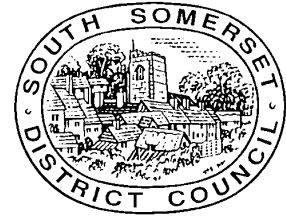


South Somerset District Council
Notice of Meeting



Area North Committee

Making a difference where it counts

Wednesday 24 July 2013

2.00pm

**The Millennium Hall
Seavington
TA19 0QH**

(location plan overleaf - disabled access is available at this meeting venue)



The public and press are welcome to attend.

Please note: Planning applications will be considered no earlier than 3.30pm.

If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, Becky Sanders on Yeovil (01935) 462462.

email: becky.sanders@southsomerset.gov.uk

website: www.southsomerset.gov.uk/agendas

This Agenda was issued on Tuesday 16 July 2013.

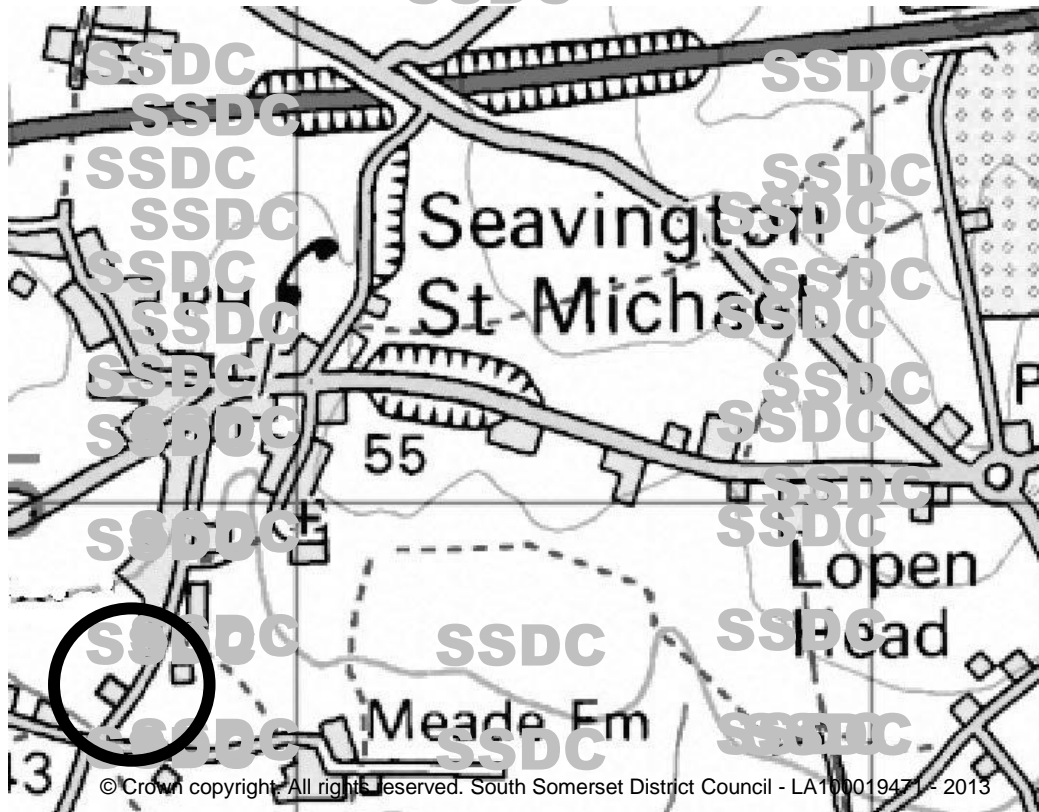
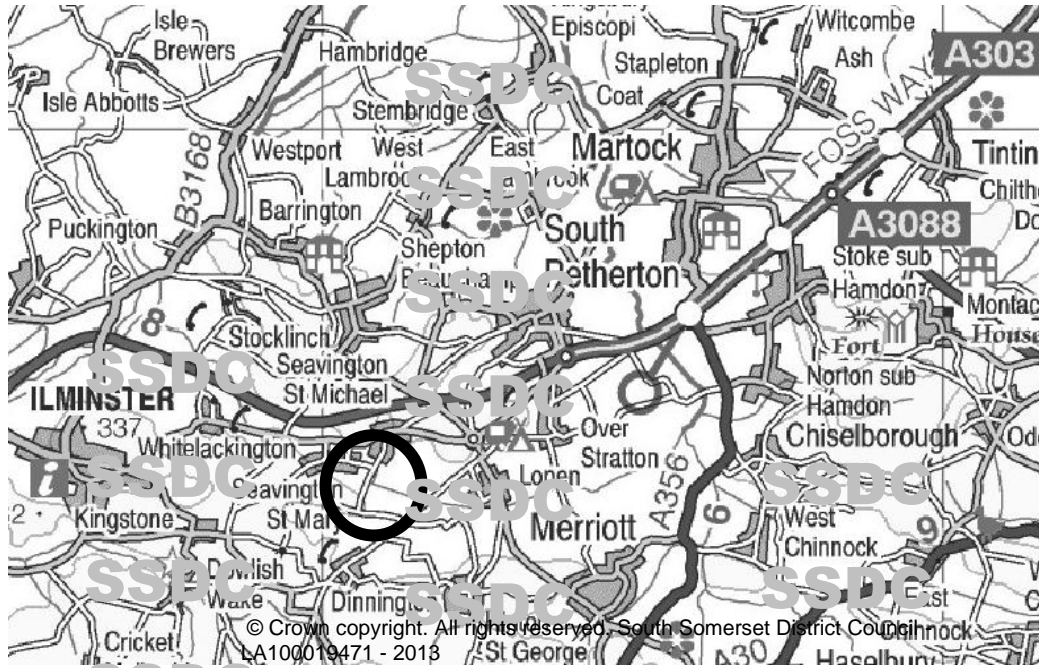
Ian Clarke, Assistant Director (Legal & Corporate Services)

This information is also available on our website
www.southsomerset.gov.uk



INVESTOR IN PEOPLE

Location of meeting venue



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Area North Membership

Pauline Clarke
Graham Middleton
Roy Mills
Terry Mounter
David Norris

Patrick Palmer
Shane Pledger
Jo Roundell Greene
Sylvia Seal

Sue Steele
Paul Thompson
Barry Walker
Derek Yeomans

Somerset County Council Representatives

Somerset County Councillors (who are not also elected district councillors for the area) are invited to attend area committee meetings and participate in the debate on any item on the agenda. **However, it must be noted that they are not members of the committee and cannot vote in relation to any item on the agenda.**

South Somerset District Council – Council Plan

Our focuses are: (all equal)

- Jobs – We want a strong economy which has low unemployment and thriving businesses.
- Environment – We want an attractive environment to live in with increased recycling and lower energy use.
- Homes – We want decent housing for our residents that matches their income.
- Health & Communities – We want communities that are healthy, self-reliant, and have individuals who are willing to help each other.

Scrutiny procedure rules

Please note that decisions taken by Area Committees may be "called in" for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.

Consideration of planning applications

Consideration of planning applications will commence no earlier than 3.30pm, following a break for refreshments, in the order shown on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered. Anyone wishing to raise matters in relation to other items on the agenda may do so at the time the item is considered.

Highways

A representative from the Area Highways Office will attend Area North Committee quarterly in February, May, August and November – they will be available from 1.30pm at the meeting venue to answer questions and take comments from members of the Committee. Alternatively, they can be contacted through Somerset Highways direct control centre on 0845 345 9155.

Members questions on reports prior to the meeting

Members of the committee are requested to contact report authors on points of clarification prior to the committee meeting.

Information for the public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. Members of the public can view the council’s Executive Forward Plan, either online or at any SSDC council office, to see what executive/key decisions are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area North Committee are held monthly, usually at 2.00pm (unless specified otherwise), on the fourth Wednesday of the month (except December) in village halls throughout Area North.

Agendas and minutes of area committees are published on the council’s website [www.southsomerset.gov.uk /agendas](http://www.southsomerset.gov.uk/agendas)

The council’s Constitution is also on the web site and available for inspection in council offices.

Further information about this committee can be obtained by contacting the agenda co-ordinator named on the front page.

Public participation at committees

This is a summary of the protocol adopted by the council and set out in Part 5 of the council’s Constitution.

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Comments about planning applications will be dealt with at the time those applications are considered, rather than during the public question time session.

Comments should be confined to additional information or issues, which have not been fully covered in the officer's report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

The same rules in terms of public participation will apply in respect of other agenda items where people wish to speak on that particular item.

If a Councillor has declared a Disclosable Pecuniary Interest (DPI) or a personal and prejudicial interest

In relation to Disclosable Pecuniary Interests, a Councillor is prohibited by law from participating in the discussion about the business on the agenda that relates to this interest and is also required to leave the room whilst the relevant agenda item is being discussed.

Under the new Code of Conduct adopted by this Council in July 2012, a Councillor with a personal and prejudicial interest (which is not also a DPI) will be afforded the same right as a member of the public to speak in relation to the relevant business and may also answer any questions, except that once the Councillor has addressed the Committee the Councillor will leave the room and not return until after the decision has been made.

Area North Committee

Wednesday 24 July 2013

Agenda

Preliminary Items

1. **To approve as a correct record the minutes of the meeting held on 26 June 2013**
2. **Apologies for absence**
3. **Declarations of interest**

In accordance with the Council's current Code of Conduct (adopted July 2012), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting. A DPI is defined in The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012 No. 1464) and Appendix 3 of the Council's Code of Conduct. A personal interest is defined in paragraph 2.8 of the Code and a prejudicial interest is defined in paragraph 2.9. In the interests of complete transparency, Members of the County Council, who are not also members of this committee, are encouraged to declare any interests they may have in any matters being discussed even though they may not be under any obligation to do so under any relevant code of conduct.

Planning applications referred to the Regulation Committee

The following members of this committee are also members of the council's Regulation Committee:

Councillors Terry Mounter, Shane Pledger, Sylvia Seal and Paul Thompson

Where planning applications are referred by this committee to the Regulation Committee for determination, in accordance with the council's Code of Practice on Planning, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as members of that committee and not as representatives of the Area Committee.

4. **Date of next meeting**

Councillors are requested to note that the next Area North Committee meeting will be held at 2.00pm on **Wednesday 28 August 2013 at the Village Hall, Norton Sub Hamdon.**

5. Public question time
6. Chairman's announcements
7. Reports from members

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<p>Please note that the decisions taken by Area Committees may be called in for scrutiny by the council's Scrutiny Committee prior to implementation. This does not apply to decisions taken on planning applications.</p>

Area North Committee – 24 July 2013

8. Environmental Health Service Update Report

Strategic Director: Vega Sturgess , Operations and Customer Focus
Assistant Director: Laurence Willis, Environment
Service Manager: Alasdair Bell, Environmental Health Manager
Lead Officer: As above
Contact Details: alsdair.bell@southsomerset.gov.uk or 01935 462056

Purpose of the Report

To provide members with a brief update of the work of the Environmental Health Service in the last twelve months and to look forward to future challenges. Alasdair Bell, Environmental Health Manager will attend the meeting to give a verbal update and answer any questions.

Recommendation

That Members note the report

Public Interest

The Environmental Health Service is a frontline service committed to protecting public health and safeguarding the environment. The majority of work undertaken by the service is required by law with very little discretionary work.

Report

In April this year an End of Year Report 2012/13 was produced outlining the work of the Environmental Health service during the previous 12 months. A copy was sent to all members and will be discussed along with this report. The work of the service continues to go well with staff dealing with a wide variety of matters including routine inspections, enforcement activity and project work. Pressures on the Council's budget mean that since the last report further budget savings have had to be found, mostly by more staff going part time or retiring.

Food and Safety Team

The Food & Safety Team both enforces legislation and provides advice and assistance to food and other businesses. The food safety element includes the approval and audit of food manufacturers, food sampling, premises inspections, the investigation of food complaints and food poisoning as well as responding to national food alerts. The health and safety element includes inspection, advice, complaint and accident investigation. In Area North in the last 12 months 298 food inspections have been carried out, 103 cases of suspected food poisoning have been investigated and 8 accidents reported/investigated. Much of the work carried out is routine 'behind the scenes' and the public is generally unaware of what is going on until something significant happens such as a major food poisoning outbreak. Significant points to note;

- The continued roll out of the National Food Hygiene Rating scheme ('scores on the doors'). This is a national scheme whereby all food catering businesses are given points dependant on their food hygiene and management practices. The businesses are encouraged to put up their score certificates in visible locations. Their scores have been put up on a national website, linked to the SSDC website, so that consumers can make an informed decision about where to eat. Anyone can now see how their local restaurant or pubs rates in terms of food hygiene. The scheme has proved very useful in driving up food hygiene standards in food businesses.
- The prosecution of the owners of the Travellers Rest public house Roundham who were found guilty of 8 food hygiene offences and banned from selling food.
- An audit by German inspectors from the Food & Veterinary Office of the EU that resulted in many positive comments about the Team such as 'exemplary' and 'a standard setting performance'. A really excellent result.

Environmental Protection Team

The EP Team deals with pollution control and environmental monitoring as well as the enforcement of environmental legislation. The Team checks local air quality and investigates a range of complaints about nuisance, in particular noise and smoke. The Team issues permits and inspects premises under the Pollution Prevention and Control regime. The Team also undertakes private water supply sampling, contaminated land assessment and the investigation of private drainage complaints as well as acting as a statutory consultee on planning and licensing applications. The delivery of the Pest Control service and public health burials are also part of the service provided. During the past 12 months 81 noise complaints have been investigated and 312 calls were taken regarding pest control in Area North Significant points to note;

- Work has continued on the investigation of an old gas works site in Langport following the successful bid for funding from the Government.
- Staff featured on a TV programme serving notices to deal with anti-social behaviour resulting in eviction of problem tenants.

Housing Standards Team

The Housing Standards Team deal with private sector housing advice and enforcement. This includes investigating complaints about sub-standard rented housing, the inspection and licensing of houses in multiple occupation (HMOs) and the licensing of caravan sites. The team also provides advice/assistance/grant aid to improve energy efficiency and tackle fuel poverty. The team also processes applications for home repairs assistance grants, disabled facilities, HMO and empty property grants, and helps administer the WRT home loan scheme. The team works closely with the Housing Options Team in seeking to tackle the potential housing crisis that is developing in South Somerset. Significant points include;

- Increased working to identify and deal with empty homes.
- Delivery of over 100 Warm Streets Grants to tackle fuel poverty.
- The advent of the Government's 'Green Deal'
- Running of two Landlord Forum events
- Future impact of Housing Benefit changes on rented accommodation
- Increased enforcement action to do with substandard housing and HMOs.

Financial Implications

There are none attached to this report

Corporate Priority Implications

The work of the unit helps contribute towards the delivery of a range of our Corporate Priorities but perhaps most importantly towards Aim 3 To improve the Health and Well-being of our citizens and to Aim 5 to promote a balanced natural and built environment

Carbon Emissions & Adapting to Climate Change Implications (NI188)

The work of the unit contributes towards this NI with it's work on fuel poverty

Equality and Diversity Implications

As part of the EH service plan a full equalities and diversity assessment was undertaken.

Background Papers: *Environmental Health End of year Report 2012/13*
Environmental Health Service Plan 2012/15
Private Sector Housing Strategy 2007-12
Food & Safety Service Plan 2013/14
SSDC Corporate Plan 2012-15

9. Affordable Housing Development Programme

Strategic Director: Rina Singh, Place and Performance
Assistant Director: Martin woods, Economy
Service Manager: Colin McDonald, Corporate Strategic Housing Manager
Lead Officer: Colin McDonald, Corporate Strategic Housing Manager
Contact Details: colin.mcdonald@southsomerset.gov.uk or (01935) 462331

Purpose of the Report

The purpose of this report is to update members on the outturn position of the Affordable Housing Development Programme for 2012/13 and provisional outturn for 2013/14 in relation to Area North.

Recommendation

The Committee are asked to note the outturn position of the Affordable Housing Development Programme for 2012/13 and the provisional outturn for 2013/14.

Public Interest

This report covers the provision of affordable housing in Area North over the past year, during the current year and anticipates the likely delivery of more affordable homes being constructed in the future. It will be of interest to members of the public concerned about the provision of social housing for those in need in their local area and of particular interest to any member of the public who is seeking to be rehoused themselves or has a friend or relative registered for housing with the Council and it's Housing Association partners.

"Affordable" housing in this report broadly refers to homes that meet the formal definition that appears in national planning policy guidance (the 'National Planning Policy Framework'). In plain English terms it means housing made available to people who cannot otherwise afford housing (owner occupied/mortgage or rented) available on the open market. Typically this includes rented housing (where the rent is below the prevailing market rate for a private sector rented property of similar size and quality) and shared ownership (where the household purchases a share of the property that they can afford and pays rent, also at a below market rate, on the remainder)

This report covers the level of public subsidy secured (which is necessary in order to keep rents at below market rates) and sets out where affordable housing has been completed. It does not cover the letting of the rented housing or the sale of the shared ownership homes; in short, it is concerned with the commissioning and delivery stages only.

Background

The overall programme is achieved through mixed funding (Social Housing Grant [administered by the Homes and Communities Agency - HCA], Local Authority Land,

Local Authority Capital, Housing Association [until fairly recently officially referred to as 'Registered Social Landlord' or 'RSL'] reserves and S106 planning obligations) and the careful balancing of several factors. This includes the level of need in an area; the potential for other opportunities in the same settlement; the overall geographical spread; the spread of capacity and risk among our preferred Housing Association partners and the subsidy cost per unit.

A previous report was considered by the Area North Committee on 25th July 2012 which considered the outturn for the previous financial year (2011/12) and the prospects for the then current financial year (2012/13). An annual update report on the programme was provided to the District Executive on 2nd August 2012.

In recent years a significant element of the affordable housing delivery programme has been produced through planning obligations within larger sites being brought forward by private sector developers. However the delivery of these is tied to wider economics, not least the developer's view of prevailing market conditions and the speed at which they estimate completed properties will sell at acceptable prices.

There is less certainty about the precise timing of any such obligated affordable housing as developers will only bring forward sites at a time and a pace that suits their view of current market conditions, i.e. dictated by the specific economics of the site. For example we can anticipate 47 new affordable homes at the Northfield Farm site in Somerton, but currently have no prospective dates for delivery

2012/13 Outturn

2012/13 has been a very unusual year in Area North with only one scheme completing and two other properties created or acquired. The outturn is shown at appendix A.

The last seven homes at Westfield, Curry Rivel have already been reported to the Committee last July. As previously reported, the public subsidy associated with the overall redevelopment scheme at Westfield has been accounted for in previous financial years. Whilst the last seven homes completed the substantial redevelopment, there remain two further properties which Yarlinton plan to demolish and replace with up to four additional dwellings for shared ownership. This final piece of the jigsaw is subject to appropriate planning permission and will not come to fruition until next financial year (at the earliest).

Since the last report to the Committee there have only been two other, individual, properties. One is a mortgage rescue acquisition and the other is the conversion of two properties into one in order to create a larger home adapted to the very specific needs of a particular family. Whilst this conversion has met an unusual set of circumstances, ironically it results in a net loss of one dwelling. However the conversion has been designed in such a way as to easily facilitate the 're-conversion' back into two separate dwellings when the property is no longer required for its current purpose.

2013/14 Provisional Outturn

2013/14 is also an unusual year in Area North with both schemes already completing even though we are only a third of the way through the current financial year. Rather than wait another twelve months this report can effectively cover the outturn for the current financial year, although it remains possible that there could be the odd additional acquisition (such as another mortgage rescue) before the end of the financial year. The provisional outturn is shown at appendix A.

The three new homes constructed by Yarlington at Parsons Close, Long Sutton have been built to Passivhaus standard, a construction model which should radically reduce the cost of heating. Actual energy consumption patterns are being monitored over an eighteen month period to evaluate the effectiveness of these measures in real life and compare these with the savings expected in the theoretical model.

The thirteen dwellings at South Petherton have been acquired by Raglan under the planning obligation imposed by the s106 agreement on the larger site (constructed by Wyatt Homes), hence there being no public subsidy required.

Future Programme Prospects

Given the level of funding currently available from the HCA and the fact that Housing Associations are now tied to the details of their four-year contracts, the prospects for additional schemes within Area North for the remainder of the 2011/15 funding period are not hopeful. Any schemes requiring public subsidy will probably depend on whether an allocation can be made by the district council which, in turn, will depend on what other options are available.

We will, then, be more reliant on the provision of affordable housing through planning obligation alone in the immediate future. As previously mentioned, this will depend on economic factors beyond our control, there being no mechanism whereby the Council can force the development of a site once appropriate planning permission is in place, other than the natural lapsing of that particular permission due to inactivity.

Currently we can only confirm one such scheme, under construction by C G Fry at Fern Green in Huish Episcopi (although commonly referred to as Langport). We anticipate a total of 18 properties, of which four will be for shared ownership, being produced under the planning obligation requirements. Once completed, these properties will be transferred to Hastoe Housing Association, who already own and manage the properties produced on the adjacent Old Kelways site. The first few properties may be ready for occupation as early as April 2014 but the completion of all 18 is not anticipated until November 2014; in any event delivery is anticipated during next financial year (2014/15).

Rural Housing Needs

Members of the Committee may recall that the report on the affordable housing programme in July 2011 referred to the (then) recently adopted Rural Housing Action Plan. This plan has recently been reviewed and revised and the 2013/14 Rural Housing Action Plan was approved by the Portfolio Holder last month. It is included here as appendix B.

Attention should be drawn in particular to the final appendix in the Plan, beginning on page 20, which sets out parish specific action. In particular members will be aware of the Community Land Trust led scheme at Norton Sub Hamdon. Since the last formal report to this Committee the scheme has been successful in obtaining grant funding from the Homes and Communities Agency and planning permission has been granted (by the Area West Committee as the site, although immediately adjacent existing dwellings at Norton, is in the parish of Chiselborough). The section 106 agreement has been completed and a start on site is now imminent, with an expected completion next financial year.

Financial Implications

The level of SSDC capital funding is shown in the appendix. However this does not indicate the size of the unallocated programme, including the newly created rural housing fund. The main contingency funding has traditionally been held back to meet operational requirements, such as “Bought not Builts” for larger families, mortgage rescue and disabled adaptations specifically designed for clients where opportunities do not exist in the current stock.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

All affordable housing in receipt of public subsidy, whether through the HCA or from the Council, has to achieve the minimum code three rating within the Code for Sustainable Homes

Equality and Diversity Implications

All affordable housing let by Housing Association partners in South Somerset is allocated through Homefinder Somerset, the county-wide Choice Based Lettings system. Homefinder Somerset has been adopted by all five local housing authorities in the County and is fully compliant with the relevant legislation, chiefly the Housing Act 1996, which sets out the prescribed groups to whom ‘reasonable preference’ must be shown.

Council Plan Implications

The Affordable Housing development programme clearly provides a major plank in addressing “Focus Three – Homes” and in particular meets the stated aim:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

and the major statement in the Plan:

“We want decent housing for our residents that matches their income”

Background Papers: Affordable Housing Development Programme: Adaptation work to two existing properties (report to Portfolio Holder)
Executive Bulletins no.s 511 & 512 - 17th & 24th February 2012

Area North Affordable Housing Development Programme
Area North Committee – 25th July 2012

Affordable Housing Development Programme
District Executive – 2nd August 2012

Approval of the Rural Housing Action Plan 2013/14 (report to Portfolio Holder)

Executive Bulletins 578 & 579 - 7th & 14th June 2013

Appendix A

Combined HCA & SSDC Programme 2012/13 outturn											
Housing Association	Scheme Name	Rent	Shared Ownership/intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Completion
Yarlington	Westfield, Curry Rivel	0	7	7	7	£0	£0	£0	£0	£0	Apr-12
Yarlington	Mortgage Rescue	0	1	1	1	£63,931	£0	£0	£0	£63,931	Aug-12
Raglan	St Michael's Gardens, South Petherton*	-1	0	-1	1	£31,000	£31,000	£0	£0	£0	Dec-12
TOTALS		-1	8	7	9	£94,931	£31,000	£0	£0	£63,931	
Combined HCA & SSDC Programme 2013/14 provisional outturn											
Yarlington	Parsons Close, Long Sutton	1	2	3	3	£99,601	£0	£2,000	£0	£99,601	May-13
Raglan	Hayes End Road, South Petherton	7	3	10	10	£0	£0	£0	£0	£0	Apr-13
TOTALS		8	5	13	13	£99,601	£0	£2,000	£0	£99,601	

*Conversion of two dwellings into one with special adaptations, resulting in net loss of one dwelling



Rural Housing Action Plan 2013-14



Rural Housing Action Plan 2013-14

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Section A: Introduction

This document sets out the Council's approach to the provision of affordable housing in rural locations. For the purposes of this document 'rural' means those parishes with a population of 3,000 people or less¹.

The need for affordable housing in rural settlements is seen as more acute in relative terms with the affordability ratios of market housing often being much higher than in urban settlements. Additionally the sale of former Council stock through Right to Buy, and (since the stock transfer) Preserved Right to Buy, being disproportionately higher in rural settlements. It should be noted that, by contrast, the absolute level of need for affordable housing in urban settlements is higher, but generally the opportunities exist for greater provision within these localities.

This document sets out the mechanisms available to the Council in providing more affordable housing in rural locations and describes how we intend to use these. In addition this plan is influenced by and contributes towards the Council Plan (2012-15) and the Housing and Accommodation Strategy (last update issued 2008²)

Evidence Base

South Somerset District Council covers a large geographical area consisting of 121 parishes over 96,000 hectares. In a survey³ conducted in October 2008 almost 31% of resident respondents cited affordable housing as a priority area for improvement. On the last day of 2012, there were just over 5,000 households⁴ expressing a need for rehousing on the Housing Register. During the last quarter of 2012/13 the size of the register reduced by 17%, but all the anecdotal evidence suggests that this under-represents the level of need in rural areas where many households do not register (as they have the perception that there is nothing to register for).

During 2008 and early 2009 the Council participated in a Strategic Housing Market Assessment (SHMA)⁵ covering two sub-regional housing markets, in conjunction with three neighbouring housing authorities, across most of the county of Somerset. In the final SHMA report, the consultants, Fordham

¹ For this document we are taking the 2011 census data. There are some locations where two settlements are effectively intertwined, such as Langport and Huish Episcopi. Where these total more than 3,000 population we not treating them as rural even if one or both of the parishes is below the 3,000 threshold.

² A County-wide Housing Strategy Framework document is due to be adopted later in 2013.

³ Place Survey conducted in 2008 by BMG research on behalf of all Somerset authorities.

⁴ On 31/12/12 there were 18,250 households in total on the Somerset Housing Register, of which 5,046 were assigned to South Somerset.

⁵ The Taunton and South Somerset Strategic Housing Market Areas Strategic Housing Market Assessments (Fordham Research, published February 2009)

Research, identified a need for an additional 659 affordable dwellings per year in order to satisfy the backlog and projected arising need (from demographic trends).

In addition there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. It should be noted that the primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the development area [or boundary] ('rural exceptions schemes'). Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels. However the overall figures produced through the SHMA take into account such 'hidden need' and it should also be noted that in recent years the greater proportion of new affordable housing in rural settlements has been produced on sites within development areas.

Section B: Delivery Over The Past Three Years

Affordable Housing Delivered – 2010/11

During the financial year 2010/11 the Council enabled a total of 454 new affordable housing units across the district, our most successful year ever. Due to a number of demolitions and replacements, this represented a net gain of 357 (this figure alone higher than the overall total in any previous year). 272 of the 357 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the 454 grand total 98 (22%) were in rural settlements (i.e. those parishes with a population of 3,000 or less). Table One below depicts the locations, numbers and partner landlord for each scheme.

Table One: Affordable Housing Completions in Rural Settlements during 2010/11

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Copse Lane, Ilton	10	7	17	17
Yarlington	Woodhayes, Henstridge (phase 2)	10	3	13	34
Yarlington	Hillcrest, Templecombe	9	0	9	39
Yarlington	Frome Road, Bruton (Phase 2)	4	4	8	8
	TOTALS	33	14	47	98

Affordable Housing Delivered – 2011/12

During the financial year 2011/12 the Council enabled a total of 348 new affordable housing units across the district; a net gain of 270, of which 198 were for rent and the majority of the remainder were made available on a shared ownership basis. Of the gross total 71 (20%) were in rural settlements (i.e. those with a population of 3,000 or less). Table Two below depicts the locations, numbers and partner landlord for each scheme.

Table Two: Affordable Housing Completions in Rural Settlements during 2011/12

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Cox's Close, Bruton	8	7	15	36
Yarlington	Copse Lane, Ilton	4	6	10	18
Yarlington	Westfield, Curry Rivel	3	2	5	13
Hastoe	Tatworth	6	2	8	8
	TOTALS	21	17	38	71

Affordable Housing Delivered – 2012/13

Table Three below depicts the locations, numbers and partner landlord for each scheme completed in a rural settlement during the financial year 2012/13. The total across the district fell back to 176, very close to the year on year average previously achieved although a significant drop from the previous two years. As well as a decrease in overall numbers, the proportion in rural settlements (based on population of 3,000 or less) also fell slightly to just under 18%.

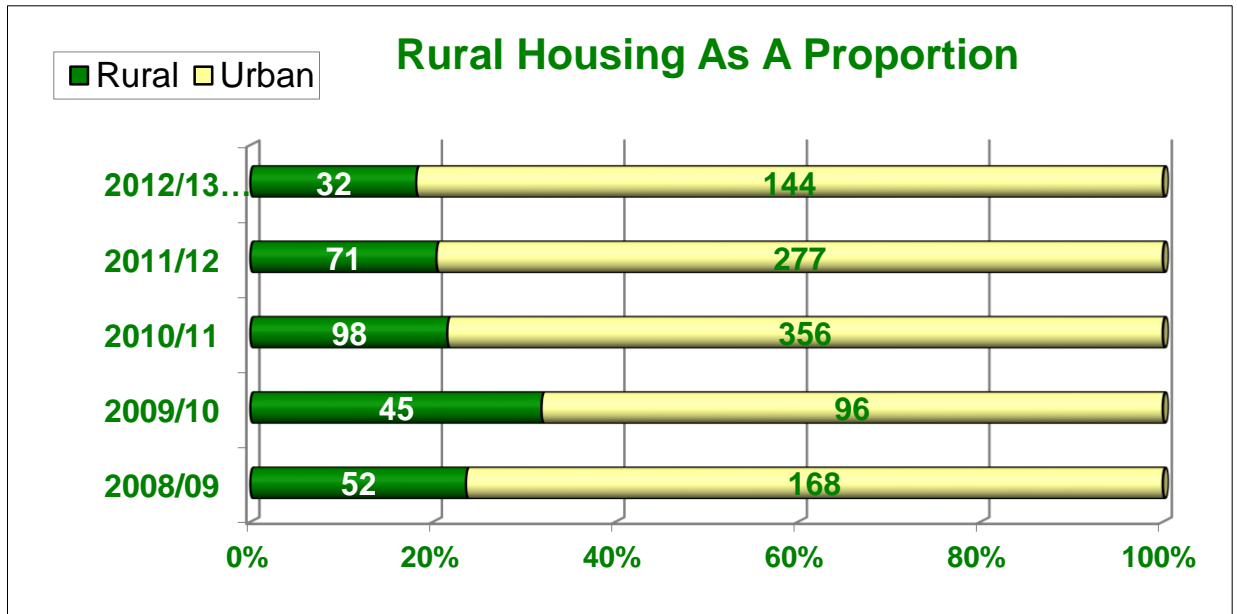
Table Three: Affordable Housing completions in Rural Settlements during 2012/13

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Westfield, Curry Rivel	0	7	7	7
Yarlington	The Avenue, Sparkford	6 ^{*6}	2	8	8
Yarlington	Burrells House, West Coker	-4 ^{*7}	3	-1 ^{*7}	15
Yarlington	Home Farm, North Cadbury	2	0	2	2
	TOTALS	4	12	16	32

The chart on the next page summarises the delivery of affordable homes across the district over the past five years.

⁶ Homes for rent at Sparkford will be on the Affordable rent regime, not the Social rent regime

⁷ Refurbishment of Burrells House results in a net loss of 4 flats within the building but a counterbalancing gain of 3 bungalows within the curtilage, hence overall net loss of 1.



Section C: Current Position

The Council has set out clearly the importance of housing provision in the Council Plan (2012-15). Focus Three: Homes clearly sets that we will:

“With partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.”

Planning Gain

The tables and chart above include some affordable housing units achieved through the planning gain mechanism, i.e. where a developer is obliged to produce some affordable housing alongside market housing in order to obtain planning permission. The current policy⁸ is that all privately developed sites of 15 units or more or ½ hectare in rural areas (i.e. in settlements of 3,000 population or less) are subject to this obligation. Where a site qualifies for the affordable housing contribution the Council seeks 35% to be made available as affordable without access to public subsidy, subject to the viability of the site overall. The SHMA confirms that the proportions of affordable housing within this 35% should be 67% for social rent and the rest other intermediate solutions, including shared ownership.

This policy ensures that where a suitable site is brought forward within the development limits of a rural settlement, a proportion (roughly one third but

⁸ This is according to the saved policies from the previous Local Plan. It is anticipated that the new Local Plan will be adopted during 2013, subject to inspection, which will reduce this threshold.

lower where site viability dictates) is affordable. Where the level of rented housing is insufficient, it may be possible to supplement the planning gain with capital subsidy (from the HCA or from the Council) to increase the rented proportion within the affordable housing being provided under planning gain.

The policy to achieve some affordable housing through planning gain cannot address all the housing need (expressed or otherwise) in rural areas. Development will be limited to those settlements where an opportunity exists and where the developer has decided it makes financial sense to bring the site forward in the present economic climate, otherwise viable sites may well be 'mothballed' due to the developer's perception of the market.

Rural Exception Schemes

Rural exception schemes are now so well established as a mechanism that this tends to be the type of housing most people think of when referring to new rural housing provision. In fact rural exception schemes, whilst significant, are in effect the last resort and in the recent past have produced fewer new rural houses than other routes.

'Exception' refers to the current planning limits. Rural exception schemes are those schemes where planning approval has been gained outside of the existing development area for exceptional reasons. In order to build outside of the development area it is necessary to prove that a housing need exists locally, and that no opportunity exists within the development area to meet that need.

Once planning permission has been gained the site is subject to a section 106 Agreement⁹ controlling the allocation of the dwellings. Typically the s106 Agreement will dictate that houses are let or leased to eligible households who can demonstrate a connection with the settlement or parish. Where no such household can be identified, a typical s106 Agreement will allow the landlord or freeholder to consider eligible households who can demonstrate a connection with certain neighbouring parishes (often referred to as the 'doughnut ring'). Finally, the landlord or freeholder would be able to look for eligible households with a connection to the district.

As previously stated, there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. The primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the development area. Often such surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels

The table at appendix one summarises the surveys completed between January 2003 and March 2013.

⁹ Section 106 of the Town and Country Planning Act 1990
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Whilst some level of need has been established in most of the locations shown in the appendix, rural exceptions housing schemes have not been completed in every case. For example, in the cases of Abbas & Templecombe, Bruton and South Petherton there have been suitable sites within the development limits being brought forward which either qualify for contributing affordable housing provision via planning gain, or were redevelopment schemes undertaken by Yarlington Housing Group producing additional dwellings (or, in some cases, both). In these examples a portion of those affordable properties produced through the planning gain route have been set aside, at least on initial lets, for eligible households with a local connection in the same way as a rural exceptions s106 Agreement would expect.

In other locations, whilst a need has been established through the local survey route, no solid proposal is forthcoming. There are various reasons why schemes have not progressed, often involving site identification difficulties. At the end of this document we set out to address these blockages

Section D: The Way Forward

The New Local Plan

As with other local planning authorities, the Council is obliged to produce a new Local Plan and other Development Plan Documents (DPD). Until the new Plan is adopted, most of the previous Local Plan policies remain as 'saved policies' (including the rural exceptions policy [Policy HG9] and the approach to planning gain described earlier). Within the new Plan the Council will have to find sufficient land to accommodate new dwellings in the district, by 2028.

Some of the required additional dwellings will be on land in rural areas which raises the possibility of further affordable housing provision through planning obligations. Other opportunities for the provision of more affordable housing in rural settlements will be in the new Plan through a rural policy [Policy SS2]¹⁰, which effectively incorporates the existing rural exceptions policy.

Outside of the new rural policy, if any further growth is approved in some rural settlements it will present the opportunity for more private sector development and may well produce further opportunities for affordable dwellings in these settlements through the planning gain process. The new Local Plan contains a proposal to reduce the threshold to six dwellings¹¹, above which a site will qualify for providing affordable housing through planning obligations.

¹⁰ The proposed policy SS2 allows for sustainable development that will contribute towards the identified needs of the settlement. This could include some housing which is effectively market but meets local need, for example bungalows for existing older residents who wish to downsize without having to leave behind their existing support network.

¹¹ Six dwellings or 0.2 hectare

Table Four (below) lists the proposals for net increases of overall housing provision in rural settlements (subject to the consultation). It is reasonable to assume that the majority of these will provide up to 35% affordable housing on site.

Table Four: Rural Parishes with proposed additional housing in the draft South Somerset Local Plan (subject to final adoption)

Parish/es	Proposed Net Additional	Therefore Net Affordable* ¹²
Bruton	104	36
Castle Cary & Ansford	273	96
Ilchester	151	53
Milborne Port	89	31
Stoke Sub Hamdon	49	17

Conversely, during the development period for the new Local Plan, it is possible that some sites identified as suitable for rural exceptions schemes will remain unobtainable because of the aspirations of the current owner to develop them as market housing.

Proposed Affordable Housing Programme 2013/14

A number of affordable housing schemes were on site at the end of March 2013, due to complete during 2013/14. During the financial year 2013/14 the Council expects to enable a total of 167 new affordable homes across the district; a net gain of 151, of which 108 will be for rent (a higher proportion of these on the new Affordable Rent regime) and the majority of the remainder to be made available on a shared ownership basis. Of the gross total 54 (32%) will be in rural settlements (i.e. those with a population of 3,000 or less), including two new rural exceptions schemes at Barton St David and at Norton Sub Hamdon. Table Five below depicts the locations, numbers and partner landlord for each scheme.

Table Five: Affordable Housing Programme in Rural Settlements during 2013/14

Housing Association	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings (including replacements)
Yarlington	Cumnock Crescent, Castle Cary	12	0	12	28
Yarlington	Parsons Close, Long Sutton	1	2	3	3
Raglan	Mill Lane, Barton St David	13	0	13	13
Yarlington* ¹³	Minchinton Close, Norton-Sub-Hamdon	8	2	10	10
	TOTALS	34	4	38	54

¹² Based on 35% Proposed Net Additional Figure

¹³ Yarlington scheme at Norton Sub Hamdon in conjunction with a Community Land Trust CSM

The scheme at Norton Sub Hamdon is the first of two rural exceptions schemes being developed in the district through a Community Land Trust. The other is at Queen Camel where Hastoe Housing association is expected to provide 20 new dwellings, completing during the next financial year (2014/15). Together these schemes have benefitted from approximately £ 1.3 million allocated from a community-led development fund administered by the Homes and Communities Agency (HCA).

Review of Local Housing Needs Evidence

This document replaces the previous Rural Housing Action Plan and allows us to focus on those parts of the district where:

- no survey has been conducted in the past decade *or*
- a survey has been conducted and local need identified, but to date no provision made in response

Parishes yet to be surveyed are highlighted in the appendix. In many cases the timing of the survey should be dependant on the stage at which the parish has reached in developing it's overall parish plan.

Taking this into consideration our immediate task is to target at least one parish in each of those wards where no or almost no surveys have been undertaken in the past, in order to achieve a broad geographic spread.

We can also take into account the current level of need expressed through the Housing Register. As discussed earlier, this may not reflect the true level of need as often those with a very local connection to a village do not register as they see little point, especially where there are rarely vacancies arising from within the existing stock, if any. Having said that, the number of households on the register is an indicator of the level of need, the 'tip of the iceberg', and may be a good pointer to where a local survey might reveal further needs. It is also possible that the number of local households on the register is, in itself, sufficient evidence to justify a rural exceptions scheme.

Taking this into account our next most immediate task is to target those parishes where the current level of need, as expressed on the register, seems to indicate that there may be more 'hidden' need to be revealed by a potential survey.

In the past we have relied on jointly funded Rural Housing Enablers who were based at the Community Council to undertake such surveys in an independent fashion. Although this funding arrangement came to an end and the specific Enablers posts have been lost, the Community Council continues to offer an independent surveying service which can be purchased on an ad hoc basis.

Where the need for a survey is identified, the District Council will continue to support Parish Councils and local groups such as Community Land Trusts. Support will be forthcoming either from the relevant area development team or the strategic housing unit or both, depending on the local circumstances on a case by case basis. Where appropriate Parish Councils and other local groups may also seek independent help from the Somerset, Devon & Dorset Community Land Trust Project.

Taking Action Where Need Is Already Identified.

In addition to developing a programme for targeting the remaining parishes, we also need to consider how to address the issues that have slowed down or ceased work in parishes where need has already been established through a local survey.

Table six (below) identifies which parishes these are and provides only a brief comment on the current issue which may be acting as a blockage to development. Reasons for delay are often quite complex and involve a range of sensitive issues, not least negotiations with current landowners

Appendix Three sets a parish specific action plan which addresses some of the blockages identified in the table above. Almost inevitably any attempt at a definitive list outlining the stages currently reached by proposed schemes and what actions are now necessary would become out of date shortly after publication. In all of the parishes listed in table six there needs to be ongoing discussions between various parties and next step actions agreed from time to time. We shall develop an internal tracking mechanism and ensure close working between Area based community development officers, the strategic housing team, planning officers and the relevant Housing Association &/or Community Land Trust.

Table Six: Parishes with established local need but no scheme completed or in the pipeline to date

Parish/es	Date	Need	Issue	Housing Association
Ash	Sept-09	6	Project development/HA capacity	Hastoe
Brewham	Sept 11	2	Need too small for economic development	
Charlton Horethorne	Feb-07	11	Site	YHG
Compton Dundon & Littleton	Dec10	19	Approved s106 site not built; stalled by (private) developer.	
Hardington Mandeville	May-04	6	Site; PC support	
High Ham	Apr-04	2	Need too small for economic development	

Parish/es	Date	Need	Issue	Housing Association
Hinton St George	March-13	3	Need too small for economic development, but may be viable with additional of up to 5 bungalows for downsizing owners	
Horton	Sept 10	4	Need too small for economic development	
Penselwood	Sept 11	3	Need too small for economic development; PC support.	
Shepton Beauchamp	Sept 04	2	Need too small for economic development	
Stoke Sub Hamdon	Mar-08	10	Need likely to be met through planning obligations after new Local Plan confirmed	
West Crewkerne	Sept 11	4	Need too small for economic development	

Strategic Actions

There are three strategic actions In addition to the Parish specific actions set out in Appendix Three. The first of these is to develop that appendix (which is only a snapshot in time) into an internal tracking mechanism shared between the relevant District Council officers.

We are mindful of the likely reduction in funding from central/regional sources in the current economic climate. We shall work with Parish Councils, Housing Association and Community Land Trust partners and the Somerset Devon & Dorset Community Land Trust Project to investigate new forms of provision which may provide cross subsidy. For example where some market based housing may be justified under the new Local Plan Policy SS2 (for example provision of bungalows for local owner occupiers who wish to downsize) this could provide the cross subsidy needed to develop affordable housing with a reduced (or even no) input of grant subsidy.

We shall also investigate with partner Housing Associations revised policies governing allocations of existing rural homes, subject to satisfactory compliance with prevailing housing legislation (notably currently Housing Act 1996, as amended by Homelessness Act 2002). Where there remains only a small provision of affordable housing, it could be restricted to being allocated only to those with a very local connection provided this does not impact on our overall duty towards those in the ‘reasonable preference’ groups¹⁴.

¹⁴ Under the legislation all Local Housing Authorities must ensure that certain types of applicants are given a ‘reasonable preference’. Under the current Homefinder Somerset system these groups roughly equate to those placed in Gold Band.
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Appendix One: Local Parish Housing Needs Surveys Completed Since January 2003

Parish/es	Date	Pop 2011 Census	H'Hold 2011 Census	Need	Developed	Year
Abbas & Templecombe	Oct-08	1560	689	17	9	Nov-10
Aller	Mar-04	410	166	4	5 (net gain)	2006
Ash	Sept-09	626	261	6		
Barton St David	Aug-08	561	233	18	13	May-13
<i>Beercrocombe</i>	<i>2003</i>	<i>134</i>	<i>58</i>	<i>0</i>		
Brewham	Sept-11	441	186	2		
<i>Broadway</i>	<i>Mar-05</i>	<i>740</i>	<i>318</i>	<i>0</i>		
					13	Feb-10
					4	Dec-10
Bruton	Oct-08	2907	1082	24	15	Mar-12
Buckland St. Mary*	Apr-05	521	214	4		
Charlton Horethorne	Feb-07	591	265	11		
<i>Charlton Musgrove</i>	<i>Sept-11</i>	<i>398</i>	<i>166</i>	<i>0</i>		
Compton Dundon	June-05	705	300	6		
Compton Dundon (re-survey)	Dec-10			19		
Curry Mallet	2004	306	132	6	6	Jan-09
					17	Aug-06
					2	Jun-08
Curry Rivel	Aug-06	2148	938	8 to 12	5	Aug-11
					7	Apr-12
<i>Donyatt</i>	<i>Sep-05</i>	<i>347</i>	<i>146</i>	<i>0</i>		
Hardington Mandeville*	May-04	585	236	6		
High Ham	Apr-04	909	371	2		
				3 (+ 5 downsizing owners)		
Hinton St George	March-13	442				
Horton	Sept -10	812	361	4		
Huish Episcopi	Apr-04	2095	876	6	18	Sept-10
Keinton Mandeville	2003	1068	406	6	6	Jan-08
<i>Kingsdon</i>	<i>Oct-08</i>	<i>303</i>	<i>146</i>	<i>0</i>		
Long Load	Sept-07	332	145	10		
Long Load (re survey)	May-12			5		
Long Sutton	Apr-04	833	367	3		
					3	TBC
Long Sutton (Re-survey)	May-11			8	3	Apr-13
Long Sutton (Re-survey)	Feb-13			8		
<i>Marston Magna</i>	<i>Mar-09</i>	<i>523</i>	<i>207</i>	<i>0</i>		

Rural Housing Action Plan

Parish/es	Date	Pop 2011 Census	H'Hold 2011 Census	Need	Developed	Year
Misterton*	June-04	826	352	6	10	Currently being built
Norton Sub Hamdon	Oct-05	743	308	8 to 10	10	Mar=15
Pen Selwood	Sept-11	273	128	3		
<i>Pitney</i>	<i>Feb-03</i>	<i>374</i>	<i>146</i>	<i>0</i>		
Queen Camel	June-07	908	355	14		
Queen Camel (Re-survey)	Sept-11			18	20	Mar-15
Shepton Beauchamp	Sep-04	728	320	2		
South Cadbury	Oct-04	284	132	2 or 3	3	Nov-08
					11 23 1	Mar-09 Nov-09 Feb-13
<i>South Petherton</i> ¹⁵	<i>Jan-08</i>	<i>3367</i>	<i>1562</i>	<i>16</i>	<i>10</i>	<i>Apr-13</i>
Sparkford	Aug-05	617	258	6 to 8	8	Feb-13
Stoke Sub Hamdon	Mar-08	1968	861	10		
					4	Jul-07
Tatworth & Forton	Aug-05	2660	1108	10 to 15	8	Mar-11
<i>West Camel</i>	<i>Oct-08</i>	<i>459</i>	<i>205</i>	<i>0</i>		
West Crewkerne	Sept-11	631	258	4		

** Indicates the survey was not undertaken by the county-wide Rural Housing Enablers and methodology may vary.*

¹⁵ South Petherton included for completeness sake given 2008 survey and fairly recently completed affordable housing provision; however most recent census data shows that the village has now exceeded 3,000 population
CSM

Appendix Two: Rural Parish Breakdown (by Ward)

The table below shows current stock managed by Registered Social Landlords in South Somerset, in parishes where the population is 3,000 or less, i.e. excluding Yeovil, Chard, Crewkerne, Castle Cary & Ansford, Martock, Langport & Huish Episcopi, Ilminster, South Petherton, Somerton and Wincanton. It also gives an indication of the number of applicants on the Housing Register as at 28/05/2013 for each parish.

Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BLACKMOOR VALE					
Abbas & Templecombe	1560	34	103	22	Housing 21, Knightstone & Hastoe
Charlton Horethorne	591	4	20	6	Hastoe
Compton Pauncefoot	139	0	2		
Corton Denham	189	0	1		
Henstridge	1814	36	135	23	Hastoe, Housing 21 & Knightstone
Holton	238	0	2		
Horsington	571	2	6	6	Hastoe
Maperton	140	0	0		
North Cheriton	208	1	8		
Total	5450	77	277	57	
BRUTON					
Bruton	2907	57	158	37	Hastoe, Knightstone, Magna, & Wyvern
Total	2907	57	158	37	
CAMELOT					
Marston Magna	523	6	31		
Queen Camel	908	23	48	1	Raglan
Rimpton	235	0	5		
Sparkford	617	9	21	2	Sovereign
West Camel	459	3	17	1	Raglan
Total	2742	41	122	4	
CARY (excluding Castle Cary & Ansford)					
Alford		1	0		
Babcary	248	0	1		
Lovington	141	0	6		
North Barrow	233	0	0		
North Cadbury	950	7	18	2	Hastoe
South Barrow	162	0	5		
South Cadbury	284	2	9		
Yarlington	123	15	2		
Total	2141	25	41	2	

Rural Housing Action Plan

Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
IVELCHESTER					
Chilton Cantelo	445	1	0		
Ilchester	2153	34	70	12	Knightstone, Magna
Limington	203*	2	7		
Mudford	696	11	53	2	Magna
Yeovilton	1226	7	3		
Total	4723	55	133	14	
MILBORNE PORT					
Milborne Port	2802	54	132	25	Raglan & Knightstone
Total	2802	54	132		
NORTHSTONE					
Barton St David	561	12	9		
Charlton Mackrell	1073	2	1		
Keinton Mandeville	1068	5	8	6	Hastoe
Kingsdon	303	3	16		
Kingweston		2	0		
Total	3005	24	34	31	
TOWER					
Bratton Seymour	104	0	1		
Brewham	441	2	3		
Charlton Musgrove	398	1	4		
Cucklington	173	2	8		
Pen Selwood	273	2	9		
Pitcombe	532	0	6		
Shepton Montague	208	0	2		
Stoke Trister	313	0	0		
Total	2442	7	33		

Parish by Ward SOUTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
COKER					
Barwick	1221	23	147	1	Knightstone
Closworth	220	1	1		
East Coker	1667	6	47		
Hardington Mandeville	585	0	2	2	Hastoe
Odcombe	759	6	39	11	Hastoe
West Coker	2018	23	82	7	Raglan
Total	6470	59	318	21	

Rural Housing Action Plan

Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BURROW HILL					
Barrington	438	4	21		
Kingsbury Episcopi	1307	8	30	26	Knightstone
Muchelney	195	1	2		
Puckington	117	1	0		
Stocklinch	154	0	4		
Total	2211	14	57	26	
CURRY RIVEL					
Drayton	379	3	7		
Curry Rivel	2148	23	131	14	Knightstone
Total	2527	26	138	14	
HAMDON					
Norton Sub Hamdon	743	12	30	12	Hastoe
Total	743	12	30		
ISLEMOOR					
Beercrocombe	134	1	2		
Cury Mallett	306	4	12	9	Hastoe, Knightstone
Fivehead	609	5	31		
Hambridge & Westport	N/A	4	6		
Ilton	854	3	71	1	Knightstone
Isle Abbotts	205	0	5		
Isle Brewers	150	0	4		
Total	2258	17	131	10	
MARTOCK (excluding Martock)					
Ash	626	8	20		
Long Load	332	0	3		
Total	958	8	23		
ST MICHAEL'S					
Chilthorne Domer	574	5	29		
Montacute	831	18	69		
Tintinhull	902	12	85	1	Knightstone
Total	2307	35	183	1	
SOUTH PETHERTON (excluding South Petherton)					
Lopen	260	2	7		
Seavington St Mary	384	1	18		
Seavington St Michael	127	2	2		
Shepton Beauchamp	728	7	52		
Total	1499	12	79		

Rural Housing Action Plan

Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
TURN HILL					
Aller	410	1	17	1	Jephson
High Ham	909	4	9		
Long Sutton	833	9	18		
Pitney	374	0	2		
Total	2526	14	46	1	
WESSEX (excluding Somerton)					
Compton Dundon	705	5	17	8	Hastoe
Total	5402	105	253	78	

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
BLACKDOWN					
Buckland St Mary	521	7	5		Hastoe
Combe St Nicholas	1373	13	57		
Wambrook	184	1	0		
Whitestaunton	256	0	0		
Total	2334	21	62		
CREWKERNE (excluding Crewkerne)					
Misterton	826	9	37	3	Knightstone
Total	826	9	37	3	
EGGWOOD					
Dinnington	61*	0	1		
Hinton St George	442	0	2		
Merriott	1979	30	107	13	Knightstone
Total	2482	30	110	13	
NEROCHE					
Ashill	529	4	2		
Broadway	740	2	3		
Donyatt	347	3	20		
Horton	812	6	48	10	Hastoe
Total	2428	15	73	10	

Rural Housing Action Plan

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RSL)	RSL
PARRETT					
Chiselborough	275	1	12		
East Chinnock	479	1	4	1	Hastoe
Haselbury Plucknett	744	7	62		
North Perrott	246	0	0		
West Chinnock	592	3	38		
Total	2336	12	116	1	
TATWORTH & FORTON					
Tatworth & Forton	2660	28	88	8	Hastoe
Total	2660	28	88	8	
WINDWHISTLE					
Chaffcombe	229	1	0		
Chillington	164	1	0		
Cudworth	49*	0	0		
Cricket St Thomas	64*	2	0		
Dowlish Wake	277	0	7		
Kingstone	103	0	0		
Knowle St Giles	244	0	4		
Wayford	115*	1	3		
West Crewkerne	631	2	0		
Winsham	748	6	50	11	Hastoe & Magna
Total	2624	13	64	11	

**data used is from the parish population 2010 mid-year estimates*

Appendix Three: Initial Action Plan 2013/14 (Parish Specific)

This appendix sets out the immediate actions to pursue rural housing developments in specific parishes across the district during 2013/14. It is not a definitive or exhaustive action plan because new actions will arise during the year in the light of developing circumstances, but it captures the position at the start of June 2013 and will feed into the proposed tracking system.

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: East		Ward: Blackmore Vale			
Charlton Horethorne	February 07 11	4	No progress since completion of survey; site not identified		Review current appetite/viability for affordable housing scheme
Area: East		Ward: Camelot			
Queen Camel	September 11 18	23	CLT led scheme in partnership with Hastoe. Preferred site identified. £ 868,000 subsidy secured from HCA community-led fund.	16 x rent; 4 x shared ownership	Obtain planning permission
West Camel	No survey	3	Potential for additional housing identified by Parish Council		Research need
Area: East		Ward: Northstone			
Barton St David	August 08 18	12	Raglan developing thirteen dwellings at Mill Lane. £210,000 subsidy secured in mixed funding from both HCA and District Council. Completion expected Summer 2013.	13 x rent	Complete scheme

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: East			Ward: Tower		
			This ward has a low level of coverage in terms of parishes already surveyed.		Complete investigation for potential cluster scheme
Shepton Montague	No survey	0			Undertake survey
Area: North			Ward: Curry Rivel		
Curry Rivel	August 06 8 - 10	23	Some increase in affordable housing from Yarlington redevelopment since original survey.		New survey to be completed; analyse results
Area: North			Ward: Hamdon		
Norton Sub Hamdon	October 05. 10	12	CLT led scheme in partnership with Yarlington. Planning permission in place for site at Minchinton Close. £ 420,000 subsidy secured from HCA community-led fund.	8 x rent; 2 x shared ownership	Complete s106 Agreement & commence development
Area: North			Ward: Martock		
Ash	September 09. 6	8	Preferred site identified		Obtain planning permission & secure funding
Long Load	May 12 5	0	Previous site discussions failed; resurvey found lower level of need.		Further feasibility work with Parish Council

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: North			Ward: St Michael's		
Montacute	No survey	18	Yarlington own a potential site		Complete scheme feasibility
Area: North			Ward: Turn Hill		
Long Sutton	May 11 8	9	Yarlington recently completed three dwellings within development limits at Parsons Close, subsidy funded by HCA. Social enterprise scheme developing three dwellings outside of development limits without subsidy.	1 x rent; 2 x shared ownership	Complete development
Area: North			Ward: Wessex		
Compton Dundon & Littleton	December 10 19	5	An approved site with a s106 obligated provision of affordable housing commenced several years ago but has not been fully built out. Parish Council wish to identify a further site.	6 x discounted market sale (65% open market value)	Site to be completed
Area: South			Ward: Coker		
West Coker	No survey	23	District Council owned land identified. Raglan considering site feasibility.	6 x rent	Obtain planning permission & secure funding.
Area: West			Ward: Blackdown		
Coombe St Nicholas	No survey	13	Affordable housing need identified as an issue in developing local Parish Plan		Parish Plan to consider undertaking survey

Rural Housing Action Plan

Parish	Date Survey published Need identified	Register data (as at 28/05/2013)	Description	Proposed scheme mix	Action/s
Area: West			Ward: Eggwood		
Hinton St George	March 13 3 (+5 downsizing owners)	0	Affordable housing need identified too small for economic development but may be viable with addition of up to five bungalows for downsizing owner occupiers.		Parish Council to consider reaction to survey results
Area: West			Ward: Neroche		
Horton	September 10 4	6	Identified need may be too small for economic development.		Pursue possible site purchase
Area: West			Ward: Parrett		
North Perrott	Survey underway	0	Survey being undertaken to identify any hidden need.		Parish Council sponsored working group to conduct survey & analyse results
Area: West			Ward: Windwhistle		
	No survey (except Winsham)		Rural exceptions scheme has been completed at Winsham, but otherwise this Ward has no coverage in terms of parishes already surveyed.		Approach parish for next survey

10. Community Right to Bid – Nomination Received for Assets of Community Value

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Helen Rutter/Kim Close, Communities
Service Manager: Charlotte Jones, Area Development Manager (North)
Lead Officer: As above
Contact Details: charlotte.jones@southsomerset.gov.uk or (01935) 462251

Purpose of the Report

The purpose of this report is to consider a nomination received from Compton Dundon Parish Council to place the former school playing field and associated land, School Lane, Compton Dundon on to the SSDC Register of Assets of Community Value.

Public Interest

The Government wishes to provide communities with more opportunities to take control over the ownership and management of local assets. The Community Right to Bid (CRTB) came into effect on 21st September 2012. It provides opportunities for voluntary and community organisations, parish councils and neighbourhood forums to identify land and buildings which they believe to be important and benefit their community, and nominate these to be included on a Register of Assets of Community Value. If the asset then comes up for sale, the community is given time to make a bid to buy it on the open market.

In July 2013 we received a nomination from Compton Dundon Parish Council and it is SSDC's responsibility to consider whether the nomination should be included in the Register.

Further details of the Community Right to Bid, including some Frequently Asked Questions is published at <http://www.southsomerset.gov.uk/communities/ssdc-and-the-localism-act/community-right-to-bid/>

Recommendation

Councillors are asked to:

a) Recommend to District Executive that the former school playing field with associated land, School Lane, Compton Dundon, is placed onto the SSDC Register of Assets of Community Value.

Background

In November 2012, District Executive agreed a process for considering nominations received from communities to place assets of community value onto the SSDC Register of Assets of Community Value (based on clear criteria which are set out in the Localism

Act). When nominations are received, SSDC has 8 weeks to consider them and respond to the applicant.

District Executive agreed that all nominations should be considered by the relevant Area Committee followed by District Executive.

Details of Nomination Received

Name of Property/Land	Former School Playing Field with associated land, School Lane, Compton Dundon TA11 6TE		
	Detail	Community Right to Bid Criteria	Fits Criteria Y/N
Nominating Body	Compton Dundon Parish Council	Does it fit the definition of a 'Community Interest Group?'	Y
Area of interest	Compton Dundon Parish Council is the elected local authority representing the residents of the Parish of Compton Dundon.	Does it have a local connection ie. are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority's area?	Y
Use in recent past	Formerly used as a school playing field, children's play area, wildlife garden and temporary classrooms by local education authority.	Does its current use or use in the 'recent past' (ie. the past 5 years) further the social wellbeing and interests of the local community?	Y
Proposed Future Use	To be retained for community use, eg as allotments, environmental area.	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Y

A map showing the nominated land is attached. (Appendix A).

The land in question is in the ownership of Somerset County Council following the closure of the associated primary school. The playing field and associated land (play equipment, wildlife area and two modular classrooms) were used to support the school curriculum, but also provided space for social and educational events outside of school hours.

The nominating group is an eligible body, and the current and proposed use of the land fit with the provisions of the Community Right to Bid. The nomination is therefore recommended for inclusion on the Register of Assets of Community Value.

Next Steps

If Area North Committee agrees with this nomination it will be referred to District Executive at its August 2013 meeting. If supported by District Executive then the parish council, the owner and the Land Registry will be notified and the asset will be placed on the SSDC Register of Assets of Community Value, and published on the council's website.

Once an asset has been listed, nothing further will happen until the owner decides to dispose of the asset (either through a freehold sale or the grant of a lease for at least 25 years). At this point the owner must notify SSDC of the intention to sell. Relevant community groups are then given 6 weeks to express an interest in the asset and submit a written intention to bid for the property.

If any written intentions are received, the council must pass on the request to the owner, at which point the full moratorium period of 6 months (from the date that SSDC is notified of the intention to sell) comes into force. If no written intention(s) to bid are received, the owner is free to sell the asset.

All accepted nominations will normally remain on the register for 5 years.

Financial Implications

None in relation to this report. Private property owners who believe they have incurred costs as a result of complying with the CRTB procedures can apply for compensation from the Council. SSDC is in the process of designing this compensation scheme.

Council Plan Implications

None in relation to this report. Assessment of nominations is a duty arising from the Localism Act.

Carbon Emissions & Adapting to Climate Change Implications (NI188)

None in relation to this report

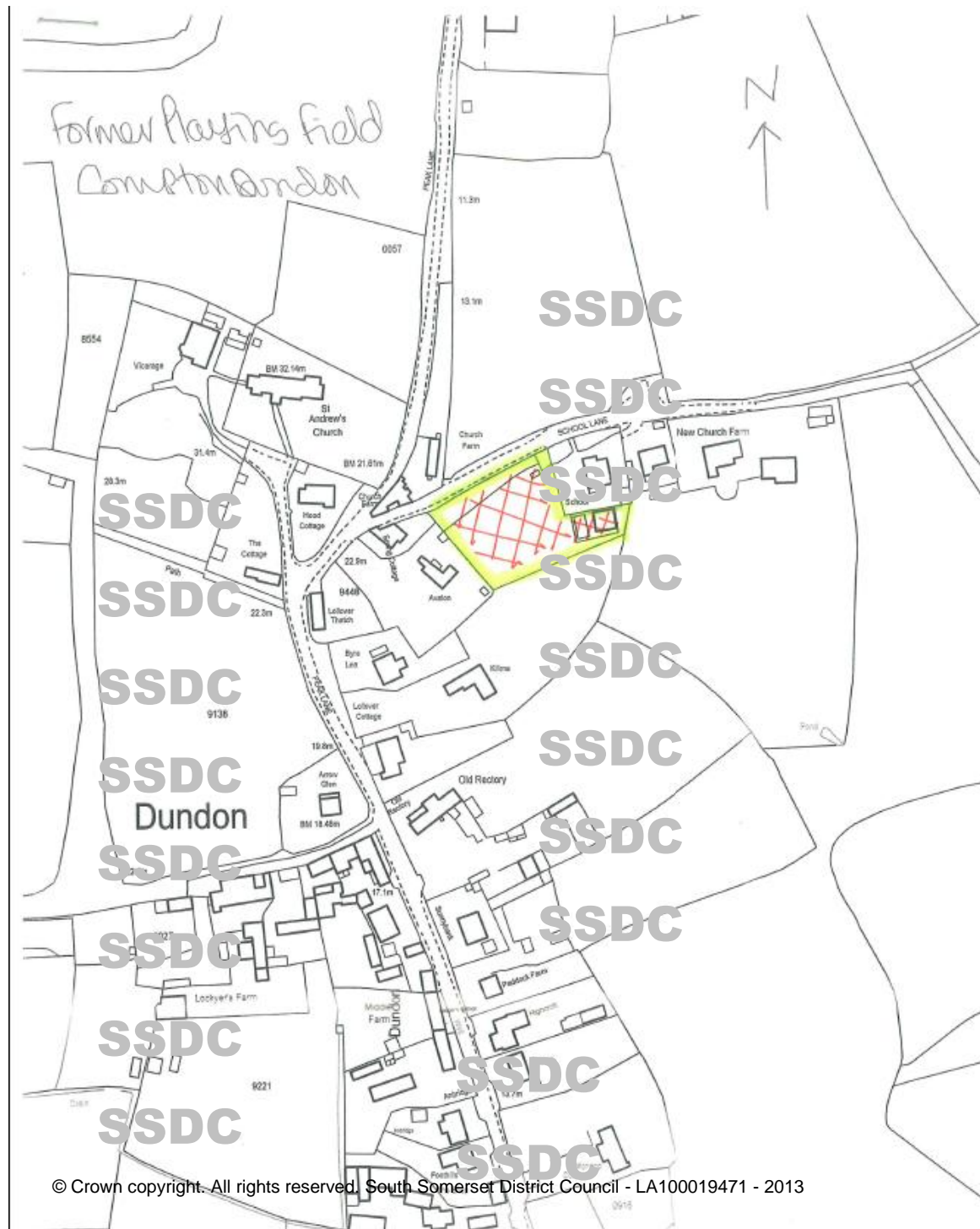
Equality and Diversity Implications

None from this report, however acting to preserve the previous use of this land will in turn support the benefits of public access to open space and local community facilities.

Background Papers: *Localism Act 2011*
District Executive Minutes and Agenda November 2012
Assets of Community Value (England) Regulations 2012 Statutory Instruments 2012 n. 2421, 20th September 2012
Nomination Forms received from Compton Dundon Parish Council July 2013

Appendix A

Map of the nominated land (as supplied with nomination)



11. Area North Committee – Forward Plan

Strategic Director: Rina Singh, Place and Performance
Assistant Directors: Helen Rutter & Kim Close, Communities
Service Manager: Charlotte Jones, Area Development (North)
Lead Officer: Becky Sanders, Committee Administrator
Contact Details: becky.sanders@southsomerset.gov.uk or (01935) 462596

Purpose of the Report

This report informs Members of the Area North Committee Forward Plan.

Public Interest

The forward plan sets out items and issues to be discussed over the coming few months. It is reviewed and updated each month, and included within the Area North Committee agenda, where members of the committee may endorse or request amendments.

Recommendation

Members are asked to:

Note and comment upon the Area North Committee Forward Plan as attached at Appendix A and identify priorities for further reports to be added to the Area North Committee Forward Plan.

Area North Committee Forward Plan

Members of the public, councillors, service managers, and partners may also request an item be placed within the forward plan for a future meeting, by contacting the Agenda Co-ordinator.

Items marked *in italics* are not yet confirmed, due to the attendance of additional representatives.

To make the best use of the committee, the focus for topics should be on issues where local involvement and influence may be beneficial, and where local priorities and issues raised by the community are linked to SSSC and SCC corporate aims and objectives.

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders.

Background Papers: None

Appendix A – Area North Committee Forward Plan

Further details on these items, or to suggest / request an agenda item for the Area North Committee, please contact the Agenda Co-ordinator; Becky Sanders, becky.sanders@southsomerset.gov.uk

Items marked in italics are not yet confirmed, due to the attendance of additional representatives. Key: SCC = Somerset County Council

Meeting Date	Agenda Item	Background / Purpose	Lead Officer(s) SSDC unless stated otherwise
<i>August</i>		<i>No planned items (unless a decision is required eg: a community grant). Planning applications as usual.</i>	
25 Sept '13	SSDC Community offices	Update report on SSDC Community Office service	Madelaine King-Oakley, Community Office Support Manager
<i>Sept/Oct</i>	<i>Local Housing Needs in Area North</i>	<i>A report on the services provided by the Housing and Welfare Team and an update on housing need in Area North.</i>	<i>Kirsty Larkins, Housing and Welfare Manager</i>
<i>Oct</i>	<i>Area North – Holiday Play Schemes</i>	<i>A report on support provided to community led holiday play schemes</i>	<i>Sara Kelly, Neighbourhood Development Officer (North)</i>
<i>Oct</i>	<i>Area Development Plan update</i>	<i>A report on the progress of the Area Development Plan – the programme of investment into local community priorities supported by the Area Committee.</i>	<i>Charlotte Jones, Area Development Manager (North)</i>
<i>Nov</i>	<i>Highways update</i>	<i>Half yearly report - update on SCC Highways Services.</i>	<i>Neil McWilliams, Assistant Highway Service Manager (SCC)</i>
<i>Nov</i>	<i>Streetscene update</i>	<i>Half yearly update on the performance of SSDC Streetscene Services</i>	<i>Chris Cooper, Streetscene Manager</i>
<i>TBC</i>	<i>Community Youth Project</i>	<i>Update report from the Community Youth Project, whose members include Martock, Somerton, Tintinhull, the Hamdons, and Kingsbury Episcopi.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>

TBC	<i>Martock Job Club</i>	<i>Update report on the progress of the community led Martock Job Club, which opened in September 2012.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>
TBC	<i>Joint review of flood prevention and resilience in Somerset (Flood Summit)</i>	<i>To provide feedback from Flood Summit, and wider research undertaken through a county wide local authority led task and finish group.</i>	TBC
TBC	<i>Neighbourhood Policing update</i>	<i>An opportunity for discussion of current community safety priorities.</i>	<i>SGT Rob Jameson – Avon & Somerset Constabulary</i>
TBC	<i>South Somerset Disability Forum / Community Building Access Reviews</i>	<i>Presentation on the work of the South Somerset Disability Forum (SSDF) including recent work commissioned by SSDC to conduct access reviews of community buildings.</i>	<i>Jo Morgan, Community Cohesion Officer</i>
TBC	<i>Levels and Moors Task Force</i>	<i>An update report on the progress of the newly established Levels and Moors task force.</i>	<i>TBC (N.B. may be merged with the Flood Scrutiny report)</i>
TBC	<i>Buildings at Risk (Confidential)</i>	<i>A report on a particular historic building in Area North, with an assessment of the council's options for its longer term conservation.</i>	<i>Teresa Oulds, Neighbourhood Development Officer (North)</i>

12. Planning Appeals

Strategic Director: Rina Singh, Place & Performance
Assistant Director: Martin Woods, Economy
Service Manager: David Norris, Development Manager
Lead Officer: As above
Contact Details: david.norris@southsomerset.gov.uk or (01935) 462382

Purpose of the Report

To inform members of the appeals that have been lodged, decided upon or withdrawn.

Public Interest

The Area Chairmen have asked that a monthly report relating to the number of appeals received, decided upon or withdrawn be submitted to the Committee.

Recommendation

That members comment upon and note the report.

Appeals Lodged

13/00314/OUT – Land west of Newtown Road, Langport.
Development of up to 36 dwellings (C3) on approximately 1.7ha; open space recreation land (D2) including childrens play area and seating/viewing area on approximately 2ha; surface improvements to footpath L13/53; drainage works; access; community car parking; associated estate roads, footpaths and landscaping; retention of woodland and orchard.

Appeals Dismissed

12/01902/FUL – Land at Tengore Lane, Langport TA10 9JL
Solar PV development including ground based racking systems, mounted solar panels, power inverter stations, transformer stations, sub-station, deer/security fencing and associated access gates, and CCTV/security cameras mounted on free-standing support poles.

Appeals Allowed

None

The Inspector's decision letter is shown on the following pages.



Appeal Decision

Site visit made on 14 May 2013

by Olivia Spencer BA BSc DipArch RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 18 June 2013

Appeal Ref: APP/R3325/A/12/2183158

Land at Tengore Lane, Langport, Somerset TA10 9JL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by TGC Renewables Ltd against the decision of South Somerset District Council.
 - The application Ref 12/01902/FUL, dated 16 May 2012, was refused by notice dated 20 August 2012.
 - The development proposed is a solar PV development including ground based racking systems, mounted solar panels, power inverter stations, transformer stations, sub-station, deer/security fencing and associated access gates, and CCTV/security cameras mounted on free-standing support poles.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character of the landscape and the setting of the Battle of Langport of 1645 Registered Historic Battlefield.

Reasons

3. The proposed solar array would lie within a rural agricultural landscape occupying fields to the east of the designated Battlefield site. The character of the area is predominantly one of agricultural fields enclosed by managed hedgerows within a landscape of low rolling hills. The proposed 9 hectares of solar panels rising to 3 metres in height, inverter stations, sub-station, enclosing 2.4 metre high security fencing and CCTV cameras mounted on poles would substantially alter the character of the land on which it would be sited, introducing a large area of closely grouped engineered structures into what are now open fields. The character of the site as proposed would be more industrial than agricultural. Whilst over time, additional planting in the enclosing hedgerows would help to soften the visual impact of the development, from nearby Tengore Farm it would appear as an obtrusive feature amongst the traditional farmed fields.
4. Public views of the development would be more limited. The panels and sub-station would be set well back from Tengore Lane and the existing roadside hedge would thus provide a good degree of screening. A proposed new hedge within the field, once mature would add to this. The submitted Landscape and

Visual Impact Assessment demonstrates that from long distant views at Windmill Lane Pibsbury, Downslade Lane south of the B3153 and Pitney north of the B3153, Burnt House Lane track, Long Sutton and Culver Hill the development would not be visible. However, from viewpoints within and on the western edge of the designated Battlefield some views to the site would be available and it is to consideration of the setting of the Battlefield therefore that I now turn.

5. The Registered Battlefield is centred on Wagg Bridge which was the focal point of the battle. The opposing sides lined up on the valley slopes either side of the Wagg Rhyne; the Parliamentarians on the east side, the Royalists on the west. Standing in the bottom of the valley, or more particularly on one side looking across its broad gentle sweep, it is easy to imagine the opposing forces gathering, surveying each other and than meeting in combat. The landscape will have changed since the battle with greater enclosure of fields, scattered dwellings, surfaced roads and power lines. A railway embankment too runs along the southern edge of the Battlefield, although it is almost wholly shrouded in mature vegetation. The character of the site is nevertheless quintessentially rural and the valley form clearly readable. These qualities have a particular poignancy and add significantly to an understanding of the site where Englishmen fought each other. As such they are important elements of its significance.
6. Standing near to the bridge at the heart of the Battlefield looking up the eastern slope of the valley to the appeal site, very little of the panels would be seen beyond the site boundary hedge, although moving south along the Rhyne more of the panels would come into view. From higher ground on the western slope of the valley, along a line marking the edge of the designated Battlefield however, a significant part of the western field of panels would be visible. From points along Furpits Lane and the track running south from it, the incongruous forms of the panels and fencing would draw the eye. Raising the height of the lower part of the boundary hedge would help to soften their impact, but this would take time and in winter when leaves are shed, would have limited effect. Further the long term health of this hedge could not be guaranteed.
7. Such relatively small visible areas in a wide landscape may cause little or no harm where for example, travellers on the B3153 may gain brief glimpsed views while passing. But for walkers along the quiet lanes and footpaths on the western slope of the valley, the effect would be to detract from the rural landscape that characterises the Battlefield and its setting. From these public viewpoints I conclude that the proposed development would be seen as uncharacteristic of the landscape and in adversely affecting its setting, harmful to the significance of the Langport Battlefield. The proposed development would thus be contrary to the objectives of Policies EC3 and EH9 of the South Somerset Local Plan.
8. I note that the development is intended to remain for a limited period of 25 years. This does would however reduce the harm caused for the years that it remained in place. Neither this nor a lack of potential harm to archaeological remains by the use of concrete feet on the racking systems would therefore provide positive benefits that would justify the development proposed.
9. The solar farm would provide some 5.82 MWp of renewable energy to the grid each year helping to contribute to the Government's and the Council's targets.

The National Planning Policy Framework (the Framework) supports the delivery of renewable energy and this contribution is a public benefit that ways in favour of the proposal. However, The Framework advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Battlefields form part of a list of designated heritage assets of the highest significance. The site is one of only 43 battlefields registered by English Heritage and one of only two in Somerset. Whilst harm in this case would be less than substantial, the benefit of renewable energy generation is not sufficient to outweigh the adverse affect that siting the solar farm immediately adjoining the designated Battlefield area, high up on the valley's eastern slope, would have.

10. I conclude on balance therefore that the appeal should be dismissed.

Olivia Spencer

INSPECTOR

13. CONFIDENTIAL - Exclusion of Press and Public

By virtue of the Local Government Act 1972, Schedule 12A under paragraph:

- 3, information relating to the financial or business affairs of any particular person (including the authority holding that information)

Members are asked to pass a resolution to exclude the press and public during consideration of the following item as the public interest in maintaining the exemption from the Access to Information Rules outweighs the public interest in disclosing the information.

14. Scrutiny Task and Finish Review of Councillor Representation on Outside Bodies (Confidential)

As this report is confidential, a full copy of the item is attached at the end of the Members agenda.

15. Planning Applications

The schedule of planning applications is attached.

The inclusion of two stars (**) as part of the Development Manager's recommendation indicates that the application will need to be referred to the District Council's Regulation Committee if the Area Committee is unwilling to accept that recommendation.

The Lead Planning Officer, at the Committee, in consultation with the Chairman and Solicitor, will also be able to recommend that an application should be referred to District Council's Regulation Committee even if it has not been two starred on the Agenda.

Human Rights Act 1998 Issues

The determination of the applications which are the subject of reports in this plans list are considered to involve the following human rights issues: -

1. Articles 8: Right to respect for private and family life.
 - i) Everyone has the right to respect for his/her private and family life, his/her home and his/her correspondence.
 - ii) There shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedom of others.
2. The First Protocol

Every natural or legal person is entitled to the peaceful enjoyment of his/her possessions. No one shall be deprived of his possessions except in the public interests and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.

Each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the convention rights referred to above, it is considered that the recommendation is in accordance with the law, proportionate and both necessary to protect the rights and freedoms of others and in the public interest.

David Norris, Development Manager
david.norris@southsomerset.gov.uk or (01935) 462382

Background Papers: Individual planning application files referred to in this document are held in the Planning Department, Brympton Way, Yeovil, BA20 2HT
