaken and the decision was subsequently made to review the whole Local Plan. The LPR rolls the plan period forward covering the timeframe 2016-2036.
12. The Local Plan Review Issues and Options document identified a large number of site options for housing and employment allocations as well as options for amendments to Local Plan policies. Having taken into account the comments received, the contents of the most recent evidence base documents and the NPPF, the Local Plan Review Preferred Options document has been produced to form the basis for a further round of consultation.
13. The Local Plan Review Preferred Options document is set out in section headings which broadly reflect the adopted Local Plan, although some re-ordering has taken place, policies have been deleted, added and amended which has resulted in policy references changing. A new section has been introduced called 'Town Centre Regeneration and Retail' in order to properly reflect the Council's priority projects for the regeneration of Yeovil, Chard and Wincanton town centres. The draft document forms Appendix 3 of this report.
14. It should be noted that due to the diversion of staff resources to the on-going Development Consent Order examination process on the dualling of the A303 Sparkford to Ilchester, the employment land requirements are not currently included in the document; however the Employment Land Review is close to being completed and the figures will be added in time for the public consultation process later in the year. Members have been informed of the fact that less employment land is required as a whole across this plan period compared to the last and this smaller strategic need will be reflected on a settlement by settlement basis.
15. The following is a summary of the key proposals in the Preferred Options document:
 - a. A housing requirement of 14,510 dwellings.726 dwellings per year. It should be noted that Local Plan Review Policy SS2 identifies allocations and levels of growth which provides for housing in excess of the minimum local housing need target of 14,510 new homes. This is in order to allow for a level of flexibility as the Local Plan Review progresses and to avoid having to carry out additional consultation if levels of growth need to be adjusted or through the consultation process it becomes clear that a site/sites is no longer deemed to be deliverable. Subsequently the Council may wish to consider identifying some of the sites as 'reserve sites' where development would be directed first, should it be in the position where it is unable to identify a five-year supply of housing land. At this point in time it is not proposed that the final Local Plan Review will have a housing requirement in excess of the 14,510 minimum local housing needs figure.
 - b. The introduction of a 'Villages' category into the settlement hierarchy, combined with a more restrictive Policy SS4 (currently Policy SS2 in the adopted Local Plan). The places that are identified as Villages are: Abbas and Templecombe, Broadway and Horton, Charlton Adam and Charlton Mackrell, Combe St Nicholas, Curry Rivel, Henstridge, Keinton Mandeville, North Cadbury, Queen Camel, Sparkford, Stoke-sub-Hamdon and Tatworth. The evidence base document that provides the justification for the identification of these Villages, The Potential for Rural Settlements to be Designated 'Villages', November 2018, can be found here: <https://www.southsomerset.gov.uk/planning-and-building-control/spatial-policy/early-review-of-local-plan-2006-2028/evidence-base/>
 - c. A strategy for the distribution of housing growth that continues to focus on the larger more sustainable settlements. Summarised in Figure 2 below.

Figure 2: Distribution of Housing Growth

Settlement Type	Number of Settlements of that Type	Overall Percentage of Growth in adopted Local Plan (%)	Overall Percentage of Growth in Local Plan Review Preferred Options (%)	Percentage of growth per settlement in Local Plan Review Preferred Options (%)
Principal Town Yeovil	1	47%	33%	33.00%
Primary Market Towns Chard Crewkerne Ilminster Wincanton	4	25%	30%	7.50%
Local Market Towns Ansford and Castle Cary Langport and Huish Episcopi Somerton	3	7%	11%	3.67%
Rural Centres Bruton Ilchester Martock and Bower Hinton Milborne Port South Petherton	5	7%	8%	1.60%
Villages Abbas and Templecombe Broadway and Horton Charlton Adam and Charlton Mackrell Combe St Nicholas Curry Rivel Henstridge Keinton Mandeville North Cadbury Queen Camel Sparkford Stoke-sub-Hamdon Tatworth	12	N/A	8%	0.67%
Rural Settlements (that qualify as at October 2018)	23	14%	11%	0.48%

- d. Housing allocations are proposed in Yeovil, all the Market Towns and Rural Centres. An overall housing requirement is given for Villages and Rural Settlements. Figure 3 shows the detail of the housing requirement.

Figure 3: Detail of the Housing Requirement

	A	B	C	D	E
Local Plan Review	Completions 2016-2018 as at 31st March 2018	Commitments - net commitments as at 31st March 2018	Completions 2016-2018 as at 31st March 2018 plus net commitments as at 31st March 2018 (A plus B)	LPR Housing requirement 2016-2036	Residual Requirement (any pending planning applications, planning permissions granted after 31st March 2018 and LPR allocations are included within this number) (D minus C)
Principal Town					
Yeovil	564	1640	2204	5091	2887
Primary Market Towns					
Chard	31	474	505	1995	1490
Crewkerne	9	705	714	1194	480
Ilminster	14	105	119	839	720
Wincanton	62	281	343	613	270
Local Market Towns					
Ansford/ Castle Cary	7	559	566	727	161
Langport/ Huish Episcopi	25	146	171	351	180
Somerton	80	354	434	574	140
Rural Centres					
Bruton	11	76	87	152	65
Ilchester	4	157	161	361	200
Martock/ Bower Hinton	45	75	120	330	210
Milborne Port	29	76	105	245	140
South Petherton	20	41	61	116	55
Villages	121	471	592	1314	722
Rural Settlements	157	653	810	1686	876
Total	1179	5813	6992	15588	8596

- e. A District-wide employment land requirement of 91 ha (including existing supply) and 9,360 new jobs.
- f. A new Town Centre Regeneration and Retail section including policies to support regeneration proposals in Yeovil, Chard and Wincanton.
- g. Allocations for land use. Figure 4 is a list of the proposed allocations.

Figure 4: Local Plan Review Preferred Options Proposed Allocations

Local Plan Review Policy Reference	Subject	Number of homes / employment allocation or other use
Yeovil		
YV1	Yeovil Sustainable Urban Extensions	1565 homes (800 South Area and 765 North) 5.16 ha of employment land (2.58 ha South Area and 2.58 North Area)
YV2	Yeovil Housing Growth North West of Brimsmore Key Site	200 homes
YV3	Yeovil Housing Growth South of Keyford	265 homes
YV4	Yeovil Housing Growth at Brimsmore Gardens	200 homes
YV5	Yeovil Housing Growth at Mudford Road	25 homes
YV6	Yeovil Housing Growth at the Former Bus Depot, Reckleford	100 homes
YV7	Yeovil Housing Growth North of Junction of St Michaels Road and Victoria Road	20 homes
YV8	Yeovil Housing Growth at Eastville Road	12 homes
TC2	Development in the Designated Yeovil Town Centre	Box Factory – 85 homes Bus Station / Glovers Walk - 100 homes Cattle Market - 80 homes Petters Way – 20 Homes
Chard		
CH1	Chard Eastern Development Area	1,342 homes 13 hectares of employment
CH2	Housing Growth at Land East of Crimchard	110 homes
CH3	Housing Growth at Land west of Crimchard	38 homes

TC3	Chard Town Centre Regeneration Site	New leisure centre and swimming pool, housing and commercial development
Crewkerne		
HG1	Strategic Housing Site (Crewkerne Key Site saved allocation)	635 homes plus a 60 bed care home have planning permission.
EP1	Strategic Employment Sites	Crewkerne Key Site Employment
CR1	Housing Growth East of Lang Road	100 homes
CR2	Housing Growth at Land Rear of Penlain	100 homes
CR3	Housing Growth at Land West of A356 (Station Road)	270 homes
CR4	Housing Growth at Land East of Charlton Close	10 homes
Iminster		
IM1	Housing Growth South west of Canal Way	400 homes
IM2	Housing Growth at Shudrick Lane	220 homes
IM3	Housing Growth at Station Road	100 homes
IM4/EP1	Employment Development at Station Road, Iminster/Strategic Employment Site	* ha of employment land
Wincanton		
WN1	Housing Growth west of Wincanton Business Park and New Barns Farm	220 homes
WN2	Housing Growth at The Tythings	50 homes
WN3	Employment development west of Wincanton Business Park	* ha of employment land
Ansford and Castle Cary		
AC1	Housing Growth North West of Ansford	60 homes
AC2	Housing Growth East of Station Road, Castle Cary	20 homes
AC3	Education Development at Torbay Road, Castle Cary	Safeguarded Primary School site

AC4	Car Parking at the Railway Station, Ansford	Safeguarded site for Castle Cary Train Station additional parking
Langport and Huish Episcopi		
LH1	Housing Growth at Land Between Somerton Road and Field Road (The Trial Ground)	80 homes
LH2	Housing Growth at Land Between Somerton Road and Wearne Lane	100 homes
Somerton		
SM1	Housing Provision on Land west of St Cleer's Orchard	140 homes
SM2	Employment Growth at Bancombe Road	* ha of employment land
Bruton		
BT1	Housing Provision at Brewham Road	60 homes
BT2	Housing Provision at Frome Road	5 homes
Ilchester		
IL1	Housing provision north of Troubridge Park	200 homes
Martock and Bower Hinton		
MB1	Housing Provision North of Coat Road	55 homes
MB2	Housing Provision South of Coat Road	95 homes
MB3	Housing Provision South of Hills Lane	60 homes
Milborne Port		
MP1	Housing Provision North of Wheathill Lane	110 homes
MP2	Housing Provision South of Court Lane	30 homes
South Petherton		
SP1	Housing Provision South of Hospital Lane	45 homes
SP2	Housing Provision at Rear of Littlehays	10 homes

- h. The addition of a landscape policy.
- i. An affordable housing requirement of 28% based upon the evidence in the Strategic Housing Market Assessment.

- j. The addition of a policy requiring the application of the nationally described minimum internal space standards for affordable housing.

Next Steps

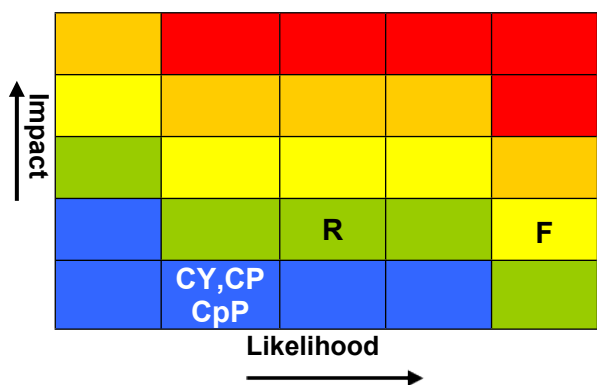
16. If members agree with the recommendations of this report, officers will spend the following months finalising evidence base documents, finalising the Local Plan Review Preferred Options document and preparing for the formal consultation process which will include preparing supporting material such as easy to read summary leaflets.
17. The consultation process will be designed around making it as accessible as possible to all members of the South Somerset community. Having learnt lessons from past consultation exercises we will maximise the use of online platforms and at the same time enable those who wish to engage through more traditional methods such as completing a comments form, viewing documents in local libraries or attending consultation drop in sessions.
18. Consultants AECOM have been commissioned to produce a Sustainability Appraisal of the Preferred Options and subsequent stages of the Local Plan Review. The document will be published alongside the other consultation documents later in the year.

Financial Implications

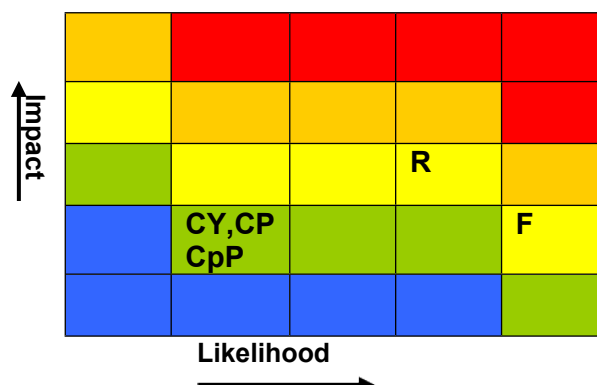
19. None at this time. There will be costs associated with the consultation exercise which will take place later in the year, however these can be paid for from existing resources allocated to the Local Plan.

Risk Matrix

Risk Profile before officer recommendations



Risk Profile after officer recommendations



Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

Council Plan Implications

20. The Local Plan Review Preferred Options supports the economy, environment, homes and health & communities areas of focus identified in the Council Plan 2016-2021. The Local Plan Preferred Options sets out a planning policy framework within which the priority projects identified in the emerging Council Plan 2019-2020 can be delivered including the town centre regeneration proposals in Yeovil, Chard and Wincanton, the delivery of new homes to meet the needs of the whole South Somerset community and an environment where economic development needs can be met.

Carbon Emissions and Climate Change Implications

21. The Environmental Quality section of the Local Plan Review Preferred Options document includes Policy EQ1 – Addressing Climate Change in South Somerset. The policy seeks to mitigate the impact of new development on climate change.

Equality and Diversity Implications

22. The Publication Plan (Regulation 19) version of the policies within the Local Plan Review will undergo EqA screening and full EqA of policies will be carried out where necessary. The final report will be included within the documents submitted to the Secretary of State.

Privacy Impact Assessment

23. No impact at this stage. Names and contact details of respondents will be collected during the consultation exercise which will take place later in the year. The data will be collected and processed by District Council officers and stored on the iNOVEM database.

Background Papers

12.

- Local Plan Review Issues and Options Consultation Document https://www.southsomerset.gov.uk/media/900905/early_review_local_plan_issues_and_options_merged_v12_-_final.pdf
 - Local Plan Review evidence base <https://www.southsomerset.gov.uk/planning-and-building-control/spatial-policy/early-review-of-local-plan-2006-2028/evidence-base/>
 - Adopted South Somerset Local Plan 2006-2028 <https://www.southsomerset.gov.uk/planning-and-building-control/spatial-policy/south-somerset-local-plan-2006-2028/adopted-south-somerset-local-plan/>
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