List of Core Documents for Planning Inspector
A) Development Plan Documents
1. Draft Core Strategy (incorporating Preferred Options), October 2010 (SSDC)
2. Core Strategies Issues and Options Report, March 2008 (SSDC)
3. Proposed Submission South Somerset Local Plan, June 2012 (SSDC)
   a. Tracked changes Proposed Submission Local Plan, February 2013 (SSDC)
   b. List of All Modifications
   c. Additional Minor Modifications
5. Regional Planning Guidance for the South West (RPG10), September 2001
6. Regional Spatial Strategy:
   a. The South West Regional Spatial Strategy: Schedule of the Secretary of State’s Proposed Changes and Reasons - For Public Consultation, July 2008
   b. The Draft Revised Regional Spatial Strategy For The South West Incorporating The Secretary Of State's Proposed Changes - For Public Consultation, July 2008

B) Statutory Documents
   a. The Annual Housing Report – Housing 2011-2012 (SSDC)
8. Appropriate Assessment; South Somerset Proposed Submission Local Plan 2006-2028; Habitats Regulation Assessment June 2012 (SSDC)
   a. Further Addendum
   b. Proposed Main Modifications Habitat Regulation Assessment Addendum Report (March 2014)
9. Consultation Statement (SSDC)
   a. Appendices – Part One
   b. Appendices – Part Two
   c. Appendices – Part Three
   d. Appendices – Part Four
   e. Proposed Main Modifications Consultation Statement Addendum (March 2014)
10. Duty to Cooperate Report (SSDC)
    a. Letter from North Dorset District Council
    b. Wiltshire Core Strategy Examination in public Statement of Common Ground

11. Employment Topic Paper (SSDC)
12. Equality Analysis (SSDC)
    a. Addendum
    b. Proposed Main Modifications Equality Analysis Update Report (March 2014)
    a. Errata
14. Housing Topic Paper (SSDC)
15. Summary of Representations on Proposed Submissions South Somerset Local Plan 2006-2028
16. Sustainability Appraisal Report June 2012 (SSDC)
    a. Full Report
    b. Local Plan Sustainability Appraisal Report Non-Technical Summary June 2012
    c. Appendices
    d. Addendum
    e. The location of the original 11 growth options for Yeovil
161. Proposed Main Modifications Sustainability Appraisal:
   a. Sustainability Appraisal Compliance Review (August 2013)
   b. Strategic Growth Options for Yeovil, Sustainability Appraisal Report (October 2013)
      i. Appendix I – Development of Sustainability Appraisal Objectives at Scoping
         Stage
      ii. Appendix II – Sustainability Appraisal of Yeovil Strategic Growth Options
      iii. Appendix III – Yeovil Study Area
   c. Local Plan Proposed Main Modifications – Sustainability Appraisal Report (November
      2013)
   d. Sustainability Appraisal Addendum Report (March 2014) including:
      i. Appendix I – Summary of Responses to Consultation
      ii. Appendix II – Revised SA of Ilminster Direction of Growth
      iii. Appendix III – SA Screening of Proposed Main Modifications to the Local Plan
      iv. Appendix IV – SA of Significant Changes
   e. Sustainability Appraisal Addendum Report, Non-Technical Summary (March 2014)

27. South Somerset District Council Local Development Scheme 2013-2016 (SSDC)
27a. South Somerset District Local Development Scheme 2007-2010 (SSDC)

131. Statement of Community Involvement (SSDC)
140. Policy Statement: eco towns - a supplementary to PPS1
149a. Extracts from Full Council Report and Minutes (22 January 2004) regarding Keyford site

C) Index of Evidence Base

County-Wide Strategies and Assessments
17. Appropriate Assessment for Somerset Authorities Core Strategies: Somerset Levels and Moors and
   Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report: Volume 1 Main Report,
   October 2009 (Royal Haskoning)
   a. Appropriate Assessment for Somerset Authorities Core Strategies: Somerset Levels and
      Moors and Severn Estuary (Bridgwater Bay) Natura 2000 sites. Scoping Report:
      Appendices, October 2009 (Royal Haskoning)
18. Children and Young People’s Directorate Service Plan 2009-2011 (SSC)
19. Somerset County Council Transport Policies; Travel Planning and Guidance (November 2011) (SCC)
20. Somerset County Council Transport Policies; Parking Strategy (March 2012) (SCC)
21. Somerset Economic Assessment – March 2011 (SCC)
22. Somerset’s Future Transport Plan 2011-2026 (SCC)
23. Somerset Gypsy and Traveller Accommodation Assessment – Jan 2011 (De Montfort University)
   a. Gypsy and Traveller Needs Assessment Update (September 2013)
24. Somerset a landscape for business; Somerset Economic Strategy (to 2015) – Executive Summary
   (Somerset Strategic Partnership)
25. Somerset a landscape for business; Somerset Strategic Partnership Somerset Economic Strategy
   (to 2015) (Somerset Strategic Partnership)
26. Somerset a Landscape for the Future; Sustainable Community Strategy for Somerset 2008-2026
   (Somerset Strategic Partnership)

132. Guidelines for Planning for Public Transport in Developments (Institution of Highways & Transportation)

District Wide Documents
STRATEGY (overarching documents)
30. Housing requirement for South Somerset and Yeovil (January 2011) (SSDC)
32. Shaping South Somerset; Strategy for Sustainable Communities (2008-2026)
34. South Somerset Settlement Role and Function Study; Final Report (April 2009) (Baker assoc.)
35. SSDC Community Infrastructure Levy Evidence Base (January 2012) (Baker assoc.)
36. SSDC Report on Infrastructure Planning in South Somerset (January 2012) (Baker assoc.)
134. South Somerset Local Plan 1991-2011

HOUSING
37. Consultation Document; Context And Justification For The Proposed Lowering Of The Site Size Threshold For The Provision Of Affordable Housing (July 2009)
38. Small Sites Affordable Housing Financial Contributions Economic Viability Appraisal; Final Report (January 2012) (Brett & Baker Assoc.)
40. South Somerset District Council Housing and Accommodation Strategy Update 2008 (SSDC)
41. South Somerset District Council’s Private Sector Housing Strategy 2007-2012 (SSDC)
42. South Somerset District Council Urban Housing Potential Study, December 2006 (SSDC, Artisreal)
43. South Somerset’s settlement hierarchy workshop discussion paper March 2011; “Rural Services Provision” (SSDC)
   a. Rural Services Provision Appendix (SSDC)
44. Strategic Housing Land Availability Assessment (SHLAA) Report 2009 (SSDC)
45. Strategic Housing Land Availability Assessment (SHLAA) Report 2010 (SSDC)
46. Taunton & South Somerset Housing Market Areas; Strategic Housing Market Assessment (SHMA); Final Report (February 2009) (Fordham)
   a. Taunton and South Somerset Housing Market Areas; Strategic Housing Land Viability Assessment; Final Report (February 2009) (Fordham)
   b. Affordable Housing Threshold Viability Study; Annex (May 2010) (Fordham, SSDC)
   c. Taunton and South Somerset Housing Market Areas; Strategic Housing Market Assessments (2008); Executive Summary (February 2009) (Fordham)
136. Omission Sites Maps for Proposed Submission Local Plan 2006-2028
146. Independent Peer Review of Household Formation Rates (Cambridge Centre for Housing and Planning Research, January 2013)
147. Choice of Assumptions in Forecasting Housing Requirements, Methodological Notes (Cambridge Centre for Housing and Planning Research, March 2013)

ECONOMIC PROSPERITY
Please also refer to the South Somerset Community Strategy (2008-2026) under Strategy above.
47. An Introduction to South Somerset; Statistics and Characteristics of the District of South Somerset (August 2007) (SSDC)
50. South Somerset District Council Employment Land Review (ELR) (BNP Paribas Real Estate and SSDC)
   a. Stage 1 (August 2009)
   b. Stage 1 Appendix 3 (Maps)
   c. Established Business Parks and Trading Estates in Area East
   d. Established Business Parks and Trading Estates in Area North
e. Established Business Parks and Trading Estates in Area South
f. Established Business Parks and Trading Estates in Area West
g. Land Allocated for Employment in the South Somerset Local Plan
h. Employment Land Review – Stage 2
i. Employment Land Review – Stage 3

51. South Somerset Retail Floorspace Capacity Study (June 2012) - 2nd update (GVA Grimley)
   a. Appendix to Retail Study (June 2012) - 2nd update (GVA Grimley)

52. South Somerset Retail Study (January 2006) (Development Planning & Design Services Ltd)

53. South Somerset Retail Study Update 2009 (July 2010) (GVA Grimley)

54. South Somerset Retail Study Update Figures (November 2010)

55. South Somerset Tourism Strategy 2004-2007 (SSDC)


168. Letter from SSDC to Inspector regarding Employment Policy SS3 (12 November 2013) and

169. Inspector’s Response to SSDC (25 November 2013)

TRANSPORT

56. Active and low carbon travel; a transport vision for Yeovil (April 2010) (Department of Health South West)

   b. Part 2: Study Report Version 5.4 – Consultation Draft

139. Transport and the Accessibility of Public Services Report (South Somerset Citizens Advice Bureau, 2013)

153. Cycling and Walking in Somerset Map 16; Yeovil (Moving Somerset Forward, 2009)

HEALTH AND WELL BEING

58. Open Space Strategy 2011 to 2015 (SSDC)

59. Planning for Open Space, Sport and Recreation (SSDC)

60. South Somerset Health Profile 2010


62. The Next Level; Strategy for Sport and Active Leisure in South Somerset 2006-12

ENVIRONMENTAL QUALITY

63. Aircraft Noise Contours for the Royal Naval Air Station at Yeovilton, July 2010 (Bureau Veritas)

64. Appropriate Assessment of the South Somerset Core Strategy: Issues and Options; Screening Report for Bracket's Coppice SAC October 2008 (SSDC)

65. European Protected Species in South Somerset: Strategic Ecological Assessment; Potential Strategic Housing Sites (November 2009) (SSDC)

66. Habitats Regulations Assessment for the Somerset Levels and Moors International Sites - October 2010 (SSDC)

67. Habitats Regulations Assessment of the South Somerset Draft Core Strategy (incorporating Preferred Options): Update Report for Bracket's Coppice SAC September 2010 (SSDC)

68. Peripheral Landscape Studies (2008-2010) (SSDC)
   a. Bruton Peripheral Landscape Study
   b. Castle Cary Peripheral Landscape Study
   c. Chard Peripheral Landscape Study
   d. Crewkerne Peripheral Landscape Study
   e. Ilchester Peripheral Landscape Study
   f. Ilminster Peripheral Landscape Study
   g. Langport Peripheral Landscape Study
   h. Martock Peripheral Landscape Study
   i. Milborne Port Peripheral Landscape Study
   j. Somerton Peripheral Landscape Study
Community Led Plans

Parish Plans

AREA NORTH

76. Langport 2020
78. Martock Local Community Plan 2007 Summary
79. Martock Local Community Plan 2007
80. Somerton Plan Summary 2005
81. Somerton Town Plan 2005
82. South Petherton Parish Plan 2006
83. Stoke sub Hamdon Village Plan 2005

AREA EAST

84. Bruton - The Way Forward 2005
85. Castle Cary and Ansford - Summary Report 2006
86. Milborne Port Village Design Statement (undated)
87. Milborne Port Parish Plan Summary Report and Action Plan 2010
88. Milborne Port Parish Plan - Documentation supporting the Economic Development Plan 2009
89. Wincanton Peoples Plan 2006-2026

AREA SOUTH
90. East Coker Parish Plan 2005

AREA WEST
91. Chard and Area Community Plan 2005
92. Ilminster By Design (undated)
93. Ilminster Community Plan 2005

Yeovil Specific Documents

TRANSPORT EVIDENCE
94. Highway Infrastructure Requirements for Yeovil Urban Extensions (November 2011) (SCC)

[The following are listed in date order for ease of reference]
95. Yeovil Traffic Modelling Report: (February 2011) (Parsons Brinckerhoff)
   a. Review of Yeovil Eco-Urban Extension
   b. Appendix 1: Forecasting Technical Note
   c. Appendix 2: Yeovil Strategic Site Locations
   d. Appendix 3: Growth Factor Summary
   e. Appendix 4: Satstat Outputs for all Options
   f. Appendix 5: Journey Time Analysis and Routes
   g. Appendix 6: Key Junction Ratios of Flow to Capacity
   h. Appendix 7: Additional Infrastructure Costs

96. Summary of Representations & SCC Responses (undated)
98. Non-Technical Forecasting; Addendum Report 2 (January 2012) (SCC)
   a. Highways response to Further Traffic Modelling

155. Local Pinch Point Fund Application - Yeovil Western Corridor

164. Yeovil Sustainable Urban Extension – Traffic Modelling Non-Technical Forecasting
   Addendum Report 3 (February 2014)

165. Modal Share at Yeovil Urban Extensions – Briefing Paper (February 2014)

YEOVIL - OTHER
100. Draft Summerhouse Village Masterplan 2011
   a. Executive Summary
   b. Final Report

101. Market Street Area Development Brief June 2007
102. Yeovil Economic Profile (March 2010) (Ekosgen)
103. Yeovil Ecotown Biodiversity Baseline and Scoping Report July 2010 (SCC)
104. Yeovil Historic Environmental Assessment of Yeovil Periphery (July 2010) (Chris Blandford Assoc.)
   a. Yeovil Historic Environmental Assessment Appendix A
   b. Yeovil Historic Environmental Assessment Appendix B
105. Yeovil Infrastructure Impact Assessment April 2009 (Baker Assoc.)
106. Yeovil - Place Review (March 2010) (Ekosgen)
157. Yeovil Landscape Evidence for South Somerset Local Plan Inquiry 2002

158. Landscape Assessment of Potential Employment Sites, Yeovil Fringe, 2003

135. Agricultural Land Classification Maps – Yeovil
   a. Barwick
b. Lufton

c. Nash

d. North Yeovil

e. Up-Mudford

f. Vagg Farm

g. West Yeovil

137. a. Delivering a waste resources plan for Somerset’s urban extensions Report A: Waste infrastructure study (Feb 2012)

b. Delivering a waste resources plan for Somerset’s urban extensions Report B: Integrating energy from waste (Feb 2012)

c. Delivering a waste resources plan for Somerset’s urban extensions Report C: Site waste management strategy (Feb 2012)

141. Site Options Re-Appraisal for Yeovil Sport Zone Final Report (2010 SSDC)

a. Appendix 1: Site Options Re-Appraisal for Yeovil Sports Zone Consultant Brief

b. Appendix 2: Constraints Map

c. Appendix 3: Stakeholder Workshop Approach and Findings

d. Appendix 4: Preliminary List of Sites Constraints Map

e. Appendix 5: Long List of Sites Constraints Map

f. Appendix 6: Long List Assessment Results

g. Appendix 7: Short List Constraints Map

142. Flight Safety Zone justification letter from AgustaWestlands (June 2011)

a. Flight Safety Zone map from AgustaWestlands (June 2011)

162. Strategic Growth Options for Yeovil – Suggested Approach by Enfusion (October 2013)

163. Strategic Growth Options for Yeovil – Criterion Assessment (October 2013)

Chard Regeneration Framework

110. Chard Regeneration Framework: Implementation Plan, October 2010 (LDADesign)

a. Appendix 2: Eastern Growth Area Appraisal

b. Appendix 3: Phased Cost Plan (Gardiner & Theobald)

c. Appendix 4: Phasing Summary Schedule

d. Appendix 5: Planning Obligations Protocol

111. Chard Regeneration Plan (September 2010)

112. Feasibility Report In Respect of Chard Eastern Development Area - Feb 2012

113. Strategic Transport Appraisal Report (August 2010) (Brett Assocs)

a. SSDC Chard Regeneration Framework STAR Executive Summary

b. Full Report

150. Area West Committee Report – 20th February 2013

Ilminster Capacity Assessment


166. Soundness Issue 2: Direction of Growth for Ilminster – Background Report (November 2013)

D) For Reference

Project Management Board Reports

115. Project Management Board Meetings 1 & 2, and Workshops 1 – 4

116. Project Management Board Workshops 5 – 12

117. Project Management Board Workshops 13 – 22

118. Project Management Board Workshop 23

Other
South Somerset District Council Economic Development Strategy 2012-2015

Planning Advisory Service Checklist

2011-based Interim Household Projections; Quality Report (DCLG, April 2013)

Development Management Officer Report and Decision Notice; Land West of Newtown Road, Langport
  a. Environmental Agency withdrawal of Objection
  b. Highways Agency withdrawal of Objection

Representations

120. Representations File 1: 1200929 – 4197377
121. Representations File 2: 4200065 – 4315777
122. Representations File 3: 4315809 – 4329697
123. Representations File 4: 4330017 – 6769761
124. Representations File 5: 6770497 – 6832993
125. Representations File 6: 6833025 – 7035041
126. Representations File 7: 7041633 – 7151937
127. Representations File 8: 7152001 – 7284289
128. Representations File 9: 7329185 – 7540193
129. Representations File 10: MacTaggart & Mickel
130. Withdrawn, Late and Not Duly Made

NB: All entries in *italics* are late additions.