

Appendix B: Core Strategy List of key changes
(derived from representations, emerging evidence and government policies)

| Draft Core Strategy Policy / Paragraph Number | Change |
|--|---|
| Foreword | Minor change |
| Introduction (para 1.6) | Major change (end date of plan changed to 2028 – already considered by PMB/MAG) |
| Evidence Base (para 1.16) | Minor changes |
| Regional Context (para 1.19) | Minor changes |
| National Context (para 1.20 – 1.21) | Minor changes |
| Next Steps | Minor change |
| Spatial Portrait of South Somerset (para 2.1) | Minor changes |
| Geography, Population and Settlement Pattern (paras 2.2 – 2.4) | Minor change |
| Housing (paras 2.5 – 2.8) | Minor change |
| Economic Prosperity (paras 2.9 – 2.19) | Minor changes |
| Environmental Quality (paras 2.28 – 2.30) | Minor changes |
| The Vision for 2026 (paras 3.3 – 3.10) | Minor changes |
| Strategic Objectives (paras 3.11 – 3.14) | Minor change |
| Settlement Hierarchy (paras 4.2 – 4.13) | Minor change |
| Consideration of the Settlement Role and Function Study (paras 4.21 – 4.25) and Policy SS1 | Major change: change status for Langport to Market Town in Policy SS1 Major change: recognise rural settlements as a tier in the settlement hierarchy in Policy SS1 Minor change |
| Policy SS1 (definitions) (paras 4.26 – 4.27) | Minor changes to clarify roles of settlements |
| Rural Settlements (paras 4.28 – 4.36) | Minor change |
| Policy SS2: Development in Rural Settlements | Major change:- Add further supporting text to make clear how Policy SS2 should be interpreted i.e. what is 'justified' and 'commensurate;' how development can increase the sustainability of a settlement; how it will fit into the 'Localism' agenda; housing in rural areas should not be located in places distant from local services (draft NPPF, para 112). |
| | Minor changes |

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|---|---|
| | Major change: Delete rural exception site section of policy to remove confusion and make policy more concise (amend Policy HG4 by deleting final sentence which refers to rural exception sites). |
| Housing (paras 4.40 – 4.46) and Policy SS3: District Wide Housing Provision | Major change: Amend Policy SS3 to reflect latest position on housing numbers including 15,950 dw District Housing provision |
| Policy SS4: Delivering New Housing Growth | Major change: Acknowledge new District Wide Housing provision and changes to provision for individual settlements and groups of settlements as set out in revised policy SS4 in the District Executive Report March 2012. Identify additional housing provision for settlements and groups of settlements (total housing provision less existing commitments) |
| Policy SS5: Delivering New Employment Land | Major change: Amend Policy SS5 to include jobs and floorspace targets for settlements with an identified distribution (Yeovil 50% of jobs, Market towns 29%, Rural Centres 8% and Rural Settlements 13%) as set out in the revised policy SS5 in the District Executive Report March 2012. Amend the employment land requirements, commitments and additional employment land provision required in addition to existing commitments as set out in the revised policy also. Identify the provision expected with the Yeovil Urban Extension. Minor change: No land to be allocated for non B use classes |
| Planning Obligations (paras 4.66 – 4.69) | Major change: South Somerset Council should implement the CIL Major change: South Somerset Council should not consider an exceptional circumstances policy until the schedule has been in operation and if it appears that development proposals are not coming forward on the basis of viability. Major: the council should prepare the CIL inline with the Core Strategy in order to minimise time lags and limit resource impacts. Major change: South Somerset utilise existing policy and procedures to negotiate 106 agreements until the CIL is in place; taking into account the requirement to be more bespoke about its requirements and less formulaic. |
| Policy SS6 Phasing and Cumulative Impact (and para 4.70) | Major change: Delete policy – no longer relevant if CIL adopted. Minor changes |
| Policy SS7 Planning Obligations (and paras 4.71 – 4.77) | Major change: Delete Policy SS6 in light of proposed move to CIL Major change: Include a revised planning obligation policy SS7 based on combining Policies SS7 and SS8 (Planning Obligations and Viability) in the Core Strategy to |

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|---|--|
| | <p>ensure the direct impact of development can be properly mitigated. Major change: Modify policies YV2, YV4, YV5, CV1, CV2, CV4 to ensure reflect need for mitigation of any direct impact through revised policy SS7 is reflected 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. Minor changes</p> |
| Spatial Portrait (paras 5.1 – 5.5) | Minor changes |
| Yeovil Vision (paras 5.6 – 5.8) | Minor change |
| Policy YV1 Brownfield and Greenfield Housing Provision for Yeovil (and paras 5.13 – 5.16) | <p>Major change: Amend policy YV1. 'Within the overall provision of 7,975 dwellings for Yeovil to 2028 some 6,100 dwellings are to be located in the Urban Framework of the town and 2,500 in an adjacent Greenfield location.' (With 625 dwellings beyond the Plan period) Minor change: Amend policy name to 'Urban Framework and Greenfield Housing Provision for Yeovil'.</p> |
| Policy YV2 Yeovil Urban Extension and supporting text 5.17 – 5.37 | <p>Major change: Endorse a Yeovil urban capacity of 6,100 dw Major change: Endorse a total provision for the Urban extension of 2,500dw (with 625 dw to be developed beyond the plan period) Major change: Endorse South and West Option as the location of the urban extension Major change: That the East Coker and North Coker Buffer Zone as shown in appendix I to District Executive Report March 2012 and on the Yeovil Proposals Inset Plan be endorsed Major change: Retain the preferred option location to the south and west of Yeovil as the location for the urban extension. Major change: 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. Major change: Amend employment land provision within Urban Extension to 11.5 ha Major change: Refer to need for medical facilities as part of the land requirement for the urban extension Minor change</p> |

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|---|---|
| Urban Village and Extension Eco-town (paras 5.39 – 5.44) | Minor changes |
| Yeovil Retail Capacity (paras 5.57 – 5.58) | Minor change |
| Modal Shift (para 5.59 – 5.66) | Minor changes |
| Measures to encourage modal shift (para 5.67) | Minor changes |
| Policy YV4 (v) Modal Shift for Yeovil | Major change: amend policy by removal of the 400-metre restriction to seeking appropriate provision of cycle and pedestrian links to development. Minor changes |
| Modal shift for Yeovil Eco Town and Urban extension (paras 5.68 – 5.70) | Minor changes |
| Policy YV5 Modal Shift for Yeovil Eco-town | Major change: Amend policy by deleting the word “limited” from the 4th bullet point of the policy |
| New Policy for Yeovil Chapter | Major change: 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. |
| Castle Cary /Ansford Spatial Portrait (paras 6.4 – 6.9) | Minor changes |
| Ansford/Castle Cary What will the Core Strategy Deliver? (para 6.13 – 6.22) | Major change: Reduce housing provision for Castle Cary / Ansford to 400 to avoid excess provision and reflect town scale. Retain approach to employment provision for Castle Cary / Ansford at 3ha of employment land additional to commitment Major: That option 1 to the north of Torbay Road, and east and west of Station Road is taken forward as the preferred direction for growth at Castle Cary. Development between Torbay Road Industrial Estate and Station Road will be required to provide a link road as part of any expansion proposal. Major change: Include a direction of growth policy for Ansford/Castle Cary Minor change |
| Spatial Portrait Chard (paras 6.23 – 6.28) | Minor changes |
| Chard Vision (paras 6.29-6.34) | Minor changes |
| Chard Growth Area (para 6.53) | Minor changes |

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|---|--|
| Chard Phasing (paras 6.54 & 6.57) | Minor changes |
| Policies CV1 & CV2 Chard | Major change: Amend the anticipated dwelling completion in the plan period for Chard to 1,861 dw (with a further 1,376 post plan period) Note: Retain Option 3 presented in the Draft Core Strategy strategic allocation as a deliverable allocation |
| Policy CV3 Chard Obligations | Major change: Delete Policy CV3 and accompanying text. |
| Transport Matter – Rail (Paras 6.63-6.66) | Minor change |
| SCC cycling strategy (para 6.69-6.70) | Minor change |
| Quality Bus Partnership (para 6.71 (2)) | Minor change |
| Public Transport (para 6.73 (3)) | Minor change |
| Cycling and Walking (para 6.74 (4)) | Minor change |
| Policy CV4 (v) Modal shift for Chard | Minor change |
| Spatial Portrait, Crewkerne (paras 6.72-6.77) | Minor changes |
| Spatial Portrait, Ilminster (para 6.88) | Minor change |
| What will the Core Strategy Deliver? Ilminster (paras 6.90-6.94) | Major change: following outcome of Transport Assessment and Viability change direction of growth to Option 1 and include a Direction of Growth policy |
| Somerton – what will the Core Strategy deliver (paras 6.100-105) | Minor changes – including reference to issue of other uses moving to Bancombe Road trading estate, but make clear that planning policy promotes the town centre's vitality and vibrancy. |
| | Major change: reflect proposal for 400 dwellings at Somerton and 300 jobs and 3 ha of 'B' use employment land in addition to commitments. |
| | Major change: reflect proposal for a broader direction of growth at Somerton, encompassing Option 2 and the southern part of Option 3 and include a Direction of Growth policy |
| Spatial Portrait, Wincanton (para 6.107) | Minor change |
| What will the Core Strategy deliver, Wincanton (para 6.110-6.115) | Major change: Amend the total housing provision for Wincanton to 703 dwellings (700 rounded) to reflect the overall strategic approach to the delivery of housing across the District and increase employment land to 5.0 ha in addition to commitments and reduce size of direction of growth. Include a Direction of Growth policy for employment uses. Minor change |

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|--|---|
| Ilchester (paras 7.21-7.23) | Minor change |
| Langport/Huish Episcopi (paras 7.26- 7.32) | Minor changes - reference to flood plain and amend text to state that any development in Langport/Huish Episcopi may be subject to a project level Habitats Regulations Assessment for potential impacts on the Somerset Levels and Moors SPA/Ramsar sites. |
| | Major change: reflect Langport/Huish Episcopi's move from a Rural Centre to a Market Town in the settlement hierarchy. |
| | Major change- Include area to the west of the town for Langport/Huish Episcopi's 'strategic' growth as a discarded option. |
| | Major change: reflect the broad direction of growth as being to the north east, east and south east of the settlement and include a Direction of Growth policy |
| | Major change: reflect proposal for 3 ha of 'B' use employment land in addition to commitments at Langport/Huish Episcopi. |
| Spatial Portrait of Martock (paras 7.37 – 7.41) | Minor changes including Change name to Martock/Bower Hinton |
| What the Core Strategy will deliver, Milborne Port (paras 7.50-7.53) | Minor changes |
| Spatial Portrait South Petherton (paras 7.54 – 7.57) | Major change: Amend the total housing provision for South Petherton to 245 and employment land to 3.8 ha to reflect the overall strategic approach to the delivery of housing and employment across the District. Minor change |
| Policy HG2: Housing Density | Major change: Delete Draft Policy HG2. 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. |
| Policy HG4: Provision of Affordable Housing | Major change: Amend Draft Core Strategy Policy HG4 to show a corresponding area to 0.2 ha for all settlements, with the proviso that this may require amendment as an alternative threshold for small sites. |
| | Major change: Agree that on sites of 1-5 dwellings in Yeovil and Market Towns an affordable housing commuted sum equivalent to a 5% on site provision (£20 per sq m) be sought through Section 106 Agreement and in Rural Centres and Rural Settlements a commuted sum equivalent to a 10% on site provision (£40 per sq m) |

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|---|--|
| | Major: amend para 8.34 by adding “or any standard subsequently adopted by South Somerset District Council” Minor change |
| Dwelling Size and Type for Market Housing (paras 8.38 - 8.40) | Minor change |
| Lifetime Homes (para 8.43) | Major change: Add new Policy to address the provision of specialist housing options for older people - could include care homes, Extra Care housing and Continuing Care Retirement Communities and add additional supporting text to paragraph 8.43. Minor change |
| Empty Properties (para 8.44) | Minor change |
| Policy HG6: Gypsies, Travellers and Travelling Showpeople | Major change: Amend second criteria point of Policy HG6 to read: Development should not result in an adverse impact on internationally and nationally recognised designations (for example Sites of Special Scientific Interest and Areas of Outstanding Natural Beauty; |
| Gypsies, Travellers and Travelling Showpeople (paras 8.45 - 8.52) | Minor change |
| Policy HG7 | Minor change: amend policy HG7 by replacing “scale” with “size” |
| Policy HG8 | Major change: Amend policy HG8 by reference to landscape character, visual amenity and AONBs |
| Economic Prosperity (paras 9.1-9.15) | Minor changes |
| Office Development (paras 9.25-9.27) | Minor change |
| Policy EP2: Office Development | Major change: Reference to out of town centres was unnecessary and misleading Minor changes |
| Policy EP3: Safeguarding Employment Land | Major change: 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. |
| Safeguarding Employment Land (paras 9.28-9.36) | Minor changes |
| Policy EP4: Conversion or Re-use of Buildings in the Countryside | Major change: Revise EP4 so as not to contradict EP3 and add the words or extension |

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|---|---|
| Conversion or Re-use of Buildings in the Countryside (paras 9.41-9.48) | Minor change |
| Tourism (paras 9.54-9.60) | Minor change |
| Policy EP7: New Tourism Proposal | Major change: Amend policy to be simpler and refer to promotion of tourism in existing buildings |
| New Tourism Proposal (para 9.61) | Minor change |
| Policy EP8: Major New Tourist | Major change: Delete Policy, but incorporate the text into Policy EP7. |
| Farm Diversification (paras 9.63-9.66) | Minor change |
| Policy EP9: Farm Diversification | Major change: amend policy to protect nationally protected wildlife and landscape sites also |
| Policy and Trends, Town Centres (paras 9.67-9.77) | Minor change |
| Policies EP 10 – 14 | Major change: Amend to reflect PPS4 |
| Policy EP10: Retail Hierarchy | Major change: Amend retail hierarchy in policy EP 10 to reflect two tier nature of market towns in retail terms |
| Policy EP11: Presumption against Major New Regional Shopping Facilities | Major change: 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. |
| The Sequential Approach to Development (paras 9.82-9.86) | Major change: New Policy to cover Sequential Approach to development. Minor changes. |
| Local Floor Space Threshold | Major change: New Policy to cover Local floor space threshold for impact assessment |
| Policy EP12: Retail Vitality and Viability | Major change: 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) |
| New Policy: Retail Threshold | Major change: Establish a retail threshold policy for South Somerset that seeks retail impact assessments at the national level (2,50 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 |
| Policy EP14: Comparison Floorspace in | Minor changes |

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|---|---|
| Yeovil | |
| Policy EP15: District and Local Centres | Major change: Make clear that the centres to which the policy refers are neighbourhood centres in terms of PPS4 |
| Policy EP16: Protection and Provision of Local Shops, Community Facilities and Services | Major change: add cultural facilities to those that are being protected |
| Active Travel modes (para 10.3) | Minor changes |
| Low Carbon Transport (para 10.5) | Minor changes |
| Achieving modal shift (para 10.6) | Minor change |
| Rail Travel (para 10.7) | Minor change |
| New Paragraph required – 10.8 in respect of Rail freight | Minor change: Inclusion in text of paragraph in respect of Rail Freight |
| Policy TA1 Low Carbon Travel | Major change: amendment to Policy TA1 to include reference to Rail Freight and encouragement of rail freight facilities where feasible and minor amendments to reflect latest technology and operational considerations. |
| Travel Information Packs (paras 10.8 (a), 10.8 (b) and 10.8 (g)) | Minor changes |
| Green Travel Voucher (para 10.8 (c)) | Minor change |
| Travel Plan types (para 10.9 - 10.19)) | Minor changes |
| Policy TA2 Travel Plans | Major: 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. |
| Transport Impacts of Development (paras 10.20-10.26) | Minor changes – (reflect DfT's 'Good Practice Guidelines - "Delivering Travel Plans through the Planning Process" April 2009') |
| Policy TA3 – policy wording | Minor change improve grammar of policy |
| Parking (para 10.30) | Minor change |
| Policy TA4 | Major Pursue application of Somerset County Council Parking Strategy parking standards subject to their final confirmation |
| Health and Well being (paras 11.1 – 11.8) | Minor changes |
| Local Standards and Planning Obligations (paras 11.9 – 11.16) | Minor changes |

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|--|---|
| Policy HW1: Provision of open space and outdoor playing space in new development | Major change: Delete the standards from the policy. These will be taken from the Open Space Strategy and PPG17 Assessment, allowing greater flexibility and adaptability of these standards as local requirements change. Minor change |
| Policy HW2: Provision of sport, cultural and community facilities | Major change: Delete the standards from the policy. These will be taken from the Open Space Strategy and PPG17 Assessment, allowing greater flexibility and adaptability of these standards as local requirements change. Minor changes |
| Policy HW3: Sports Zone paras 11.29 – 11.42) | Minor changes |
| Policy HW4: Protection of play space and youth provision | Minor change Amend policy to make objectives clearer |
| Environmental Quality | Minor changes- Supporting text should add further detail on water quality in South Somerset. |
| Greenhouse gases (paras 12.1 - 12.7) | Minor changes- Add the number of tonnes for each source of CO2 emissions. |
| Decentralised Energy and Sustainable Buildings (paras 12.8 - 12.16) | Minor changes- Add more explanation in supporting text of the potential for local energy generation (including wood) and district heating (e.g. mention Feed in Tariff). |
| Flood Risk (Paras 12.17-12.19) | Minor change |
| Policy EQ1: Addressing Climate Change in South Somerset | Major change: Clarify that 10% renewable and low carbon energy target is in addition to Building Regulations requirements. |
| | Major change: Amend 3rd bullet point to state Code level 3 will be required from adoption of Core Strategy. |
| | Major change: Change 3rd bullet point from Code level 6 to level 5 given the Government's proposals to amend the definition of 'zero carbon' in the Building Regulations from level 6 to level 5. |
| | Major change: bullet point six: add that the area of search to which the sequential test will apply will be determined on merit in relation to the nature and location of the proposal, but will be district wide unless justified otherwise by the applicant. |
| | Major change: Add reference to exception test. |
| | Minor changes |
| Policy EQ2 (paras 12.22 – 12.30) | Minor changes |

| Draft Core Strategy Policy / Paragraph Number | Change |
|---|--|
| Policy EQ3: Biodiversity | Major change: Add detail on biodiversity and cross-refer to specific biodiversity Policy EQ3 and ensure bats habitats and landscape designations are protected. Minor changes |
| Policy EQ4: Green Infrastructure | Minor changes |
| Policy EQ5: Woodland and Forest | Minor change |
| Policy EQ7: Equine Development | Major: Policy should have stronger reference for protection of areas of landscape character |
| Monitoring and Implementation (Paras 13.1-13.5) | Minor changes |
| Saved Policy EH10 No Development Limits | Major: Amend no development area around Holyrood school to reflect Chard Regeneration Plan (as shown on the amended plans in Map section). Minor: Amend Inset Map 9 Milborne Port to show a revised "No Development Area" at The Tannery and Old Gas works, Higher Kingsbury reflecting the impact of planning permission 06/00952/FUL. |