

Evidence base documents used in drafting the Local Plan (in broad chapter order)

Title	Author	Date of publication
European Directive 2001/42/EC	European Parliament	2001
EC Habitats Directive (92/43/EEC)	European Parliament	1992
Town and Country Planning Act 1990		1990
Planning and Compulsory Purchase Act 2004		2004
Localism Act		2012
Neighbourhood Planning (General) Regulations 2012		2012
The Draft Revised Regional Spatial Strategy For The South West Incorporating The Secretary Of State's Proposed Changes - For Public Consultation	South West Regional Assembly	2008
Shaping South Somerset, A Strategy for Sustainable Communities 2008-2026	South Somerset Together (Local Strategic Partnership)	2008
National Planning Policy Framework	Communities and Local Government	2012
ONS Mid Year estimates 2010 – Urban Area	Office of National Statistics	2012
Business Register Employment Survey (BRES) 2010	NOMIS	2010
Annual Business Inquiry (ABI) and BRES Employee Analysis 1991-2010	NOMIS	2010
BRES 2010 Employment figures	NOMIS	2010
South Somerset Settlement Role and Function Study Final Report April 2009	Baker Associates	2009
Travel to Work and Urban Areas of the South West Region (Analysis of 2001 Census data)	South West Observatory	2005
Value of Tourism 2010	South West Tourism Alliance	2011
South Somerset District Council Annual Monitoring Report April 2005 - March 2006	South Somerset District Council	2006
South Somerset District Council Annual Monitoring Report April 2007 - March 2008	South Somerset District Council	2007
South Somerset District Council Annual Monitoring Report April 2008 - March 2009	South Somerset District Council	2009
South Somerset District Council Annual Monitoring Report April 2009 - March 2010	South Somerset District Council	2010
South Somerset District Council Annual Monitoring Report April 2010 - March 2011	South Somerset District Council	2011
Taunton and South Somerset Housing Markets Areas Housing Market Assessment 2009	Fordham Research	2009
Somerset Gypsy and Traveller Accommodation Assessment, Final Edit	De Montfort University	2011
Planning policy for traveller sites	Communities and Local Government	2012
SSDC Annual Monitoring Report 2010 - 2011	South Somerset District Council	2011
South Somerset Place Survey 2008	South Somerset District Council	2008
Chard Regeneration Framework, Implementation Plan	LDA Design	2010
Rural Services Report	South Somerset District Council	2012
Community Infrastructure Levy Regulations	Communities and Local Government	2010

Appendix 1

Report on Infrastructure Planning in South Somerset	Roger Tym and Partners/Baker Associates	2012
CIL Amendment Regulations	Communities and Local Government	2012
Development Control Protocol for identifying and prioritising planning Contributions	South Somerset District Council	2006
Henstridge Airfield Masterplan	South Somerset District Council	2009
Town and Country Planning (Use Classes) Order 1987 as amended		1987
Somerset Economic Assessment	Somerset County Council	2011
Yeovil Economic Profile	Ekosgen	2010
A Functional Analysis of Settlements	South West Regional Assembly	2005
2001 Census	Office of National Statistics	2001
Yeovil Transport Strategy Review	Somerset County Council	2006
Peripheral Landscape study – Yeovil	South Somerset District Council	2008
Yeovil Historic Environmental Assessment	Chris Blandford Associates	2010
Yeovil Place Review	Ekosgen	2010
SSDC Employment Land Monitoring April 2006 to March 2010	South Somerset District Council	2010
Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension	Parsons Brinckerhoff	February 2011
Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension – Addendum Report	Parsons Brinckerhoff	June 2011
Highway Infrastructure Requirements for Yeovil Urban extension	Parsons Brinckerhoff	November 2011
Non-Technical Forecasting Report Review of Yeovil Eco-Urban Extension – Addendum Report 2	Parsons Brinckerhoff	January 2012
Response to Highway Agency Comments on Non-Technical Forecasting Report Addendum 2	Parsons Brinckerhoff	March 2012
Infrastructure Planning in South Somerset	Peter Brett Associates	2012
Delivering a Resources Plan for Somerset's Urban Extensions Report: A Waste Infrastructure Study	Parsons Brinckerhoff	2011
Yeovil Ecotown Biodiversity Baseline and Scoping report	Somerset County Council	2010
Active and Low Carbon Travel a transport vision for Yeovil	University of the West of England	2010
Sustainable Travel in Yeovil	Addison and Associates	2011
Somerset County Council Transport Policies Parking Strategy	Somerset County Council	2012
Chard Regeneration Plan	LDA Design	2009
South Somerset District Council Employment Land Review – Stage 2	South Somerset District Council	2009
The Distribution of European Protected Species in South Somerset, Guidance for Spatial Planning	Somerset County Council	2009
South Somerset District Council Employment Land review Stage 3	South Somerset District Council	2011
Adopted South Somerset Local Plan 1991 - 2011	South Somerset District Council	2006
South Somerset Retail Capacity Study Update	GVA Grimley	2010
Chard Regeneration Framework Strategic Transport Assessment	Peter Brett Associates	2010

Appendix 1

Chard Regeneration Framework Implementation Plan	LDA Design	2010
Feasibility Report in Respect of Chard Eastern Development Area	Thomas Lister Ltd	2012
South Somerset District Council Infrastructure Delivery Plan	Tym & Partners	2012
Council's annual housing monitoring database	South Somerset District Council	April 2011
Proposed Residential Development East of Shudrick Lane, Ilminster	Somerset County Council	2011
Wincanton's People's Plan 2006-2016	The Wincanton People's Plan Steering Group	2007
Sustainability Appraisal Report	South Somerset District Council	2012
Langport 2020	Langport Area Forum	
Strategic Housing Land Availability Assessment, 2009,	South Somerset District Council	2010.
Aircraft Noise Contours for RNAS Yeovilton	South Somerset District Council by Bureau Veritas Consultants	2010
South Somerset District Council "Our Plan - Your Future 2012 to 2015	South Somerset District Council	2012
Public Transport in Developments	Chartered Institute of Highways and Transportation	1999
Defra Agriculture and Horticulture Survey	Department of Environment Food and Rural Affairs	2010
Project Management Board Paper "Managing the Scale of Retail Development - A Methodology for Establishing a Local Retail Floorspace Threshold Policy for Impact Assessments" Workshop 9	South Somerset District Council (Spatial Policy Team)	23 rd November 2011
Affordable Housing Threshold Viability Study Annex	Fordham Research	2010
Housing Density Discussion Paper presented to Planning Management Board (PMB)	South Somerset District Council (Spatial Policy Team)	7 th June 2011
Small Sites Affordable Housing Financial Contributions Economic Viability Appraisal	Peter Brett Associates	2012
Lifetime Homes, Lifetime Neighbourhoods, A National Strategy for Housing in an Ageing Society	Communities and Local Government	2008
Designing Gypsy and Traveller Sites: Good Practice Guide	Communities and Local Government	2008
Connecting Somerset and Devon Programme	Somerset County Council	2011
The Heart of Wessex Line – Case for Service Improvement	Image Rail	2011
Somerset County Council's Transport Policies – schedule of policies	Somerset County Council	2011
Planning for Public Transport in Developments	The Institution of Highways & Transportation	1999
Future Transport Plan 2011 - 2026	Somerset County Council	2011
Transport Policies Travel Plan Guidance	Somerset County Council	2011
Employment Densities: A Full Guide. Final Report	English Partnerships and the Rural Development Agency	2001
South Somerset District Council Play Policy and Strategy (2007-2012)	South Somerset District Council	2007
South Somerset District Council Open Space Strategy (2011-2015)	South Somerset District Council	2011

Appendix 1

South Somerset District Council Planning Obligations Protocol 2006	South Somerset District Council	2006
Adapting to climate change: UK Climate Projections	Department of Environment Food and Rural Affairs	2009
UK Climate Projections	Department of Energy and Climate Change	2009
Renewable Energy in the Blackdown Hills AONB	Blackdown Hill AONB	2010
Cost of building to the Code for Sustainable Homes – updated cost review	Communities and Local Government	2011
South West Regional Woodland and Forestry Framework	South West England Forestry Commission	2005

Replaced and Saved Local Plan policies and proposals (from the South Somerset Local Plan 1991 - 2011)

Key

	Replaced because completed or with planning permission
	Replaced because covered by the National Planning Policy Framework
	South Somerset Local Plan policy replaced by relevant Local Plan Policy
	Saved Proposal (now in South Somerset Local Plan 2006-2028)
	Replaced because not implemented and no known prospect of implementation
	Replaced because otherwise superseded
	Policy Saved as a material consideration (paragraph 125 of NPPF)

Saved South Somerset Local Plan 1991 – 2011 Policy		Relevant Local Plan policy or proposals replacing saved policy / other reason for replacement or identification of saved policy	
Policy ST1	Rural Centres	SS1	Settlement Hierarchy
Policy ST2	Villages	SS1	Settlement Hierarchy
Policy ST3	Development Areas	SS1 SS2	Settlement Hierarchy Development in Rural Settlements
Policy ST4	Extensions and Alterations to Buildings in the Countryside	EP4	Conversion or Re-use of Buildings in the Countryside
Policy ST5	General Principles of Development	SD1 SS6 EQ2 TA1 TA5	Sustainable Development Infrastructure Delivery General Development Low Carbon Travel Transport Impact of New Development
Policy ST6	The Quality of Development	EQ2	General Development
Policy ST7	Public Space	EQ2 EQ5 HW1	General Development Green Infrastructure Provision of open space, outdoor playing space, sports, cultural and community facilities in new development
Policy ST8	Sustainable Construction	EQ1	Addressing Climate Change in South Somerset
Policy ST9	Crime Prevention	EQ2	General Development
Policy ST10	Planning Obligations	SS6	Infrastructure Delivery
Policy EC1	Protecting the Best and Most Versatile Agricultural Land	-	Covered by NPPF (paragraph 112)
Policy EC2	Areas of Outstanding Natural Beauty	-	Covered by NPPF (paragraph 115)
Policy EC3	Landscape Character	EQ2	General Development
Policy EC4	Internationally Important Sites	EQ3	Biodiversity
Policy EC5	Nationally Important Sites - Sites of Special Scientific Interest	EQ3	Biodiversity
Policy EC6	Locally Important Sites	EQ3	Biodiversity
Policy EC7	Landscape Features of Major Importance to Wildlife	EQ4	Green Infrastructure
Policy EC8	Protected Species	EQ3	Biodiversity
Policy EH1	Conservation Areas	EQ2 (part)	General Development Also covered by NPPF (paragraphs 126-141)
Policy EH2	Demolition of Buildings in Conservation Areas	EQ3	Historic Environment

Appendix 2

Policy EH3	Change of Use of Listed Buildings and Alterations to Listed Buildings	EQ2 (part) EQ3	General Development Historic Environment
Policy EH4	Demolition of Listed Buildings	EQ3	Historic Environment
Policy EH5	Development Proposals Affecting the Setting of Listed Buildings	EQ2 (part) EQ3	General Development Historic Environment
Policy EH6	The Conversion of Buildings in the Countryside (commercial)		Covered by NPPF (paragraph 28)
Policy EH7	The Conversion of Buildings in the Countryside (residential)		Covered by NPPF (paragraph 55)
Policy EH8	Historic Parks and Gardens	-	Covered by NPPF (paragraph 132)
Policy EH9	Historic Battlefields	-	Covered by NPPF (paragraphs 126-141)
Policy EH10	No Development Areas	SS2	Development in Rural Settlements. Also covered by NPPF (paragraphs 74 & 77) in Yeovil, Market Towns (Primary and Local) and Rural Centres.
Policy EH11	Archaeological Sites of National Importance (Scheduled Ancient Monuments)	-	Covered by NPPF (paragraphs 126-141)
Policy EH12	Areas of High Archaeological Potential and Other Areas of Archaeological Interest	-	Covered by NPPF (paragraph 128)
Policy EP1	Pollution and Noise	EQ7	Pollution Control
Policy EP2	Pollution and Noise	EQ7	Pollution Control
Policy EP3	Light Pollution	EQ7	Pollution Control
Policy EP4	Building Waste	-	Covered by legislation on Site Management Waste Plans Regulations 2008 (construction projects on single sites over £300,000)
Policy EP5	Contaminated Land	EQ7	Pollution Control
Policy EP6	Demolition and Construction Sites	EQ7	Pollution Control
Policy EP7	Potential Odour Generating Developments	EQ7	Pollution Control
Policy EP8	Sewage Treatment Works	EQ7	Pollution Control
Policy EP9	Control of other Potentially Polluting Uses	EQ7	Pollution Control
Policy EU3	Water Services	-	Covered by NPPF (paragraphs 123-125)
Policy EU4	Water Services	EQ1 (part)	Addressing Climate Change in South Somerset Partly covered by Building Regulations
Policy EU6	Culverting	EQ1	Addressing Climate Change in South Somerset
Policy EU7	Groundwater Catchment Areas	EQ1	Addressing Climate Change in South Somerset
Policy EU8	Telecommunications	EQ2 (part)	General Development Also covered by NPPF paragraphs 42-46
Policy TP1	New Development and Pedestrian Provision	TA5	Transport Impact of New Development
Policy TP2	Travel Plans	TA1 TA3 TA4	Low Carbon Travel Sustainable Travel at Chard and Yeovil Travel Plans
Policy TP3	Cycle Parking	TA6	Parking Standards

Appendix 2

Policy TP4	Safer Environments for New Developments and Existing Residential Areas	EQ2 TA5	General Development Transport Impact of New Development
Policy TP5	Public Transport	TA1 TA3 TA4 TA5	Low Carbon Travel Sustainable Travel at Chard and Yeovil Travel Plans Transport Impact of New Development
Policy TP6	Non-Residential Parking Provision	TA6	Parking Standards
Policy TP7	Residential Parking Provision	TA6	Parking Standards
Policy TP8	Local Transport Plan Schemes	-	Covered by Future Transport Plan (FTP)
Policy TP9	Trunk Roads	-	Completed. A303 covered by Highways Agency
Policy MC1	Primary Shopping Frontages	EP13	Protection of Retail Frontages
Policy MC2	Location of Shopping Development	EP11	Location of Main Town Centre Uses (the Sequential Approach)
Policy MC3	Location of Shopping Development	EP11	Location of Main Town Centre Uses (the Sequential Approach)
Policy MC4	Other Uses in Town Centres	EP13	Protection of Retail Frontages
Policy MC5	Location of Non-Shopping Key Town Centre Uses	EP11	Location of Main Town Centre Uses (the Sequential Approach)
Policy MC6	Location of Non-Shopping Key Town Centre Uses	EP11	Location of Main Town Centre Uses (the Sequential Approach)
Policy MC7	General Development in Town Centres	EQ2	General Development
Policy MS1	Local Shopping and Services	EP15	Protection and Provision of Local Shops, Community Facilities and Services
Policy MS2	Local Shopping and Services	SS2 EP14	Development in Rural Settlements Neighbourhood Centres
Policy MS3	Local Shops and Services Outside Development Areas	SS2 EP9	Development in Rural Settlements Retail Hierarchy
Policy MS4	Farm Shops	EP6	Farm Diversification
Policy MS5	Petrol Filling Stations	EP15	Protection and Provision of Local Shops, Community Facilities and Services
Policy MS6	Garden Centres and Nurseries	-	Covered by NPPF (paragraph 28)
Policy MS7	Control of Advertisements	-	Covered by NPPF (paragraph 67)
Policy ME1	Provision for New Employment Land	SS3	Delivering New Employment Land
Policy ME2	Provision for New Employment Land	EP1	Strategic Employment Sites
Policy ME3	Employment within Development Areas	SS1 SS2	Settlement Hierarchy Development in Rural Settlements
Policy ME4	Expansion of Existing Businesses in the Countryside	EP4	Expansion of Existing Businesses in the Countryside
Policy ME5	Farm Diversification	EP5	Farm Diversification
Policy ME6	Retention of Land and Premises	EP3	Safeguarding Employment Land
Policy ME7	Retention of Land and Premises in Rural Areas	SS2 EP3	Development in Rural Settlements Safeguarding Employment Land
Policy ME8	Hazardous Installations	-	Saved

Appendix 2

Policy ME9	Consultation Zones around Notifiable and Hazardous Installations	-	Saved
Policy ME10	Tourist Accommodation	EP8	New and Enhanced Tourist Facilities
Policy HG1	Provision for New Housing Development	SS4 SS5	District Wide Housing Provision Delivering New Housing Growth
Policy HG2	Provision for New Housing Development	SS4 HG1	Delivering New Housing Growth Strategic Housing Sites
Policy HG3	Phasing	HG2 SS7	The use of Previously Developed Land (PDL) for New Housing Development Phasing of Previously Developed Land
Policy HG4	Housing Densities	-	Covered by NPPF (paragraph 47)
Policy HG6	Affordable Housing	HG3 HG4	Provision of Affordable Housing Provision of Affordable Housing –Sites of 1-5 Dwellings
Policy HG7	Affordable Housing - Site Targets and Thresholds	HG3 HG4	Provision of Affordable Housing Provision of Affordable Housing –Sites of 1-5 Dwellings
Policy HG8	Affordable Housing - Commutation of Requirement	HG3 HG4	Provision of Affordable Housing Provision of Affordable Housing –Sites of 1-5 Dwellings
Policy HG9	Rural Housing Needs	SS2	Development in Rural Settlements
Policy HG10	Transit / short stay sites	HG7	Gypsies, Travellers and Travelling Showpeople
Policy HG11	Long Term/Residential Sites	HG7	Gypsies, Travellers and Travelling Showpeople
Policy HG12	Low Impact Dwelling Sites	-	Covered by NPPF (paragraph 55)
Policy HG15	Agricultural and Forestry Dwellings	HG9	Housing for Agricultural and Related Workers
Policy HG16	Agricultural and Forestry Dwellings	HG10	Removal of Agricultural and Other Occupancy Conditions
Policy CR1	Existing Playing Fields/Recreation Areas	HW3	Protection of Play Spaces and Youth Provision
Policy CR2	Provision of Outdoor Playing Space and Amenity Space in New Development	HW1	Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
Policy CR3	Off site provision	HW1	Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
Policy CR4	Provision of Amenity Open Space	HW1	Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development
Policy CR5	Golf Development	EQ5 EQ1 EQ2 EQ4	Green Infrastructure Addressing Climate Change in South Somerset General Development Biodiversity
Policy CR6	Horses and Development	EQ8	Equestrian Development
Policy CR7	Commercial Development Involving Horses	EQ8	Equestrian Development
Policy CR8	New Recreational Uses in the Countryside	-	Covered by NPPF (paragraph 73)
Policy CR9	Public Rights of Way and Recreation Routes	-	Covered by NPPF (paragraph 75)
Policy CR10	Public Rights of Way and Recreation Routes	-	Saved (informs paragraph 75 of NPPF)
Policy CR11	Inland Waterways	-	Policy redundant
Policy CR12	Allotments	-	Covered by NPPF (paragraphs 73 & 74)
Policy ME/HENS/1	Land South of Henstridge Airfield	-	Saved. Needs to be incorporated into the emerging Local Plan.

Appendix 2

Saved South Somerset Local Plan, 2006 Proposal			Housing and employment allocations information reflects position as set out in Annual Monitoring Report 31/12/11
Proposal KS/WINC/1	Land at New Barns Farm	SS3 SS5	Delivering New Employment Land Delivering New Housing growth Included in commitments Application Permitted with Conditions 05/00960/OUT (250 Dwellings) Application Permitted 09/00979/REM (283 Dwellings – 71 completed, 3 under construction, 209 not started)
Proposal HG/WINC/2	Council Depot		Not implemented and no known prospect of coming forward.
Proposal HG/ANSF/1	Land at Hill Crest School, Ansford Hill		02/02107/FUL 24 dwellings implemented but not complete. Included in commitments.
Proposal HG/CACA/1	Land West of the Surgery, Millbrook Gardens		Not implemented and no known prospect of coming forward.
Proposal HG/CACA/2	Land West of Remalard Court		Saved. 08/00189/OUT 36 Dwellings Pending Consideration. Included in commitments as allocated without planning permission.
Proposal HG/BRUT/1	Land at Frome Road		Completed
Proposal HG/MIPO/1	Land at Wheathill Lane		Saved. 09/04978/OUT (20 dwellings) pending Consideration. Included in commitments as allocated without planning permission.
Proposal ME/WINC/3	Land between Lawrence Hill and A303		Saved. Contributes towards SS3: Delivering Employment Growth.
Proposal ME/CACA/3(i)	Torbay Road		Saved. Contributes towards SS3: Delivering Employment Growth.
Proposal ME/CACA/3(ii)	Land North of Torbay Road		Completed
Proposal CR/WINC/4	Land adj Memorial Hall		Not implemented and no known prospect of coming forward.
Proposal CR/BRUT/2	Land at Frome Road		Under construction alongside housing allocation.
Proposal CR/ILCH/1	Land at The Mead		Completed
Proposal CR/KING/1	Land adj Kingsdon Primary School		No longer needed. Kingsdon Primary School now closed and land no longer required for educational use. Confirmed by D Clews SCC on 17.04.12.
Proposal CR/ILCH/2	Land adjoining Ilchester Primary School		Developed for alternate use.
Proposal CR/QUCA/1	Land at Camel Bridge		Saved. The requirement for a school relocation is part of Neighbourhood Planning process. The existing school site floods.
Proposal CR/ABTE/2	Land north of Templecombe Primary School		Saved. Discussed with David Clews SCC on 17.04.12 still required for educational use.
Proposal HG/HUEP/1	Land North of Newtown Park		Saved. 10/03541/FUL (51 dwellings) pending Consideration. Included in commitments as allocated without planning permission.
Proposal HG/MART/1	Old Gas Works Site, Coat Road		Not implemented and no known prospect of coming forward.
Proposal HG/SOME/1	Land North of Bancombe Road		Saved. 10/00370/FUL (138 dwellings) (approved post March 2011). Not included in commitments but will be. Included in commitments as allocated without planning permission. Contributes toward SS5: Delivering New Housing Growth.
Proposal HG/SOME/2	May Pole Knapp		Not implemented and no known prospect of coming forward.

Appendix 2

Proposal HG/SOME/3	Home Farm, West End		Saved. Pre-application discussions. Included in commitments as allocated without planning permission
Proposal HG/SOME/4	The Mill House, Sutton Road		Completed
Proposal HG/SOPE/1	Land East of Hayes End	SS5	Delivering New Housing Growth Included in commitments Application permitted 10/01427/REM (29 dwellings)
Proposal HG/SOPE/2	Land at Lightgate Farm		Completed
Proposal ME/MART/2	West of Ringwell Hill		Saved. Contributes towards SS3: Delivering New Employment Growth Included in commitments Application for employment development awaiting determination (Outline application 05/00887/OUT pending consideration)
Proposal ME/LOPE/1	Lopen Head Nursery		Saved. Contributes towards SS3 Delivering New Employment Land Included in commitments
Proposal TP/ILTO/1	Footway		Not implemented and no known prospect of coming forward.
Proposal TP/SOME/5	Cartway Lane Widening		Completed
Proposal TP/MUCH/1	Muchelney, Car Park		Superseded
Proposal TP/STHA/1	Memorial Hall, Car Park		Completed
Proposal TP/SOME/6	Somerton, Pedestrian Priority		Not implemented and no known prospect of coming forward.
Proposal CR/SOME/7	Gassons Lane, Community Hall		Superseded
Proposal CR/SOPE/3	Land at Lightgate Lane		Not implemented and no known prospect of coming forward.
Proposal CR/LOLO/1	Pumping Station, Long Load		Not implemented and no known prospect of coming forward.
Proposal CR/HIHA/1	Smiths Lane, High Ham		Not implemented and no known prospect of coming forward.
Proposal CR/DRAY/1	North of East Street, Drayton		Not implemented and no known prospect of coming forward.
Proposal CR/KIEP/1	Land opp Village Hall, East Lambrook		Not implemented and no known prospect of coming forward.
Proposal CR/FIVE/1	Playing field, Fivehead		Superseded
Proposal KS/BRYM/1	Land at Lufton	SS5 EP1	Delivering New Housing Growth Strategic Employment Sites Application permitted with conditions 05/00931/OUT (620 dwellings) 10/01875/REM (717 dwellings) pending consideration Outline planning permission 06/04559/OUT for 4.98 ha employment B1/B2/B8 (Key Site extension)

Appendix 2

Proposal KS/YEWI/1	Land East of Lyde Road	SS5	Delivering New Housing Growth Included in commitments Applications Permitted with Conditions 06/01050/OUT 08/04443/REM (226 Dwellings) 139 complete 08/04785/REM (119 Dwellings) 77 complete 10/02968/REM (126 Dwellings) 10 complete 10/02973/REM (103 Dwellings) 10/04977/S73 (of 10/03252/REM) (63 Dwellings) 2 complete 11/03821/REM
Proposal KS/YEWI/2	Land North of Thorne Lane	SS5	Delivering New Housing Growth Application Permitted with Conditions 05/00753/OUT (830 Dwellings) 11/00361/REM (298 Dwellings) pending consideration (now approved).
Proposal HG/YEOV/1	Land at Buckers Mead School, Yeovil		Completed
Proposal HG/YEOV/2	Factory Site, West of Larkhill Road, Yeovil		Completed
Proposal HG/YEOV/3	Former Jewsons Yard, Newton Road		Completed
Proposal ME/YEOV/4	Land south of Yeovil Airfield, Yeovil	SS3	Delivering New Employment Growth Outline planning permission (04/01278/OUT) for B1, B2 and B8 uses has lapsed.
Proposal ME/YEOV/5	Land at Higher Farm Trading Estate, Bunford Lane		No action has occurred. ELR process identified this. Not included in commitments.
Proposal ME/YEOV/6	Land East of Buckland Road, Penn Mill Trading Estate		Completed
Proposal ME/YEOV/7	Land off Buckland Road, Penn Mill Trading Estate		Completed
Proposal ME/WECO/1	Land off Bunford Lane, Yeovil	EP1	Strategic Employment Sites Application 07/05341/OUT approved 23/03/11 for 20.3ha
Proposal MC/YEOV/8	Eastern End of Yeovil Town Centre		Largely completed
Proposal CR/BRYM/2	Land at Alvington, Yeovil		Completed
Proposal CR/EACO/1	North Coker		Completed
Proposal CR/BRYM/3	Land at Abbey Farm, Yeovil		Superseded by Alvington Farm development.
Proposal KS/CHAR/1	Furnham Road & Tatworth Road	SS3 SS5 CV1 CV2	Delivering New Employment Growth Delivering New Housing Growth Chard Strategic Growth Area Chard Phasing
Proposal KS/CREW/1	Yeovil Road & Station Road, Crewkerne		Saved. Awaiting signing of S.106. Contributes towards HG1: Strategic Housing Sites and EP1: Strategic Employment Sites Application recommended for approval 05/00661/OUT (525 dwellings). Viability issues to be discussed before issuing consent (now approved post March2011)
Proposal HG/CHAR/2	Land off Lower Touches, Chard		Completed
Proposal HG/CHAR/3	Land north of Bews Lane, Chard	SS5	Not implemented and no known prospect of coming forward. Application refused 07/05600/REM (22 dwellings)

Appendix 2

Proposal HG/CREW/2	Land East of Charlton Close		Not implemented and no known prospect of coming forward.
Proposal HG/CREW/3	Land at Maiden Beech	SS5	Delivering New Housing Development Included in commitments (SS5) Application permitted 07/04736/FUL (114 dwellings under construction).
Proposal HG/ILMI/1	North of Summervale Med Centre, Wharf Lane		Completed
Proposal MU/CHAR/4	Boden Street and Silver Street	SS5 PMT1 PMT2	Delivering New Housing Growth Chard Strategic Growth Area Chard Phasing
Proposal MU/CHAR/5	Chard Sewage Treatment Works	SS5 PMT1 PMT2	Delivering New Housing Growth Chard Strategic Growth Area Chard Phasing
Proposal MU/ILMI/2	Land off Shudrick Lane, Ilminster		Superseded by Tesco development.
Proposal ME/CHAR/6	Land North of Millfield	SS5 PMT1 PMT2	Delivering New Housing Growth Chard Strategic Growth Area Chard Phasing
Proposal ME/CREW/4	Land North of Fire Station, Blacknell Lane		Saved. Contributes towards SS3: Delivering Employment Growth Part of site has planning permission for employment use. No progress on the rest of the site.
Proposal ME/CREW/5	Land North of Cropmead Trading Estate		Not implemented and no known prospect of coming forward (identified in ELR process).
Proposal ME/ILMI/3	Land West of Horlicks Ltd, Hort Bridge		Saved. Referred to in EP1: Strategic Employment Sites. Included in commitments Application 09/04401/FUL gives approval for half of the site to for Highway Agency maintenance depot
Proposal ME/ILMI/4	Land off Station Road		Saved. Referred to in EP1: Strategic Employment Sites. Included in commitments Outline application 09/00051/OUT – decision pending.
Proposal ME/ILMI/5	Land adj Powermatic Ltd, Hort Bridge		Saved. Referred to in EP1: Strategic Employment Sites. Included in commitments
Proposal TP/CHAR/7	Improvements to A358, Chard		Not implemented and no known prospect of coming forward.
Proposal TP/CREW/6	Traffic Calming, Kithill		Completed
Proposal TP/MIST/1	Land adj Crewkerne Station, Misterton		Completed
Proposal CR/CREW/7	Playing Pitch, Crewkerne		Saved
Proposal CR/CREW/8	Land south of Easthams Lane, Crewkerne		Saved
Proposal CR/BUMA/1	North of Buckland St Mary Primary School		Saved (aspiration to deliver the proposal confirmed with D Clews SCC on 14.05.12).
Proposal CR/MIST/2	Land off Orchard Way, Misterton		Saved (aspiration to deliver the proposal confirmed with D Clews SCC on 14.05.12).

Glossary of Terms

The National Planning Policy Framework (NPPF) contains a comprehensive glossary of national planning terms that should be read in conjunction with this glossary. The NPPF, Annex 2: Glossary can be viewed on the Government website at: <http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Active Travel: As part of the Active and Low Carbon Travel: A Transport Vision for Yeovil, active travel seeks to increase physical activity as part of travel routines i.e. walking or cycling to destinations as opposed to travelling by car.

Accessible Natural Greenspace in Town (ANGST): Accessible Natural Greenspace in Town is a tool that is used to measure current levels of accessible natural greenspaces.

Annual Monitoring Report (AMR): Assesses whether policies and related targets or milestones have been or are being met (including progress against the Local Development Scheme), or if not, the reasons why, what impact the Policies are having on national, regional and local targets, and whether policies need adjusting or replacing.

Area Action Plan (AAP): Provides the planning framework for particular areas of significant change or conservation (and is a Development Plan Document).

Areas of Biodiversity Importance: Areas of biodiversity importance are areas identified for their value, such as Nature Reserves, SSSI's and Local Wildlife Sites.

Area of Outstanding Natural Beauty (AONB): Under the National Parks and Access to the Countryside Act 1947, Natural England may designate Areas of Outstanding Natural Beauty. Their primary purpose is to ensure the conservation and enhancement of the natural landscape beauty, including the protection of fauna, flora and geological features.

Biodiversity Action Plan (BAP): Plan identifying targets improving and protecting biodiversity in an area. There are regional, county and local BAPs.

Commission for Architecture & Built Environment (CABE): Commission for Architecture and the Built Environment is the government's advisor on architecture, urban design and public space in England.

Car Pool Scheme: A Car Pool scheme reduces the need for car ownership and its associated costs. Pool cars are within a fleet owned and managed privately eg by a private company and can give the flexibility required for those infrequent journeys that practically can only be carried out by car.

Code for Sustainable Homes: The Code for Sustainable Homes in Government Guidance provides a comprehensive measure of the sustainability of new homes, ensuring that sustainable homes deliver real improvements in key areas such as carbon dioxide emissions and water use.

Conservation Area: The statutory definition of a conservation area under the Planning, Listed Buildings and Conservation Areas Act 1990 is "an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance".

Continuing Care Retirement Communities (CCRC): Continuing Care Retirement Communities are part independent living, part assisted living and part skilled nursing home. CCRCs offer a tiered approach to the ageing process, accommodating residents' changing needs. Upon entering, healthy adults can reside independently in single-family homes, apartments or condominiums. When assistance with everyday activities becomes necessary, they can move into assisted living or nursing care facilities.

Convenience Shopping: Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Combined Heat and Power (CHP): During electricity generation a large amount of low-grade heat is produced as a by-product. In conventional power stations this heat is lost. In

combined heat and power systems the heat produced during electricity generation is recycled rather than wasted, thereby increasing the efficiency of the system. CHP is usually only used as a supplement to grid mains electricity supply.

Communities and Local Government (CLG): The Central Government department responsible for planning and local government.

Comparison Shopping: Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Demand Responsive Transport (DRT): Demand Responsive Transport is a public transport service which differs from conventional transport in that it does not run on fixed routes. It is often targeted at users in rural areas or on the outskirts of town and is also used to manage the travel needs of people with mobility difficulties and to promote accessibility to more traditional public transport such as rail services.

Development Management (DM) Policies: Limited suite of positive, general policies that are set out in the Local Plan and set the criteria against which planning applications will be considered, in order to seek and shape developments in a locally distinctive way.

Development Plan Document (DPD): A planning document that is part of the Local Development Framework and is subject to independent examination e.g. the Core Strategy, Area Action Plans and Site Specific Allocations.

Employment Land Review (ELR): Report examining existing supply and future demand for employment land in the District.

Examination in Public (EiP): Development Plan Documents are subjected to independent scrutiny by way of an Examination in Public run by an independent Inspector.

Extra Care Housing: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'.

Future Transport Plan (FTP): Currently being produced by Somerset County Council to replace the Local Transport Plan. Sets out policies and proposals for transport in Somerset.

Gross Floor Area (GFA): The total of all enclosed spaces fulfilling the functional requirements of the building measured to the internal structural face of the enclosing walls.

Gross Value Added (GVA): Gross Value Added is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy.

Highways Agency (HA): An Executive Agency of the Department for Transport (DfT) responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport.

Housing Market Area: The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

Housing Need: The number of households who lack their own housing or who live in unsuitable housing and cannot afford to meet their housing needs in the market.

Housing Register: A database of all individuals or households, who have applied to a local authority or Private Registered Providers for a social tenancy, or access to some other form of affordable housing. Often called a 'Waiting List'.

Infrastructure Delivery Plan (IDP): Outlines the delivery and implementation of the Local Plan, with particular regard to the infrastructure necessary to deliver and service the development that is required in the plan period and what funding will be necessary to achieve that infrastructure.

Critical / Necessary Infrastructure: Critical infrastructure is defined as infrastructure that is critically needed to be able to deliver proposed development. Without the infrastructure the development cannot go ahead. Necessary infrastructure is defined as infrastructure that is necessary to be able to deliver the proposed development; it does not prevent development coming forward.

Integrated Transport: The integration of transport modes in order to provide easier interchange between modes of transport and therefore making it easier for the passenger.

iOn Travel: The Somerset County Council Travel Plan Monitoring Tool iOn Travel is run by Somerset County Council and is part of its Moving Somerset Forward campaign to encourage smarter travel choices.

Lifetime Homes: A set of 16 design criteria that provide a model for building accessible and adaptable homes.

Listed Building: A building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest requiring a separate application process for development and more stringent consideration.

Low Carbon Economy: Although there is no consistent working definition of a low carbon economy it is best understood as a range of activities which are materially supported by the need to reduce the release of carbon dioxide into the atmosphere.

Local Development Scheme: A three year work programme showing what future planning documents will be produced and when.

Local Strategic Partnership: Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors, which is responsible for preparing the Sustainable Community Strategy; known in our district as 'South Somerset Together.' This group of organisations includes the District Council and Yeovil College (more information can be found on www.southsomersettogether.gov.uk)

Market Town: The settlements of Ansford/Castle Cary, Chard, Crewkerne, Ilminster, Langport/Huish Episcopi, Somerton and Wincanton that provide a broad range and mix of services and facilities and act as general service and employment hubs for the more rural population as well as their own populations. They have a level of growth appropriate to their size.

Migration: The movement of people between geographical areas primarily defined in this context as Local Authority Districts. The rate of migration is usually measured as an annual number of households living in the District at a point in time who are not resident in that District one year earlier.

Measures-only Travel Statements: A type of Travel Plan for smaller sites to encourage modal shift, deliver subsequent health benefits from more active travel modes and reduce the impact of congestion.

Microprocessor Optimised Vehicle Actuation (MOVA): A traffic signal control system.

Modal Shift: Ways of enabling travel other than by the private car.

National Planning Policy Framework (NPPF): National Government Planning Guidance.

National Playing Fields Association – six acre standard (NPFA): National Playing Fields Association - The Six Acre Standard aims to help ensure a sufficient level of open space is provided through the planning process. The standard suggests that for each 1000 residents there should be 6 acres (2.4 hectares) of open space provided. This has since been relaunched as 'Fields in Trust'.

Neighbourhood Centres: Small parade of shops of purely neighbourhood significance generally located within large residential estates and designed to give access to day-to-day top-up items.

Off-bus Ticketing: A system in which a traveller can purchase a ticket for a bus journey prior to getting on the bus. This enables companies to speed up journey times.

Office of National Statistics (ONS): Government Agency that produces independent information to improve our understanding of the UK's economy and society.

Park and Go: Different to Park and Ride, which uses a bespoke bus service, Park and Go uses either an existing or improved bus service, bicycle or other sustainable mode of transport.

Personalised Travel Planning (PTP): PTP aims to reduce car driver trips and the distance travelled by 'the car' by making people completely aware of the impacts of their travel choices and respective benefits. PTP includes a personal consultation to assess the individual's travel needs and opportunities by a Personalised Travel Plan Coordinator.

Planning Inspectorate (PINS): Central Government agency of Inspectors that deal with planning application appeals/inquiries and EiPs.

Proposals Map: Shows on a map base all the Policies and Proposals set out in Development Plan Documents.

Pump-priming: A mechanism of forward funding, either by way of money or works to kick-start a development.

Quality Bus Partnership: An agreement between a bus company and the local authority to develop all aspects of bus travel and to increase the number of passengers using bus services, with the aim of bringing about significant improvements in the quality of bus services.

Regional Economic Strategy (RES): A shared vision for the development of the region's economy. The relevant RES for South Somerset is the South West Regional Economic Strategy.

Regional Spatial Strategy (RSS): Overarching regional policy document to which the Local Plan should comply. Government committed to withdrawing all of these.

Regional Woodland and Forestry Framework: The regional expression of the Government's Policy on woodland and forest setting out what is needed to help secure the future of these assets.

Registered Providers: Previously known as Registered Social Landlords until 1st April 2010, providers of affordable housing including local housing and shared ownership.

Rural Centres: The settlements of Bruton, Ilchester, Martock, Milborne Port, South Petherton and Stoke sub Hamdon that act as focal points in their areas for local employment, shopping, social and community activity, serving the day-to-day needs of their own population and their hinterlands. Provision of growth meeting local needs is appropriate.

S106 Agreements: Contractual agreements entered into between a local planning authority and a developer to deliver planning obligations in association with developments.

Safeguarding Employment Land: Maintenance of existing supply and protection of overall availability and distribution of employment land is a goal. Employment land in this context is defined as uses within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Secure by Design: Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises.

Self-containment: A good indicator of the level of self-containment of a settlement is the number of people who live and work in that settlement. A high figure reflects a good level of self-containment.

Shared Equity Schemes: Provide housing that is available part to buy (usually at market value) and part to rent.

Smartcard Technologies: Electronic card mechanism to enable through ticketing on public transport.

Social Enterprise/Community Ownership: A community-owned shop/service is one in which there is community involvement in either the setting up or the running of the shop/service.

Special Protection Area (SPA): Sites of international importance classified for rare and vulnerable birds and regularly occurring migratory bird species, in accordance with an EC Directive. The Somerset Levels and Moors SPA is the only one in South Somerset.

Superstore: Self-service store selling mainly food, or food and non-food goods, usually with more than 2,500 sq m trading floorspace, with supporting car parking.

Strategic Flood Risk Assessment (SFRA): Document showing land at risk from flooding across the district.

Strategic Housing Land Availability Assessment (SHLAA): Document showing land that has the potential for housing development. Key to demonstrating a 5 yr supply of deliverable and 10 yr supply of developable land for housing. Can be thought of as a 'stock take' of housing land in order to provide more certainty when planning for the future.

Strategic Housing Land Viability Assessment (SHLVA): Assesses the impact on viability when providing different levels of affordable housing (supports the SHMA).

Strategic Housing Market Assessment (SHMA): Document identifying the future needs of the district in terms of quantity and type of affordable and market housing.

Strategically Significant Cities and Towns (SSCTs): The Draft SW RSS identified 21 SSCTs in the South West that play a critical strategic role regionally or sub-regionally, and have the potential to achieve further significant growth sustainably. Yeovil is the only settlement within South Somerset to be identified as a SSCT within this draft.

Statement of Community Involvement (SCI): A statement setting out the ways in which the community will be involved/consulted during the production of the Local Development Documents. The SCI is not a development plan document but is subject to independent examination.

Super Output Area (SOA): Super Output Areas are units of area used by the Office of National Statistics to gather and compare data.

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA): SA is a tool to appraise the degree to which plans and Policies contribute to the achievement of sustainable development. SA incorporates SEA, which is required by an EU Directive where significant development is proposed. An SA/SEA must be undertaken for all DPDs and also SPDs where relevant. The SA Report is published for consultation alongside the Local Plan.

Sustainable Community Strategy (SCS): The Council, with others, has to prepare an SCS with the aim of improving the environmental, social and economic well-being of their area. The authority is expected to co-ordinate the actions of local voluntary, public, community and private sectors through the Sustainable Community Strategy. The responsibility for producing the SCS for South Somerset lies with the Local Strategic Partnership (LSP) (otherwise known as South Somerset Together). The Local Plan seeks to implement the SCS.

Sustainable Development: A common definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". NPPF presents a precise working definition.

Sustainable Urban Drainage Systems (SUDS): Sustainable Urban Drainage Systems are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. The idea behind SUDS is to try to replicate natural systems to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses.

Sustainable Transport Measures: Sustainable Transport Measures refers to any means of transport with low impact on the environment, and includes walking and cycling, transit oriented development, green vehicles, car sharing and building or protecting urban transport systems that are fuel-efficient, space-saving and promote healthy lifestyles.

Through Ticketing: A system in which a traveller using multiple railway or bus company networks can purchase a single ticket for the entire journey.

Travel Information Packs: Travel Information Packs can improve transport choice through raising awareness and encouraging travel to work and school by public transport, cycling and walking by including details of car share schemes and local bus information amongst other things.

Travel Plan Statements (TPS): Travel Plan Statements are similar to Full Travel Plans but they require less information to reflect the scale of the development.

Travel to Work Area (TTWA): Catchment area within which people travel to work in a particular place e.g. Yeovil

UK Woodland Assurance Standard (UKWAS): This is an independent certification standard for verifying sustainable woodland management in the United Kingdom.

Vitality & Viability: A term used to describe the health and success of town centres.

Yeovil Transport Strategy Review 2 (YTSR2): A transport strategy and action plan to accommodate development and future travel in the greater Yeovil area (under preparation at the time of writing).

Yeovil Urban Development Framework (YUDF): A robust and clear development strategy for delivering the objectives and aspirations of the Yeovil Vision through a spatial framework, with specific urban design guidance for key strategic sites within Yeovil town centre.

Yeovil Vision: An ambitious agenda for positive change commissioned by the Local Strategic Partnership (LSP) in 2004, which sets out an agreed vision for the future development, regeneration and renewal of Yeovil.

Zero Carbon: A zero carbon development is one that achieves zero net carbon emissions from energy use on site, on an annual basis.