

Appendix III: SA Screening of Proposed Main Modifications to the Local Plan

The screening matrix below should be read in conjunction with the Proposed Main Modifications Document, which sets out the detailed reasons for the proposed changes along with the Council's justification¹. The screening below considers all the Main Modifications proposed by the Council, which includes changes to Policy as well as supporting text. A number of Minor Modifications have also been proposed by the Council², which mainly relate to minor changes in text to provide further clarification. These are not considered to significantly affect the findings of the SA and are therefore not included in the screening table below.

Ref	PSSSLP Policy/ Para	Proposed Main Modification	SA/SEA Screening
PMM1	YV1	Within the overall provision of at least 7,441 7,815 dwellings at Yeovil, 6,250 5,876 dwellings should be located are anticipated in the u Urban f framework of the town, and 2,500 1,565 dwellings at a the s sustainable u Urban e Extensions. 1,565 dwellings in the sustainable urban extension should be built up to the year 2028, with the remaining 935 dwellings to be delivered after the plan period.	<p>The key modification to the policy relates to the change from a single to a two site urban extension, as well as the removal of 935 dwellings to be delivered through the extension after the plan period. The overall number of dwellings proposed in Yeovil and for the District during the life of the plan has not changed since publication of the Proposed Main Modifications.</p> <p>The change from a single to a two site sustainable urban extension is considered below through changes to Policy YV2.</p> <p>The removal of proposed development post plan period will</p>

¹ Full Council Meeting, 13 March 2014: <https://www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions/agendas-and-minutes/agendas-and-minutes.aspx?yr=2014&mid=3172>

² Proposed Submission Local Plan Core Docs 3b and 3c (Feb & June 2013); and Proposed Minor Modifications M93 - 97 (Nov 2013) <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/submission-local-plan/development-plan-documents/>

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			<p>reduce the long-term positive (for communities, housing, economy) and negative effects (for traffic, landscape, heritage and pollution) of the policy; however, it would not change the significance of the effects identified by the SA during the life of the plan housing requirement during the plan period has not changed. The modifications do not significantly affect the findings of the appraisal of Policy YV1 in Appendix 7 of the Local Plan SA Report (June 2012), and the SA Addendum Report of January 2013.</p>
PMM1	SS5	<p>Housing requirement will make provision for at least 15,950 dwellings in the plan period 2006 - 2028 of which at least 7,815 7,441 dwellings will be located within or adjacent to Yeovil, including a <u>two</u> Sustainable Urban Extensions totalling 1,565 dwellings within the plan period, and a further 935 dwellings beyond the plan period.</p> <p>This provision will include development and redevelopment within development areas, greenfield development identified within this Plan or to come forward through conversions of existing buildings, residential mobile homes and buildings elsewhere in accordance with the policy on development in rural settlements. The distribution of development across the settlement hierarchy will be in line with the numbers below.... <i>(no change to distribution agreed at M74, January 2013)</i></p> <p>Footnotes to Policy: * A further 935 dwellings are proposed at the Yeovil Urban Extension post 2028. ** <u>1,750 commitments at Chard reflects built and committed sites and that part of</u></p>	<p>As above, the removal of the housing requirement post plan period does not significantly affect the findings of the appraisal of Policy SS5 in Appendix 7 of the Local Plan SA Report (June 2012), and the SA Addendum Report of January 2013 as the level of proposed development during the life of the plan has not changed.</p>

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		<p><u>the strategic allocation proposed for Chard that is expected to be built out in the plan period. This latter is shown as committed as it is currently part of the saved proposal from South Somerset Local Plan 1991–2011. The additional provision is windfall development prior to April 2017 not currently consented (April 2012). The strategic allocation provides for 2,716 dwellings of which 1,220 are anticipated in the Plan period with the rest, 1,496 expected post 2028.</u></p> <p><u>**A total of 3,237 dwellings are proposed in Chard, of which 1,376 dwellings are proposed at the Chard Growth Area post 2028.</u></p> <p><u>***15,950 for the purposes of the overall provision is the District requirement to 2028. The cumulative total of 16,751 is 5% in excess of requirement but is considered in the context of development uncertainties and overall scale of provision, to be in broad agreement with the requirement.</u></p>	
PMM2	YV2	<p>The Yeovil Sustainable Urban Extensions should be located <u>in two areas</u> to the south and west and north-east of the town and should provide the following: The south and west area:</p> <ul style="list-style-type: none"> • <u>Approximately 11.0 2.58</u> hectares of 'B' use class employment land; and • <u>2,500 dwellings, 1,565 of which should be built in the plan period up to 2028, with the remaining 935 dwellings built after 2028;</u> • <u>Approximately 800 dwellings;</u> • <u>Two One</u> Primary schools and a <u>Secondary school;</u> • <u>A health centre; and</u> • <u>A neighbourhood centre.</u> <p>The north east area:</p> <ul style="list-style-type: none"> • <u>Approximately 2.58</u> hectares of 'B' use class employment land; • <u>Approximately 765 dwellings;</u> • <u>One primary school;</u> • <u>A health centre; and</u> • <u>A neighbourhood centre.</u> <p>The Yeovil Sustainable Urban Extensions will be developed to the highest sustainability objectives and garden city principles, subject to viability. Development within the Yeovil Sustainable Urban Extensions will be permitted</p>	<p>The change from a single to a two site sustainable urban extension is a significant modification; therefore, the appraisal of Policy YV2 has been revised/updated to ensure that this has been considered through the SA. Please see Appendix IV of the SA Addendum Report for the revised/updated appraisal.</p>

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		where features supporting bat movement are not severed and that access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.	
PMM2	YV6	<p>In order to deliver at least 5030% of travel originating from the Yeovil Sustainable Urban Extensions by non-car modes, subject to viability, (with the potential to increase this over time to at least 60%), and in addition to the generic policies that support modal shift throughout the district and Yeovil, the Yeovil Sustainable Urban Extensions should seek to provide:</p> <p>i. Intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car.</p> <p>ii. Free deliveries for bulk shopping journeys using low emission/electric vans</p> <p>iii. Car parking management at the Yeovil Sustainable Urban Extension's facilities, employment sites and shopping neighbourhood centre, which gives priority to electric vehicles, low emission and shared vehicles and non car modes and which discourages car use for these short journeys.</p> <p>iii. A Encouragement for a traffic-free immediate environment with residential parking separated from the residential areas where it accords with the wider design principles established for the Yeovil Sustainable Urban Extensions.</p> <p>Development at both of the Yeovil Sustainable Urban Extensions should also contribute to:</p> <p>iv. An Electric Car Pool scheme, with provision for on-going management.</p> <p>vi. Low emission bus routes that are designed to establish end to end journey times</p>	<p>The key changes to this policy include a reduction in the percentage of travel originating from the Yeovil Urban Extensions by non-car modes as well as the deletion of a number of provisions that proposed development would be expected to deliver in order to encourage non-car modes.</p> <p>The reduced percentage is based on further evidence which indicates that the level of proposed development is unlikely to achieve 50% of travel originating from non-car modes³.</p> <p>Despite the changes, the policy still seeks at least 30% of travel originating from the Yeovil Sustainable Urban Extensions by non-car modes as well as a number of measures to help deliver this including intrinsically linked well-designed infrastructure for footpaths and cycle ways; priority for electric, low emission and shared vehicles; traffic-free immediate environment and contributions to a Quality Bus Partnership. While this</p>

³ PMM consultation responses from Somerset County Council, and the Highways Agency (January 2014); 'Mode share at Yeovil urban extensions' briefing paper, Somerset County Council (February 2014).

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		<p>that are better or more comparable to those by private car.</p> <p>vii. A comprehensive network of real time public transport information for bus and train travel.</p> <p><u>iv. Contributions to A to a Quality Bus Partnership to deliver modern desirable bus routes with a frequent service that is designed to establish end to end journey times that are better or more comparable to those by private car together with clean vehicle technology and improvements to public transport information.</u></p> <p>Planning obligations will be used to ensure proper phasing of transport provision to maximise provision prior to first occupation of individual elements of the development.</p> <p>These sustainable links shall be designed to enable easy access from the Yeovil Sustainable Urban Extensions to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.</p> <p>Proposals for infrastructure designed to support these measures will ensure that features supporting bat movement are retained and that access between feeding areas and roosts is not severed severed and any proposed lighting is compatible with the conservation objectives of Natura 2000 site unless it can be proven that there would be no significant effect.</p>	<p>might reduce the positive effects identified against SA Objectives 1, 2 and 8 it is still considered that the policy still has the potential for significant long-term positive effects.</p> <p>The modifications to this policy do not significantly affect the findings of the appraisal of Policy YV6 in Appendix 7 of the Local Plan SA Report (June 2012).</p>
PMM3	PMT3	<p>Policy PMT3: Ilminster Direction of Growth</p> <p>The direction of strategic growth will be to the south east west of the town. As part of any proposed development within the Direction of Growth, a road will be expected to be provided between Shudrick Lane and Townsend/Long Orchard Hill prior to its completion.</p>	<p>There has been a significant change to this policy as the direction of growth has changed from the south east to the south west. To address the Inspector's concerns set out in the Preliminary Findings the appraisals of the options for the Ilminster direction of growth have been revised/ updated. The policy is essentially directing</p>

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		-	growth to Canal Way (Option 2) and is therefore considered to have the same effects as those identified through the revised appraisal for Option 2 (Canal Way), which is provided in Appendix II of the SA Addendum Report.				
	6.83-6.84	<p><u>Direction of Growth</u> 6.83 In order to accommodate the proposed level of residential development in Ilminster, a 'Direction of Growth' has been identified to the south east <u>west</u> of the town (see Proposals Map). The direction has been derived using evidence from the Sustainability Appraisal, Highway Capacity Assessment (2011), local consultation and an assessment of the potential deliverability of sites for development. It is anticipated that the majority of the residential requirement will be delivered within the 'Direction of Growth' as capacity within the existing urban area is limited.</p> <p>6.84 There is a local aspiration for a road to be delivered as part of any residential development in the Direction of Growth. This would link Shudrick Lane and Townsend/Long Orchard Hill and offer an alternative route through the town centre, alleviating local concerns over town centre traffic. Developers will be expected to deliver this road (see Highways assessment for detailed information ^[123]).</p> <p><u>Delivery</u> 6.85 The following delivery bodies will be key in implementing the proposed development at Ilminster:</p> <ul style="list-style-type: none"> • South Somerset District Council; • Somerset County Council; • Town and Parish Councils; • Developers and Landowners. <table border="1" data-bbox="412 1321 1357 1388"> <thead> <tr> <th data-bbox="412 1321 1028 1358">Monitoring Indicators</th> <th data-bbox="1028 1321 1357 1358">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="412 1358 1028 1388">Completed housing development in Ilminster</td> <td data-bbox="1028 1358 1357 1388">531-496 homes in built</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed housing development in Ilminster	531-496 homes in built	Please see screening for PMM3 above.
Monitoring Indicators	Target						
Completed housing development in Ilminster	531-496 homes in built						

Ref	PSSSLP Policy/ Para	Proposed Main Modification	SA/SEA Screening						
		<table border="1"> <tr> <td data-bbox="412 296 1025 363"></td> <td data-bbox="1025 296 1352 363">in Ilminster between 2006 and 2028</td> </tr> <tr> <td data-bbox="412 363 1025 529">Completed employment ('B' uses) floor space in Ilminster</td> <td data-bbox="1025 363 1352 529">23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028</td> </tr> <tr> <td data-bbox="412 529 1025 632">Road between Shudrick Lane and Townsend/Long Orchard development within the Hill</td> <td data-bbox="1025 529 1352 632">Prior to completion of Direction of Growth</td> </tr> </table> <p data-bbox="412 667 1480 699">123. [Proposed Residential Development East of Shudrick Lane, Ilminster (October 2011)]</p>		in Ilminster between 2006 and 2028	Completed employment ('B' uses) floor space in Ilminster	23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028	Road between Shudrick Lane and Townsend/Long Orchard development within the Hill	Prior to completion of Direction of Growth	
	in Ilminster between 2006 and 2028								
Completed employment ('B' uses) floor space in Ilminster	23 ha of 'B' use employment land built made available in Ilminster between 2006 and 2028								
Road between Shudrick Lane and Townsend/Long Orchard development within the Hill	Prior to completion of Direction of Growth								
	Inset Map 7	Annotate map with newly proposed direction of growth to the south west and mark current proposed Submission Plan Direction of Growth for deletion (see proposals map)	Please refer to PMM3 above.						
Ref: PMM4	Table 1: Employment Land Justifications	A number of changes to the figures in the employment justification table.	Please see screening for Policy SS3 below. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).						
PMM4	SS3	<p data-bbox="412 1008 949 1040">Policy SS3: Delivering New Employment Land</p> <p data-bbox="412 1072 1469 1187">The Local Plan will assist the delivery of 9,200 11,250 jobs as a minimum, and approximately 600,850 sq metres net/162 163.50 hectares gross of traditional employment land (Use Class B1, B2 and B8) to be directed to the following settlements of land for economic development for the period between April 2006 and March 2028.</p> <p data-bbox="412 1219 1464 1334"><u>The identification of B Use jobs and non B Use jobs for settlements establishes targets for growth in line with the Council's forecast growth for the District and its settlements over the plan period. Economic development of a main town centre type will be expected to comply with Policy EP11.</u></p>	<p data-bbox="1505 1008 1998 1193">There have been changes to the amount of employment land proposed for some of the settlements. There has also been a slight increase in the amount of land to be provided for economic development.</p> <p data-bbox="1505 1232 2002 1390">The changes are likely to enhance the already positive economic effects of the policy (SA Objectives 1, 2 and 7), whilst still supporting the balanced link between jobs and homes by ensuring</p>						

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		<p><u>Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering traditional employment land proposals in 'directions of growth' at the Market Towns. The overall scale of growth (set out below) will be a key consideration in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering traditional employment land proposals (wherever located) adjacent to Rural Centres.</u></p>					<p>sufficient land is available to support the number of 'B use' jobs projected for each settlement from 2006-2028 (SA Objective 3).</p> <p>Additional employment land in some settlements, particularly in Ansford / Castle Cary and Somerton, may have some negative effects through increased traffic growth and pollution which may be slightly worse in the revised policy (SA Objectives 8 and 12), however these would be counter balanced with increasing self containment and reducing the need to travel through mitigation in the form of sustainable travel measures (SA Objective 11). The Directions of Growth are considered sufficiently large to accommodate the increased employment land requirement in both these settlements, and the sustainability effects will be further considered when more precise locations for development are proposed through the Allocations DPD within these Directions of Growth. It is therefore considered that the modifications have no significant effect (compared to those previously set out) on the other SA Objectives for settlements where the requirement has increased.</p>	
		Settlement	Local Plan 2006-2028 Total Employment Land Requirement	Existing Employment Land Commitments (as at April 2011)	Additional Employment Land Provision Required (total employment land less existing commitments) (As at April 2011)	Total Jobs to be encouraged 2006-2028 (numbers in brackets indicates jobs in traditional 'B' Uses as defined by the Use Classes Order)		B Use Jobs
		Strategic Town						
		Yeovil Town*	44.84	39.84	5.0	2,943 3,948 (1,942)		2,408
		Yeovil Urban Extensions	7.0 5.16	0.0	7.0 5.16***	1,565 (1,033)		955
		Market Towns						
		Chard*	17.14	17.14 4.14	0.0 13.0***	886 1,083 (585)		661
		Crewkerne*	10.10	10.10	0.0	472 577 (312)		352
		Ilminster*	23.05	23.05	0.0	343 419 (226)		256

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		Wincanton	8.61 <u>7.94</u>	3.61 <u>3.56</u>	5.0 <u>4.38</u>	490 <u>599</u> (323)	<u>365</u>	<p>The reduction in employment land in some settlements, particularly Ilchester, Milborne Port and South Petherton would reduce the significance of positive effects against SA Objective 7 (Support a strong, diverse and vibrant local economy) for those settlements. However, it would also reduce potential negative effects against SA Objectives relating to the environment. Overall, the sustainability effects of the reduction should be considered positive as this provides the objectively assessed employment land provision for the settlements, and the District as a whole, facilitating a balanced economic growth profile for the District.</p> <p>The policy also now advocates a 'permissive' approach, subject to addressing other key policies, to employment and housing development in the directions of growth in advance of the Site Allocations DPD. This has not changed the substance of the policy, but is intended to clarify the delivery of employment and housing land ahead of allocating sites. The need to consider an appropriate scale of</p>
		Somerton	4.91 <u>6.63</u>	1.91 <u>1.56</u>	3.0 <u>5.07</u>	251 <u>307</u> (166)	<u>187</u>	
		Ansford/ Castle Cary	13.19 <u>18.97</u>	10.19 <u>10.07</u>	3.0 <u>8.9</u>	223 <u>273</u> (147)	<u>167</u>	
		Langport/ Huish Episcopi	3.44 <u>4.01</u>	0.44 <u>0.34</u>	3.0 <u>3.67</u>	233 <u>284</u> (154)	<u>173</u>	
		Rural Centres						
		Bruton	2.56 <u>3.06</u>	0.56	2.0 <u>2.5</u>	828 (546) <u>156</u>	<u>95</u>	
		Ilchester	2.02 <u>1.02</u>	0.02	2.0 <u>1.0</u>	<u>433</u>	<u>264</u>	
		Martock/ Bower Hinton	4.79 <u>3.19</u>	2.79 <u>1.45</u>	2.0 <u>1.74</u>	<u>163</u>	<u>99</u>	
		Milborne Port	2.04 <u>0.84</u>	0.04	2.0 <u>0.80</u>	<u>77</u>	<u>47</u>	
		South Petherton	3.80 <u>2.47</u>	1.80 ** <u>1.81</u>	2.0 <u>0.66</u>	<u>141</u>	<u>86</u>	
		Stoke sub Hamdon	2.0 <u>1.09</u>	0.0	2.0 <u>1.09</u>	<u>43</u>	<u>26</u>	
		Other						
		Rural Settlements	12.36 <u>11.86</u> 13.99	7.86	4.5 <u>6.13</u>	966 <u>1,181</u> (638)	<u>720</u>	
		Total	161.85 <u>163.50</u>	119.35 <u>104.40</u>	42.5 <u>59.10</u>	9,200 (6,072) <u>11,249</u>	<u>6,861</u>	

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			<p>growth and the NPPF and other Local Plan policies, means that appropriate policy measures remain in place to ensure the impacts of new employment land and housing development are fully considered and addressed, particularly regarding the overall scale of growth. The modifications could potentially deliver more employment and housing land and promote economic growth in the short term, but significant positive effects are already predicted for these objectives. The uncertain and negative effects already identified in relation to impacts on the environment are likely to be the same given the overall scale of growth has not changed.</p> <p>It is considered that the modifications do not significantly affect the findings of the appraisal of Policy SS3 in Appendix 7 of the Local Plan SA Report (June 2012).</p> <p>The sustainability effects of employment land will be further considered when more precise locations for development are proposed for each settlement through the Site Allocations DPD.</p>
PMM4	4.69	<u>Delivery</u>	Please see above screening for Policy

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		<p>The following delivery bodies will be key in implementing Policy SS3:</p> <ul style="list-style-type: none"> • South Somerset District Council; • Town and Parish Councils; • Developers and Landowners. <table border="1" data-bbox="416 507 1473 715"> <thead> <tr> <th data-bbox="416 507 945 555">Monitoring Indicators</th> <th data-bbox="945 507 1473 555">Target</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 555 945 635">Completed employment land in the District (B1, B2 and B8 uses).</td> <td data-bbox="945 555 1473 635">162 163.50 hectares of employment land built in the District between 2006 and 2028.</td> </tr> <tr> <td data-bbox="416 635 945 715">Number of new jobs in the District.</td> <td data-bbox="945 635 1473 715">9,200 11,250 new jobs between 2006 and 2028.</td> </tr> </tbody> </table>	Monitoring Indicators	Target	Completed employment land in the District (B1, B2 and B8 uses).	162 163.50 hectares of employment land built in the District between 2006 and 2028.	Number of new jobs in the District.	9,200 11,250 new jobs between 2006 and 2028.	<p>SS3. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).</p>
Monitoring Indicators	Target								
Completed employment land in the District (B1, B2 and B8 uses).	162 163.50 hectares of employment land built in the District between 2006 and 2028.								
Number of new jobs in the District.	9,200 11,250 new jobs between 2006 and 2028.								
PMM4	New Para after 6.113	<p><u>Given that the seemingly high requirement for employment land in Ansford & Castle Cary is linked to the need articulated by two specific companies, there will be a requirement to continuously monitor these companies' requirements. In the event that a position emerges within the Plan period that the need is no longer required, then the Council will undertake a priority review of the employment requirement for the town. This would be a key priority on the Local Development Scheme in subsequent reviews.</u></p>	<p>Please see above screening for Policy SS3. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).</p>						
PMM5	4.103	<p>Insert the following paragraphs after paragraph 4.103:</p> <p><u>The Local Development Scheme targets the adoption of the Site Allocations DPD in May 2015. In the intervening period a permissive approach will be taken to the consideration of planning applications for housing development that fall within the Directions of Growth¹ subject to consideration against the policy guidance in the NPPF, key policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan Development Management Polices. Whilst Rural Centres do not have 'directions of growth'; however, the same key policy considerations will apply i.e. NPPF, Policy SD1, the scale of growth and settlement hierarchy for South Somerset and other Local Plan Development Management Polices. The approach taken allows flexibility amongst both developers and the local community to bring forward sites at any moment whilst not detracting from</u></p>	<p>Please see above screening for Policy SS3. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012). The sustainability effects of employment allocations will be further considered when more precise locations for development are proposed through the Allocations DPD within these Directions of Growth.</p>						

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		<p>the delivery of appropriate levels of growth in Yeovil (via the SUEs), all the market towns and rural centres to continue to support sustainable communities. It is intended that the Site Allocations Development Plan Document (DPD) will be produced to guide residual development requirements in conjunction with the community.</p> <p><u>¹ Footnote: Given its residual housing requirement and safeguarded key site (see Policy HG1: Strategic Housing Site) Crewkerne does not have Direction of Growth. Wincanton does not have a residential based Direction of Growth by virtue of its high level of existing commitments compared to the overall level of housing requirement in the settlement.</u></p>	
PMM5	Policy SS5	<p>Add as third paragraph in Policy SS5</p> <p><u>"Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering housing proposals in Yeovil (via the SUEs), and 'directions of growth' at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be a key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering housing proposals (wherever located) adjacent to Rural Centres."</u></p>	<p>The policy now advocates a 'permissive' approach, subject to addressing other key policies, to employment and housing development in the directions of growth in advance of the Site Allocations DPD. This has not changed the substance of the policy, but is intended to clarify the delivery of employment and housing land ahead of allocating sites. The need to consider an appropriate scale of growth and the NPPF and other Local Plan policies, means that appropriate policy measures remain in place to ensure the impacts of new employment land and housing development are fully considered and addressed, particularly regarding the overall scale of growth. The modifications could potentially deliver more employment and housing land</p>

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			<p>and promote economic growth in the short term, but significant positive effects are already predicted for these objectives. The uncertain and negative effects already identified in relation to impacts on the environment are likely to be the same given the overall scale of growth has not changed.</p> <p>It is considered that the modifications do not significantly affect the findings of the appraisal of Policy SS5 in Appendix 7 of the Local Plan SA Report (June 2012).</p> <p>The sustainability effects of employment land will be further considered when more precise locations for development are proposed for each settlement through the Site Allocations DPD.</p>
PMM6	4.63	<p>Insert the following paragraph after paragraph 4.63:</p> <p><u>The Local Development Scheme targets the adoption of the Site Allocations DPD in May 2015. In the intervening period a permissive approach will be taken to the consideration of planning applications for employment land (use class B1, B2, B8) development that fall within the Directions of Growth subject to consideration against the policy guidance in the NPPF, key policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan Development Management Policies. Whilst Rural Centres do not have 'directions of growth'; however, the same key policy considerations will apply i.e. NPPF, Policy SD1, the scale of growth and settlement hierarchy for South Somerset, and other Local Plan</u></p>	Please see the screening for policies SS3 and SS5.

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		<p><u>Development Management Polices. The approach taken allows sites to be brought forward at any moment, whilst not detracting from the delivery of appropriate levels of growth in Yeovil (via the SUEs), all the market towns and rural centres to continue to support sustainable communities.</u></p>	
PMM6	Policy SS3	<p>Add as second paragraph to Policy SS3 <u>“Prior to the adoption of the Site Allocations Development Plan Document, a permissive approach will be taken when considering traditional employment land proposals in Yeovil (via the SUEs), and ‘directions of growth’ at the Market Towns. The overall scale of growth (set out below) and the wider policy framework will be a key considerations in taking this approach, with the emphasis upon maintaining the established settlement hierarchy and ensuring sustainable levels of growth for all settlements. The same key considerations should also apply when considering traditional employment land proposals (wherever located) adjacent to Rural Centres.”</u></p>	Please see above screening for Policy SS3. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).
PMM7 (NB shown in Core document 3c as Minor modification M234)	6.94	<p>It is important to sustain and enhance Wincanton's role as a Market Town in the rural east of the District, with a level of development that is relative to the size, accessibility, character and environmental constraints of the town. When compared with other Market Towns, Wincanton already has a significant number of existing commitments with 698 dwellings having planning permission or already built as at April 2012. It is therefore recommended that <u>at least</u> 703 dwellings are built in the town over the Local plan period 2006-2028. This is to ensure housing growth reflects the scale of Wincanton and allows assimilation of significant past growth. As the majority of these dwellings have already been built or committed this leaves a residual additional housing requirement of only 5 dwellings. The past build out rates indicates that this overall level of provision should last the plan period. These dwellings could be accommodated within the existing Development Area.</p> <p><u>The Market Town of Wincanton is different from the other Market Towns by virtue of its high level of commitments compared to the overall level of housing requirement considered appropriate for the settlement. As a consequence and given the expected build out rates set out in the housing trajectory, the latter years of the Plan offer limited levels of housing provision. It is considered likely given the</u></p>	The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).

Ref	PSSSLP Policy/ Para	Proposed Main Modification	SA/SEA Screening
		<p>front loading of development in Wincanton that the town will experience a subsequent period of assimilation of housing growth and slowing down of the local housing market. Should the housing market however remain locally strong and underpinned by employment growth <u>in the settlement</u> then the housing provision would need to be supplemented. Such a circumstance would be possible to evidence through the Council's on-going monitoring process <u>which includes assessing housing and employment land delivery on a settlement by settlement basis. This will be reported six monthly via the Council's Authorities Monitoring Report.</u> Should additional housing provision be needed, this would be achieved through a specific statutory Local Plan amendment relating to housing provision for Wincanton.</p>	
PMM8	9.46	<p>The accommodation needs of gypsies and travellers <u>and travelling showpeople</u> should be considered along with the housing needs of the whole community. Government guidance makes it clear that local authorities should consider the needs of the travelling community through the local plan process. A countywide assessment of the need for Gypsy, Traveller and Travelling Showpeople accommodation <u>was has been undertaken in 2010 (final edit published in January 2011) which identifies need up until 2020. This has been further supplemented by the Gypsy and Traveller Needs Assessment Update, Somerset Local Planning Authorities (2013) which identifies need in Somerset up until 2032.</u></p> <p><u>The 2011 assessment identified a need for 10 residential pitches in South Somerset by 2015; this need has been met and exceed by 2 pitches. This identifies that in South Somerset there is a need for 18 residential pitches between 2010 and 2020, 10 between 2010 and 2015 and 8 between 2015 and 2020. As well as the need for residential pitches there is also a need to provide transit capacity for 10 caravans within South Somerset by 2015 and for 4 additional Showmen's yards across Somerset. The Somerset Gypsy and Traveller Accommodation Assessment will need to be updated in order to establish need post 2020.</u></p>	Please see screening for Policy HG7 below. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).
PMM8	Policy HG7	<p>Policy HG7: Gypsies, Travellers and Travelling Showpeople</p> <p>The accommodation needs of Gypsies, Travellers and Travelling Showpeople will be met by ensuring that they are accommodated in sustainable locations where</p>	A Gypsy and Traveller Needs Assessment update (2013) has resulted in a Proposed Main Modification to policy HG7 by inserting the number of

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		<p>essential services are available.</p> <p><u>Site allocations will be made to accommodate at least:</u></p> <p><u>23 Residential Pitches (from 2013 onwards)</u></p> <p><u>10 Transit Pitches</u></p> <p><u>6 Travelling Showpeople plots</u></p> <p>The following criteria</p>	<p>traveller sites that should be delivered in the district. The addition of targets within the Policy reflecting identified need should lead to a more positive effect by providing more certainty for the travelling and settled communities alike, specifically in relation to SA Objective 3. The other sustainability effects remain as previously identified for Policy HG7 within Appendix 7 of the Local Plan SA Report (June 2012).</p>
PMM8	9.50	<p>Much of As explained in paragraph 9.46 the identified need for residential pitches in South Somerset to 2015 has already been exceeded met through implemented private planning applications consents. Any planning applications coming forward for residential pitches before the end of 2015 will be considered against the criteria set out within Policy HG7; after that time the policy target will apply. The criteria within Policy HG7 will guide the allocations in the forthcoming in order to address outstanding need and to provide a policy context for a Gypsy, Traveller and Travelling Showpeople site allocation Development Plan Document (DPD). a development management policy will be required to address site identification and assessment should planning applications not come forward to meet established need.</p>	<p>Please see above screening for Policy HG7. The modifications do not significantly affect the findings of the Local Plan SA Report (June 2012).</p>