

# South Somerset

## Local Plan Review Issues and Options Consultation

26 October 2017 to 11 January 2018



# South Somerset Local Plan Review of Issues and Options

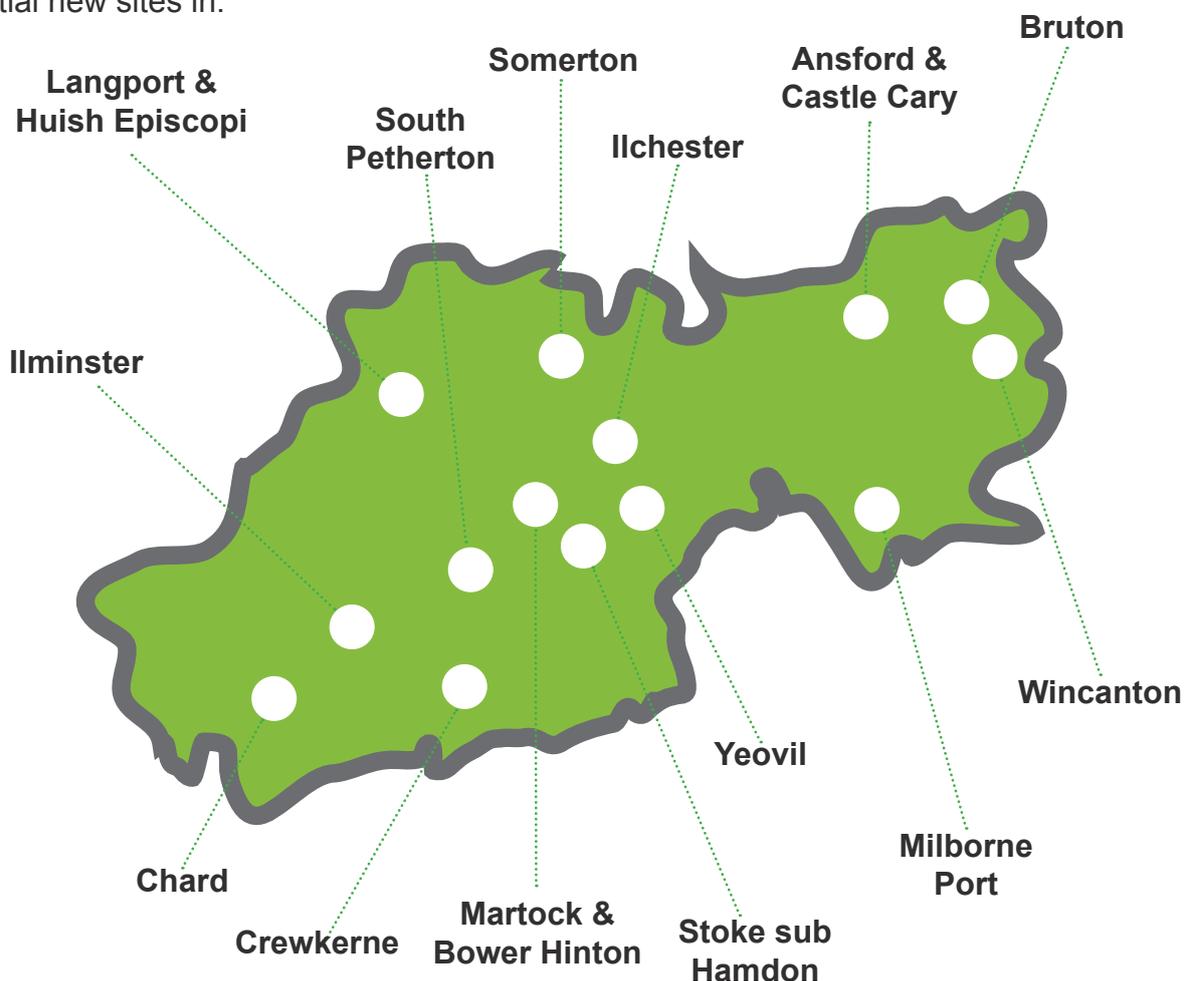
South Somerset District Council is reviewing its current Local Plan which was adopted in March 2015.

## What is the Local Plan review?

We are reviewing our Local Plan, and when adopted, the new Plan will cover the period 2014 to 2034, which is longer than the current Local Plan which covers the period up to 2028.

This Issues and Options document is the first stage in the review process and is designed to stimulate debate on the key issues affecting our District.

Our Local Plan needs to consider options for where new growth in housing, employment and other infrastructure may go in the future. At this time we are starting the work to identify potential new sites in:



**“ We want to know what you think. We recognise that these are important issues and that they can impact upon the way in which you live, work, study and enjoy your free time across South Somerset. Therefore we want you to help to inform the contents of this revised Plan.**

**Please have a look at the options and issues we have outlined in the District and let us know your thoughts. ”**



## What are the issues that need to be considered?



### Housing

The current Local Plan identifies that we need 15,950 houses between 2006 and 2028 (this is the Local Plan housing requirement). The majority of this growth is identified for the Yeovil area, with smaller targets for the Market Towns (Chard, Crewkerne, Ilminster, Wincanton, Ansford & Castle Cary, Langport & Huish Episcopi and Somerton), Rural Centres (Bruton, Ilchester, Martock & Bower Hinton, Milborne Port, South Petherton and Stoke sub Hamdon) and Rural Settlements (all other villages and hamlets).

New evidence shows that the overall housing requirement may be lower in this Plan period (equivalent to 660 houses a year across the District, rather than 725). Additional housing will still be needed, one reason being that the Plan period has been extended by six years (we need 13,200 houses between 2014 and 2034). Once all the houses that have already been built are included, plus houses that are currently under construction and those that have planning permission but have not yet been started, only around 6,000 new houses remain to be delivered through this Local Plan review.

### Where should we build the additional houses needed by 2034?

Housing delivery to date has been greater than expected in the Rural Settlements, such as Tatworth, Henstridge, Curry Rivel and Sparkford and considerably less than expected in Yeovil, the District's primary town.

**“We now need to consider whether we should continue with the current approach, or consider new options for the distribution of this housing growth?”**

Alternatives include a more dispersed strategy (with less focus on Yeovil and the Market Towns and maybe more growth in smaller settlements) or perhaps even a completely new settlement.

We want your views on this and other housing issues such as affordable housing, housing for older people and potential sites for Gypsies, Travellers and Travelling Showpeople.



### Employment

The current Local Plan identifies 150 hectares of land being required to support business growth by 2028. As with housing, the focus is on delivering land in Yeovil, followed by the Market Towns, Rural Centres and Rural Settlements.

New evidence shows that whilst South Somerset has a successful economy and low unemployment, changes in the UK economy following Brexit and a constrained labour market may impact on the number of jobs that can be supported in the future. It is estimated that there will be an additional 8,500 jobs in the District by 2034. Between 45-93 hectares of new employment land is needed to support the District's growth in business. The Local Plan Review will need to identify where this land is located.

### Where and how should we deliver employment land?

Employment land is not being delivered at the rate needed to meet the current Local Plan ambitions. Strategic employment sites in places like Yeovil, Chard, Crewkerne and Ilminster are not being built at present. As with housing, land is being developed in the smaller settlements rather than our main towns.

One thing we therefore need to consider is whether we continue with the current approach, or consider new options for the distribution of employment land. Alternatives include a more dispersed strategy for growth (with less focus on Yeovil and the Market Towns and maybe more growth in smaller settlements) or perhaps new sites, for example along the A303.



## Options for future development

The document has options for new housing, employment and other forms of development across the District.

There are some sites that were identified for future growth many years ago, but have not been delivered or used, and therefore we are now suggesting changes to these and alternative locations instead.

## What do I do next?

Please take some time to look at the Issues and Options document and come and see us at the following locations, where we can have a chat about the document and its content.

### Issues and Options drop-in sessions

- 1 Nov Somerton Town Council offices (4pm-7pm)
- 2 Nov South Somerset District Council offices, Brympton Way, Yeovil (4pm-7pm)
- 7 Nov Market House, Castle Cary (4pm-7pm)
- 9 Nov Swanmead School, Ilminster (4.30pm-7.30pm)
- 21 Nov Guildhall, Chard (4pm-7pm)
- 22 Nov South Somerset District Council offices, Churchfields, Wincanton, (4pm-7pm)
- 30 Nov Great Bow Wharf, Langport (4pm-7pm)
- 4 Dec South Somerset District Council Offices, Brympton Way, Yeovil (4pm-7pm)
- 13 Dec Henhayes Community Centre, Crewkerne, (4.30pm-7.30pm)

## How can I see the Issues and Options document?

You can see the document online via the council's website:

[www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions) (search for South Somerset Local Plan Issues and Options).

Hard copies of the document are available during normal office hours in the District Council's offices (in Churchfields in Wincanton; the Lace Mill in Chard; and Petters House and Brympton Way in Yeovil) or libraries across the District.

**We want to hear from you. You can make comments on the Issues and Options document between 26th October 2017 and 12 noon on 11th January 2018.**

## Comments can be made:

- Online: via the website: [www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)
- Email: [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

