

13. Summary of Recommendations (Rec.)

The recommendations are summarised below using the following format:

Rec. Number (page)	Summary of the recommendation	Relevant Area Committee(s)
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PART 1

2. Scale of Growth and Settlement Hierarchy

2.1 End date of Plan (page A7)

Rec. 1: (p.A7)	<i>An end date of April 2028 be adopted</i>	All committees
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2.2 District Wide Scale of Growth (page A7)

Rec. 2: (p.A14)	<i>That a household requirement of 15,950 dwellings from 2006 – 2028 be endorsed for South Somerset and Policy SS1 amended accordingly.</i>	All committees
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2.3 Review of the Status of Yeovil, Market Towns and Rural Centres (page A14)

Rec. 3: (p.A14)	<i>That the following terminology be adopted within the Core Strategy:</i> <ul style="list-style-type: none"> • <i>Yeovil – a strategically significant town</i> • <i>Market towns</i> • <i>Rural Centres and</i> • <i>Rural Settlements</i> 	All committees
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Rec. 4: (p.A16)	<i>No change to Market Town status of all the proposed Market Towns (Ansford / Castle Cary, Chard, Crewkerne, Ilminster, Wincanton and Somerton).</i> <i>Change Langport and Huish Episcopi's status from Rural Centre to Market Town.</i>	North, East & West
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Rec. 5: (p.A16)	<i>No change to draft rural centres designations (other than the suggested promotion of Langport / Huish Episcopi to Market Town.)</i>	North, East & West
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2.4 Distribution of Growth Between Yeovil, Market Towns, Rural Centres and Rural Settlements (page A17)

<p>Rec. 6 (p.A21)</p>	<p><i>That Revised Settlement Policy SS4 set out below and presenting the distribution of housing growth about South Somerset is endorsed.</i></p> <p><i>Table 4: POLICY SS4 DELIVERING NEW HOUSING GROWTH</i></p> <p><i>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 – 2028 of which 7,975 dwellings will be located within or adjacent to Yeovil, including an urban eco town extension of 2,500 dwellings (to be part built out beyond the plan period)</i></p> <p><i>This provision will include development and redevelopment within developed areas, greenfield development identified within this strategy or to come forward through strategic housing land availability assessments, conversions of existing buildings, residential mobile homes and development elsewhere in accordance with the policy on development in rural settlements</i></p> <p><i>The distribution of development across the settlement hierarchy will be in line with the numbers below (next page):</i></p>	<p>All committees</p>
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Rec. 6 continued

Table 4: POLICY SS4 DELIVERING NEW HOUSING GROWTH

Settlement	Core Strategy 2006-2028 Total Housing Requirement	Existing Housing Commitments 2006-2011 (as at April 2011)	Additional Housing Provision required (Total Housing Less Existing Commitments) (as at April 2011)
Strategic Town			
Yeovil	7,975	3,704	4,271 ¹
Market Towns			
Chard	1,861	521	1,340 ²
Crewkerne	1028	901	127
Ilminster	531	199	332
Wincanton	703	692	11
Somerton	400	235	165
Castle Cary / Ansford	400	127	273
Langport / Huish Episcopi	400	295	105
Rural Centres			
Bruton	217	113	104
Ilchester	151	0	151
Martock	246	101	145
Milborne Port	299	210	89
South Petherton	245	151	94
Stoke Sub Hamdon	55	6	49
Other			
Rural Settlements	2,400	1,267	1,133
Total	16,911*	8,522	8,389

* 15,950 for the purposes of the overall provision is the District requirement to 2028. The cumulative total of 16,911 is 6% in excess of requirement but is considered in the context of development uncertainties and overall scale of provision, to be in broad agreement with the requirement.

¹ A further 625 dwellings are proposed at the Yeovil Urban Extension post 2028.

² A total of 3,237 dwellings are proposed in Chard, of which 1,376 dwellings are proposed at the Chard Growth Area post 2028.

2.5 Review of Policy SS2 (Development in Rural Settlements) Development Areas and Infilling (page A24)

<p>Rec. 7: (p.A24)</p>	<p><i>Retain policy SS2 but remove the exception site policy subsumed within it.</i></p> <p><i>Endorse the further explanation as to what is justified and commensurate in any given location, including further guidance / explanation as to how a development can be considered to increase the sustainability of a settlement set out in Appendix F.</i></p> <p><i>Recognise that settlements below Rural Centre are a tier of the settlement hierarchy in their own right to be called rural settlements (to which policy SS2 applies).</i></p> <p><i>Recognise that policy SS2 will allow for infilling where justified in sustainability terms and cross subsidisation of affordable housing within Rural Settlements.</i></p> <p><i>Do not re-instigate Development Areas for Rural Settlements.</i></p> <p><i>Do not add any additional rural settlements to Rural Centre status</i></p>	<p>All committees</p>
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PART 2

3. Strategic Development Proposed For Settlements

3.1 Yeovil – Direction for development – the Yeovil Urban extension (page A26)

Rec. 8: (p.A27)	<i>Confirm the 7,975 dwelling housing provision for Yeovil to 2028 in the context of a stronger clearer justification for the role of growth in the Vision statement for the town. Amend policy YV 1 accordingly.</i>	South
Rec. 9: (p.A28)	<i>Endorse a Yeovil urban capacity of 6,100 dw and amend policies YV1 and 2 accordingly.</i>	South
Rec. 10: (p.A29)	<i>Endorse a total provision for the Urban extension of 2,500dw (with 625 dw to be developed beyond the plan period) and amend policies YV1 and 2 accordingly.</i>	South
Rec. 11: (p.A32)	<i>Endorse South and West Option as the location of the urban extension subject to final confirmation following consideration of traffic impact derived from all traffic assessment reports and infrastructure costs after review of the Infrastructure Delivery Plan. Amend policy YV2 accordingly.</i>	South
Rec. 12: (p.A33)	<i>Endorse amended proposals map for Yeovil showing a revised direction of growth for the Yeovil Urban extension to the South and West of Yeovil (as shown on the amended plan in the map section)</i>	South
Rec. 13: (p.A34)	<i>That the East Coker and North Coker Buffer Zone as shown in appendix I and on the Yeovil Proposals Inset Plan be endorsed and a new policy be presented.</i>	South
Rec. 14: (p.A35)	<i>Retain South and West option for the location of an urban extension as it has the best potential to achieve sustainable travel aspirations, and a much lower estimated provisional cost of strategic highways infrastructure.</i>	South

Rec. 15: (p.A36)	<i>Retain the preferred option location to the south and west of Yeovil as the location for the urban extension.</i>	South
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Rec. 16: (p.A36)	<i>Maintain aspirations to achieve Eco Town Standards in the urban extension with the exception of construction standards beyond the Government's newly proposed Code and present these in the Core Strategy in the light of the Government's intended withdrawal of current eco town guidance.</i>	South
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3.2 Market Towns - Direction for development (page A37)

3.2a Chard – Direction for development (page A37)

Rec. 17: (p.A39)	<p><i>Retain Option 3 presented in the Draft Core Strategy strategic allocation as a deliverable allocation.</i></p> <p><i>Endorse the findings of the Chard Eastern Development Area Feasibility Report including the principle that CPO powers should be considered to ensure the delivery of the Millfield Link road in Chard. This will be subject to a further report including any financial proposals, which will come forward once the Core Strategy Examination Inspector's report has been received).</i></p> <p><i>Amend the anticipated dwelling completion in the plan period for Chard to 1,861 dw (with a further 1,376 post plan period)</i></p> <p><i>Amend no development area around Holyrood school to reflect Chard Regeneration Plan (as shown on the amended plans in map section).</i></p>	West
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3.2b Crewkerne – Direction for development (page A39)

Rec. 18: (p.A40)	<i>No change to Policy HG1: Strategic Housing Sites in terms of Crewkerne (safeguarding the saved Local Plan allocation KS / CREW / 1).</i>	West
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3.2c Ilminster – Direction for development (page A40)

Rec. 19: (p.A41)	<i>Revise the preferred direction of growth to be Draft Core Strategy Option 1 – South East (as shown on the amended plans in Map section).</i>	West
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	<i>Include a 'Direction of Growth' policy in the Core Strategy, which indicates that in Ilminster the direction of strategic growth will be to the South East.</i>	
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3.2d Wincanton – Direction for development (page A41)

Rec. 20: (p.A42)	<p><i>That Draft Core Strategy Option 1 to the west of the town be retained but reduced in size and located to the immediate west of the employment site and New Barns Farm specifically as a preferred direction for strategic employment growth (as shown on the amended plans in Map section).</i></p> <p><i>Include a 'Direction of Growth' policy in the Core Strategy, which indicates that in Wincanton the direction of strategic employment growth will be to the south west as shown on the attached map.</i></p>	East
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3.2e Ansford / Castle Cary – Direction for development (page A43)

Rec. 21: (p.A44)	<p><i>That draft Core Strategy Option 1 to the north of Torbay Road, and east and west of Station Road is taken forward as the preferred direction for strategic growth at Ansford / Castle Cary (as shown on the amended plans in Map section).</i></p> <p><i>Include a 'Direction of Growth' policy in the Core Strategy, which indicates that in Ansford / Castle Cary the direction of strategic growth will be north of Torbay Road, and east and west of Station Road as shown on the following map.</i></p> <p><i>Incorporate the requirement for a link road between Torbay Road and Station Road to be achieved in association with the preferred direction of growth.</i></p>	East
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3.2f Langport / Huish Episcopi – Direction for growth (page A44)

Rec. 22: (p.A45)	<i>Include a Direction of Growth policy in the Core Strategy that indicates a broad direction of growth for Langport / Huish Episcopi, encompassing locations to the north, east and south east of the town, with specific proposals within these options to come forward through the development management process (as shown on the amended plans in Map section) and to avoid co-alescence with Wearne.</i>	North
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3.2g Somerton – Direction for growth (page A45)

Rec. 23: (p.A46)	<i>Include a direction of growth policy in the Core Strategy that indicates a combination of Option 2 and the refined Option 3 (excluding area north of Bradley Hill Lane) i.e. to the west of the town should be identified as the direction of growth at Somerton (as shown on the amended plans in Map section.</i>	North
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4. Implications of Infrastructure Planning in South Somerset Report (page A46)

Rec. 24: (p.A48)	<i>That members endorse the Infrastructure Planning in South Somerset report for publication alongside the Core Strategy Proposed Submission document (appendix K).</i>	All committees
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PART 3

5. Implications of Adoption of CIL and Interim Planning Obligation Policy (page A49)

<p>Rec. 25: (p.A50)</p>	<p><i>That members note that the recommendations of the Consultants in relation to adopting a CIL, being resourced to deal with it and dealing with obligations through existing policy in the interim have been addressed at the District Executive and Full Council in February 2012.</i></p>	<p>All committees</p>
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6. Planning Obligation Policy Post introduction of CIL (page A50)

<p>Rec. 26: (p.A52)</p>	<p><i>Delete Policy SS6 in light of proposed move to CIL.</i></p> <p><i>Include a revised planning obligation policy SS7 based on combining Policies SS7 and SS8 (Planning Obligations and Viability) in the Core Strategy to ensure the direct impact of development can be properly mitigated.</i></p> <p><i>Modify policies YV2, YV4, YV5, CV1, CV2, CV4 to ensure they reflect the need for mitigation of any direct impact through revised policy SS7 is reflected.</i></p> <p><i>Amend policies HW1 and HW2 to reflect need for planning obligations for mitigation of specific proposals only and to clarify that CIL will be sought for strategic infrastructure.</i></p>	<p>All committees</p>
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7. Major policy matters

7.1 Employment land (page A52)

<p>Rec. 27: (p.A53)</p>	<p><i>Amend draft Policy SS5 as set out below (and relevant references within the Core Strategy text to reflect the economic projections arising from the Baker Report) to include jobs and floorspace targets for Yeovil, the Market Towns and Rural Centres. The distribution of jobs to be as follows - 50% (of jobs) to be attributed to Yeovil, 29% to the Market Towns, 8% to the Rural Centres and 13% to Rural Settlements (reflecting NOMIS evidence).</i></p> <p><i>Amend the employment land requirements in addition to existing commitments for Wincanton and the smaller Market Towns and Rural Centres to be as follows:</i></p> <p><i>Wincanton – 5.0 hectares</i></p> <p><i>Ansford / Castle Cary, Langport / Huish Episcopi and Somerton – 3 hectares</i></p> <p><i>Bruton, Ilchester, Martock, Milborne Port, South Petherton and Stoke sub Hamdon – 2 hectares.</i></p>	<p>All committees</p>
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No land to be allocated for non B use classes

Table 8 Policy SS5 Delivering New Employment Land (Revised 26 January 2012)

The Core Strategy will assist the delivery of 11, 506 jobs as a minimum, and approximately 618,180 sq metres net / 168 hectares gross of traditional employment land (Use Class B1, B2 and B8) to be directed to the following settlements for the period 1st April 2006 to 1st April 2028.

Settlement	Core Strategy 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments	Additional Employment Land Provision Required (total employment land less existing commitments) (As at April 2011)	Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional 'B' Uses as defined by the Use Classes Order reflecting the evidenced assumption that 66% of new job creation will be in traditional B uses)
Strategic Town				
Yeovil*	56.34	39.84	16.5**	5,750 (3,795)
Market Towns				
Chard*	17.14	17.14	0.0	1,036 (684)
Crewkerne*	10.10	10.10	0.0	507 (335)
Ilminster*	23.05	23.05	0.0	403 (266)
Wincanton	8.61	3.61	5.0	587 (387)
Somerton	4.91	1.91	3.0	288 (190)
Ansford / Castle Cary	13.19	10.19	3.0	254 (168)
Langport / Huish Episcopi	3.44	0.44	3.0	277 (183)
Rural Centres				
Bruton	2.56	0.56	2.0	909 (600)
Ilchester	2.02	0.02	2.0	
Martock	4.79	2.79	2.0	
Milborne Port	2.04	0.04	2.0	
South Petherton	3.80	1.80***	2.0	
Stoke Sub Hamdon	2.0	0.0	2.0	
Other				
Rural Settlements	13.86	7.86	6.0	1,495 (987)
Total	167.85	119.35	48.5	11,506 (7,595)³

* Yeovil, Crewkerne & 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 SS5 above.

** within the 16.5 ha provision, 11.5 ha is expected for the Urban Extension reflecting the higher aspiration for employment provision here to potentially provide 1 job per household to meet eco town's aspirations

*** This figure relates to Lopen Head Nursery.

³ Due to rounding of numbers they may not add up.

7.2 Yeovil Airfield Safeguarding (page A55)

<p>Rec. 28: (p.A57)</p>	<p><i>That a new flight safety zone policy is introduced into the Core Strategy along with an amendment to the Yeovil proposals map. The policy will seek to secure that Development in the flight safety zone will be strictly controlled and limited to that which can be justified as causing no hazard to the operational needs of Agusta Westlands Aerodrome.</i></p>	<p>South</p>
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7.3 Policy CV3 Chard Obligations (page A57)

<p>Rec. 29: (p.A57)</p>	<p><i>Delete Policy CV3 and accompanying text.</i></p>	<p>West</p>
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7.4 Housing Density (page A57)

<p>Rec. 30: (p.A58)</p>	<p><i>Delete Draft Policy HG2.</i></p> <p><i>Amend Policy “EQ2: Design” by the addition of criteria and relevant supporting text to address making the most efficient use of land whilst taking into account local infrastructure (including green), site accessibility, local area characteristics and detailed design considerations. Add supporting text making the link to established density criteria in PPS3.</i></p>	<p>All committees</p>
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7.5 The use of Previously Developed Land (PDL) for new housing development (page A58)

<p>Rec. 31: (p.A59)</p>	<p><i>Retain 30% target policy for previously developed land.</i></p>	<p>All committees</p>
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7.6 Affordable housing (page A59)

<p>Rec. 32: (p.A61)</p>	<p><i>Retain 35% target for affordable housing.</i></p> <p><i>Agree threshold of 6 dwellings at which affordable housing target policy applies.</i></p> <p><i>Clarify in text the nature and role of affordable rent.</i></p> <p><i>Amend Draft Core Strategy Policy HG4 to show a corresponding area to 0.2 ha for all settlements as an alternative threshold for small sites.</i></p> <p><i>Amend Draft Core Strategy HG4 by the addition of the</i></p>	<p>All committees</p>
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<p><i>following text: "Small sites below the threshold for a full affordable housing contribution will be expected, where it is viable to do so, to pay a commuted sum equivalent to a percentage of affordable housing provision on site as set out below.</i></p>											
<table border="1"> <thead> <tr> <th>Settlement</th> <th>% of affordable housing provision on site</th> <th>Number of dwellings</th> </tr> </thead> <tbody> <tr> <td><i>Yeovil and Market Towns</i></td> <td><i>5%</i></td> <td><i>1-5</i></td> </tr> <tr> <td><i>Rural Centres and Rural Settlements</i></td> <td><i>10%</i></td> <td><i>1-5</i></td> </tr> </tbody> </table>	Settlement		% of affordable housing provision on site	Number of dwellings	<i>Yeovil and Market Towns</i>	<i>5%</i>	<i>1-5</i>	<i>Rural Centres and Rural Settlements</i>	<i>10%</i>	<i>1-5</i>	
Settlement	% of affordable housing provision on site		Number of dwellings								
<i>Yeovil and Market Towns</i>	<i>5%</i>		<i>1-5</i>								
<i>Rural Centres and Rural Settlements</i>	<i>10%</i>	<i>1-5</i>									
<p><i>Amend paragraph 8.34 by adding "or any standard subsequently adopted by South Somerset District Council." at the end of the final sentence.</i></p>											

7.7 Gypsy and Travellers and Travelling Show People (page A62)

Rec. 33: (p.A62)	<i>Amend second criteria point of HG6 accordingly to protect national and international designations.</i>	All committees
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7.8 Specialist Housing Provision for Older People (page A62)

Rec. 34: (p.A62)	<p><i>Add the following additional supporting text to paragraph 8.43: after "Challenging"" insert in order to address this need specialist housing options will be required this could include care homes, Extra Care housing and Continuing Care Retirement Communities.</i></p> <p><i>Add a new Policy to allow for provision of Care Homes and other specialist housing accommodation to meet an identified need. Where in exceptional circumstances provision is proposed in the countryside, the Council will require clear justification for its location taking into account the nature of specialist care required and demonstration that alternative sites are unsuitable and / or unavailable and the economic benefit of the proposal to the locality.</i></p> <p><i>Clarify in supporting text the nature of extra care and continuing care retirement communities.</i></p>	All committees
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7.9 Henstridge Airfield (page A63)

Rec. 35: (p.A63)	<i>Existing Local Plan Policy ME / HENS / 1 continue to be retained once the Core Strategy has been adopted.</i>	East
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7.10 Employment Land Safeguarding (page A63)

<p>Rec. 36: (p.A63)</p>	<p><i>Amend Policy EP3 to strengthen the protection of employment land by refining the uses to which it applies (B use classes), introducing a clause that prevents change of use occurring if the alternative use is incompatible with the surrounding (industrial) and detrimental to the operation of the existing businesses in the area and simplify the criteria of the policy.</i></p>	<p>All committees</p>
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7.11 Live / Work facilities (page A64)

<p>Rec. 37: (p.A64)</p>	<p><i>Retain policy EP5 of the draft Core Strategy.</i></p>	<p>All committees</p>
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7.12 Major new tourist facilities (page A64)

<p>Rec. 38: (p.A64)</p>	<p><i>Delete policy EP8 Major new Tourist Facilities but incorporate the text into Policy EP7 supporting text.</i></p>	<p>All committees</p>
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7.13 Ilchester, Milborne Port and Stoke Sub Hamdon town centre boundaries and primary shop frontages (page A64)

<p>Rec. 39: (p.A65)</p>	<p><i>Amend the Proposals Map for Ilchester, Milborne Port and Stoke Sub Hamdon to include the Town Centre and Primary Shopping Area boundaries (as shown on the amended plans in Map section) and re-iterate the relevant local plan saved policies (MC1–7 within the Core Strategy in relation to these three settlements)</i></p>	<p>North & East</p>
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7.14 Sequential approach policy for town centre uses (page A65)

<p>Rec. 40: (p.A65)</p>	<p><i>Rewrite paragraphs 9.82 - 9.86 to prevent duplication of national policy, but to illustrate the importance of the sequential test in making planning decisions amend policy EP12 covering the sequential approach in detail.</i></p>	<p>All committees</p>
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7.15 Retail Hierarchy (page A65)

<p>Rec. 41: (p.A67)</p>	<p><i>Amend retail hierarchy in policy EP 10 to reflect two-tier nature of market towns in retail terms.</i></p>	<p>All committees</p>
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7.16 Locally derived Retail Thresholds Policy (page A67)

<p>Rec. 42: (p.A68)</p>	<p><i>Establish a retail threshold policy for South Somerset that seeks retail impact assessments at the national level (2,500 sq m) for Yeovil, 750 sq m for market towns (in retail hierarchy terms), 500 sq m for District Centres and 250 sq m for local centres.</i></p>	<p>All committees</p>
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7.17 Presumption against Major new Regional Shopping Facilities (page A68)

<p>Rec. 43: (p.A68)</p>	<p><i>That policy EP11 seeking the presumption against Major new Regional Shopping Facilities be deleted and incorporated into supporting text in draft Core Strategy policy EP10.</i></p>	<p>All committees</p>
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7.18 Policy TA1: To include reference to Rail Freight (page A69)

<p>Rec. 44: (p.A69)</p>	<p><i>Amendment to policy TA1 to include reference to Rail Freight and encourage Rail Freight terminals where feasible.</i></p>	<p>All committees</p>
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7.19 Policy TA2: Travel Plans (page A69)

<p>Rec. 45: (p.A69)</p>	<p><i>Amend policy TA2 to ensure it is applicable to all forms of development and Use Classes that meet the minimum thresholds of 25 or more car parking spaces or more than 1000 sq m of floor area but that reference to “all occupiers” taking part should be removed from the policy.</i></p>	<p>All committees</p>
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7.20 Car Parking Standards (page A70)

<p>Rec. 46: (p.A70)</p>	<p><i>Pursue the current Core Strategy policy to apply the updated Highway Authority’s standards but review this upon receipt of the finally approved standards.</i></p>	<p>All committees</p>
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7.21 Viability of Open Space Standards in Light of Open Space Strategy (page A70)

<p>Rec. 47: (p.A71)</p>	<p><i>Remove the PPG17 standards from policy HW1 and HW2 and cross-refer to the Open Space Strategy and PPG17 Assessment for Standards.</i></p>	<p>All committees</p>
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7.22 Climate change (page A71)

<p>Rec. 48: (p.A71)</p>	<p><i>Clarify that 10% renewable and low carbon energy target is in addition to Building Regulations requirements.</i></p> <p><i>Await further confirmation of ‘zero carbon’ definition from Coalition Government – amend to Code for Sustainable Homes level 5 rather than 6 in light of proposals.</i></p> <p><i>Add reference to flooding Exception Test, and further detail on the application of the Sequential Test.</i></p> <p><i>Add detail on biodiversity and cross-refer to specific biodiversity Policy EQ3.</i></p>	<p>All committees</p>
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7.23 Additional Policy Changes (page A71)

Policy YV2

<p>Rec. 49: (p.A72)</p>	<p><i>Refer to need for medical facilities as part of the land requirement for the urban extension.</i></p>	<p>South</p>
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Policy YV4 (and Policy CV4)

<p>Rec. 50: (p.A72)</p>	<p><i>Amend policy by removal of the 400-metre restriction to seeking appropriate provision of cycle and pedestrian links to development.</i></p>	<p>South & West</p>
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Policy YV5

<p>Rec. 51: (p.A73)</p>	<p><i>Amend policy by deleting the word “limited” from the 4th bullet point of the policy.</i></p>	<p>South</p>
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Policy HG7

<p>Rec. 52: (p.A73)</p>	<p><i>Amend policy HG7 by replacing “scale” with “size”.</i></p>	<p>All committees</p>
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Policy HG 8

<p>Rec. 53 (p.A73)</p>	<p><i>Amend policy HG8 by reference to landscape character, visual amenity and AONBs.</i></p>	<p>All committees</p>
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Policy EP2

Rec. 54: (p.A73)	<i>Remove reference to other out of town centres (bullet three).</i>	All committees
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Policy EP4

Rec. 55: (p.A74)	<i>Revise EP4 so as not to contradict EP3 and add the words “or extension” after “conversion” in third bullet point.</i>	All committees
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EP7

Rec. 56: (p.A74)	<i>Amend policy to be simpler and refer to promotion of tourism in existing buildings.</i>	All committees
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EP9

Rec. 57: (p.A74)	<i>Amend policy to protect nationally designated wildlife sites and landscape sites also.</i>	All committees
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Policies EP10 – 14 – retail policies

Rec. 58: (p.A74)	<i>Amend policies EP10 – 14 (note EP11 recommended for deletion elsewhere) to incorporate references as appropriate to PPS4.</i>	All committees
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Policy EP15

Rec. 59: (p.A75)	<i>Amend wording and title to clarify that the policy applies to neighbourhood centres.</i>	All committees
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Policy EP16

Rec. 60: (p.75)	<i>Add cultural facilities to the facilities being protected.</i>	All committees
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Policy TA 1

Rec. 61: (p.A75)	<i>Amend ref to 13 amp-charging points to 16 amps and clarify policy on how green travel vouchers should be operated and on which land uses.</i>	All committees
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Policy TA3

Rec. 62: (p.A75)	<i>Accept clarification to improve grammatical structure of the policy.</i>	All committees
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Policy HW4

Rec. 63: (p.A76)	<i>Amend policy to clarify objectives.</i>	All committees
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Policy EQ3

Rec. 64: (p.A76)	<i>Add an additional bullet to the policy to ensure that the habitat features that are used by bats and other wildlife are maintained so that the design of development does not cause severance or is a barrier to movement and ensure that relevant wildlife and landscape designations are protected.</i>	All committees
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Policy EQ7

Rec. 65: (p.A76)	<i>Amend policy to provide stronger reference to wildlife and landscape designations.</i>	All committees
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8. Drafting of the Core Strategy Proposed Submission Document (page A72)

Rec. 66: (p.A76)	<i>That Members delegate to PMB approval of the revised content of the Core Strategy prior to and for public consultation as the Core Strategy Proposed Submission Document.</i>	All committees
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9. Sustainability and Appropriate Assessment (page A72)

Rec. 67: (p.A77)	<i>Consideration of the SA report is delegated to the PMB for approval in association with the detailed Core Strategy Proposed Submission text.</i>	All committees
Rec. 68: (p.A78)	<i>The objections of RSPB to the HRA are not accepted and the HRA report to accompany the final revised publication plan is delegated to Project Management Board for approval in association with the detailed Core Strategy Proposed Submission text.</i>	All committees

10 Equalities Impact Assessment (page A73)

Rec. 69: (p.A78)	<i>Consideration of the EIA is delegated to the PMB for approval in association with the detailed Core Strategy Proposed Submission text.</i>	All committees
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11. National Planning Policy Framework (NPPF) (page A74)

Rec. 70: (p.A79)	<p><i>Proceed with the Core Strategy and delegate to the PMB consideration of the final version of the NPPF (if received prior to 31st March 2012) and its implications for the Core Strategy subject to authorisation by Full Council.</i></p> <p><i>Should the NPPF not be received in final form by 31st March 2012 then PMB be delegated to review the likely timescale of receipt and submit a report to Full Council on how to deal with its receipt in the context of the Core Strategy timescale.</i></p>	All committees
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Next Steps (page A75)

Rec. 71: (p.A79)	<i>Note and endorse the next steps for progressing the Core Strategy.</i>	All committees
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