

**South Somerset District Council**  
**Local Plan Review**  
**Issues and Options**

**Questions and Options**

**October 2017**



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## 1. Introduction

No questions asked in section.

## 2. Spatial Portrait of South Somerset

No questions asked in section.

## 3. Strategic Objectives and Vision

### The Vision for 2034

#### Question 3.1

Do you agree with the suggested vision to 2034, and, if not, how should it be changed?

### Strategic Objectives

#### Question 3.2

Do you agree these Strategic Objectives are still relevant for the LPR, and, if not, how should they be changed?

## 4. Delivering Sustainable Development

### Presumption in Favour of Sustainable Development

#### Question 4.1

Which of the following options should be taken forward through the LPR?

#### Option 4.1

**4.1(a)** Revise Policy SD1 to reflect a revised paragraph 14 of the NPPF.

**4.1(b)** Delete Policy SD1 and supporting text and rely on the revised paragraph 14 of the NPPF.

## 5. Settlement Strategy

### Future Housing Growth

#### Question 5.1

Which of the following options should be taken forward through the LPR?

#### Option 5.1

**5.1(a)** Progress on the basis of an OAN of 13,200 dwellings (includes bedspaces for older people)

**5.1(b)** Progress on the basis of another OAN. Please provide a detailed justification for any alternative suggestion

### Options for the Distribution of Housing Growth

#### Question 5.2

Which of the following options for the distribution of housing growth do you think should be taken forward through the LPR?

#### Option 5.2

**5.2(a)** Continue with the existing Local Plan spatial distribution of growth: Yeovil 47%, Market Towns 32%, Rural Centres 7% and Rural Settlements 14%.

**5.2(b)** Have a more dispersed strategy based upon where the market is delivering.

**5.2(c)** Introduce an additional tier of 'Village' settlements where development could be allocated. Which settlements should be identified and why?

**5.2(d)** Allocate a Garden Town or Village. Where should it be located and how many homes should it accommodate?

**5.2 (e)** Another option (please specify)

### **Question 5.3**

Should the supporting text to Policy SS2 (Rural Settlements) be amended to ensure growth is focussed towards the more sustainable Rural Settlements?

### **Option 5.3**

**5.3(a)** Amend the supporting text of Policy SS2 to require a Rural Settlement to have three of the services listed in Local Plan paragraph 5.41 in order for the Policy to apply.

**5.3(b)** Amend the list of services in Local Plan paragraph 5.41 by combining the faith facility with village hall/community centre and the post office with the convenience shop and continue the requirement two facilities.

**5.3(c)** An alternative option?

### **Question 5.4**

Are there any other appropriate locations where new employment development could be directed and if so, where, how much and of what type?

### **Question 5.5**

Should the District Council reduce the amount of employment land required to be delivered within the Local Plan period and if so how much of the currently allocated land should be removed and from what locations?

## **Employment Issues – Monitoring**

### **Question 5.6**

What would be the most appropriate and quantifiable criteria or combination of criteria that should be monitored to measure performance of the Local Plan in promoting economic growth?

### **Question 5.7**

Should the Local Plan remove the jobs growth figures by settlement in Policy SS3 and provide a District-wide figure to be monitored instead?



## **Infrastructure Delivery**

### **Question 5.8**

What additional infrastructure would be required to support the provision of the additional new homes and economic development?

## **Phasing of Development and Previously Developed Land**

### **Question 5.9**

Which of the following options do you think would best address previously developed land?

#### **Option 5.9**

**5.9(a)** Retain both Policy SS7 and Policy HG2 with no changes.

**5.9(b)** Combine Policies SS7 and HG2 into one, but do not include the reference to the need to have a five-year housing land supply.

**5.9(c)** Another option (please specify).

## 6. Yeovil

### Options for Growth

#### Question 6.1

Which of the following options do you think should be taken forward through the LPR?

#### Options 6.1

Options for growth at Yeovil include:

- 6.1(a) YEO 1: Land north of Oak Farm for mixed use
- 6.1(b) YEO 2: Land adjacent Yeovil Town Football Club for mixed use
- 6.1(c) YEO 3: Land at Brimsmore for housing
- 6.1(d) YEO 4: Land at Marshes Hill Farm and at the junction of Combe Street Lane and A37 for housing
- 6.1(e) YEO 5: Land north of Mudford Road for housing
- 6.1(f) YEO 6: Land at Key Farm, Dorchester Road for housing
- 6.1(g) YEO 7: Land at Greggs Riding School and land off Sandhurst Road and Gunville Lane for housing
- 6.1(h) YEO 8: Land at White Post / Yeovil Court for housing
- 6.1(i) YEO 9: Extension of Yeovil North East Sustainable Urban Extension for housing
- 6.1(j) YEO 10: Land at Watercombe Lane for housing
- 6.1(k) YEO 11: Land at Dairy House Farm for housing
- 6.1(l) YEO 12: Lufton 2000 for economic development
- 6.1(m) YEO 13: Land part of allocation S/WECO/1 for housing
- 6.1(n) YEO 14: Land at Babylon Hill –West Dorset District for housing
- 6.1(o) Another option (please specify)

### Yeovil Town Centre

#### Question 6.2

Do you think the Council should allocate sites for retail and/or other forms of development in Yeovil Town Centre? If yes, please specify the site and the type of development.

### **Question 6.3**

Do you have any comments on the development opportunities within and adjoining Yeovil Town Centre?

## **Delivering Sustainable Travel at Yeovil**

### **Question 6.4**

Should the Primary Shopping Frontage for Yeovil be extended as shown in Figure 6.7?

### **Question 6.5**

In addition to the infrastructure described above, are there any other infrastructure requirements for Yeovil?

## **7. Market Towns**

### **Chard Eastern Development Area**

#### **Question 7.1**

Do you agree that it would be more efficient to combine Polices PMT1 and PMT2 into one?

## **Housing**

#### **Question 7.2**

Which of the following options should be taken forward through the LPR?

#### **Options 7.2**

Options at for growth at Chard include:

**7.2(a)** Continued commitment to the development of CEDA and Boden Mill redevelopment.

**7.2(b)** Development at CHAR 1 and continued commitment to the development of CEDA and Boden Mill redevelopment.

**7.2(c)** Another option (please specify).

## **Employment**

### **Question 7.3**

Should a more proactive approach to employment land proposals be taken in locations outside of those identified in the Chard Regeneration Scheme? If yes, can you suggest locations for employment development?

## **Retailing**

### **Question 7.4**

Does Chard need to develop sites outside of the defined Town Centre for retail and other town centre uses or focus on improving the existing Town Centre?

Which of the options identified above (1, 2 and 3) would you like to see developed and why?

## **Infrastructure**

### **Question 7.5**

In addition to the infrastructure described above, are there any other infrastructure requirements for Chard?

## **Primary Market Towns – Crewkerne**

### **Housing**

#### **Question 7.6**

Which of the following options should be progressed through the LPR?

#### **Option 7.6**

**7.6(a)** Continue to encourage the development of the CLR site and to resist alternative very major developments on the edge of the built up area.

**7.6(b)** Identify an alternative location for the strategic growth of Crewkerne; and if so, where could the most appropriate location be?

### **Question 7.7**

Which of the following options should be taken forward through the LPR?

#### **Option 7.7**

Options for housing growth at Crewkerne include:

- 7.7(a)** CREW 1: Land east of Lang Road
- 7.7(b)** CREW 2: Land south of Curriot Hill
- 7.7(c)** CREW 3: Land rear of Penlain
- 7.7(d)** CREW 4: Land west of A356 (Station Road)
- 7.7(e)** CREW 5: Land east of Charlton Close
- 7.7(f)** CREW 6: Land east of Chestnut Avenue
- 7.7(g)** Another option (please specify)

## **Employment**

### **Question 7.8**

Should the Council reduce the employment land requirement for Crewkerne based on the planning approval for the CLR site?

### **Question 7.9**

Should the Council consider allocating additional employment land for Crewkerne? If so where?

## **Retailing**

### **Question 7.10**

Should the Primary Shopping Frontage for Crewkerne be extended as shown in Figure 7.13?

## **Infrastructure**

### **Question 7.11**

In addition to the infrastructure described above, are there any other infrastructure requirements for Crewkerne?

## **Primary Market Towns – Ilminster**

### **Housing**

#### **Question 7.12**

Which of the following options should be taken forward through the LPR?

#### **Options 7.12**

Options at for housing growth at Ilminster include:

**7.12(a)** ILMI1: Land at Canal Way

**7.12(b)** ILMI2: Land east of Shudrick Lane

**7.12(c)** ILMI3: Greenway Farm, Dowlish Ford

**7.12(d)** ILMI4: Land at Station Road

**7.12(e)** Another option (please specify)

### **Employment**

#### **Question 7.13**

Should the Council consider deallocating some of the employment land in Ilminster as it has been allocated for a number of years?

If yes, which of the sites should be deallocated and why?

Or should the Council deallocate all the sites and allocate alternative ones of a smaller scale?

If the Council allocated alternative sites where should these be?

## **Retailing**

### **Question 7.14**

Do you agree that the designated Town Centre for Ilminster should be amended to include the entire Tesco store?

### **Question 7.15**

Do you agree that there is no need for the Local Plan to make retail allocations in Ilminster?

## **Infrastructure**

### **Question 7.16**

In addition to the infrastructure described above, are there any other infrastructure requirements for Ilminster?

## **Primary Market Towns – Wincanton**

### **Housing and Employment**

#### **Question 7.17**

Which of the following options do you think should be taken forward through the LPR?

#### **Options 7.17**

Options for growth at Wincanton include:

**7.17(a)** WINC 1: Land west of Wincanton Business Park and New Barns Farm for mixed use

**7.17(b)** WINC 2: The Tythings for housing or mixed use

**7.17(c)** WINC 3: Land at Moor Lane for mixed use

**7.17(d)** WINC 4: Land east of Common Road for housing development

**7.17(e)** Another option (please specify)

## **Retailing**

### **Question 7.18**

There is the capacity to accommodate additional development within or on the edge of Wincanton Town Centre. Which option should be taken forward through the LPR?

### **Options 7.18**

Options include:

**7.18(a)** Allocate Land Between Church Street and Car Park for Town Centre Uses

**7.18(b)** Do not allocate land for development of Town Centre Uses outside Wincanton Town Centre but explore the options within and adjoining the existing Town Centre boundary further.

**7.18(c)** Another option

### **Question 7.19**

Do you agree with the suggested Primary Shopping Frontage for Wincanton?

## **Infrastructure**

### **Question 7.20**

In addition to the infrastructure described above, are there any other infrastructure requirements for Wincanton?

## **Local Market Towns – Ansford and Castle Cary**

### **Housing**

#### **Question 7.21**

Due to long-term non-delivery should housing allocation HG/CACA/2 (Land west of Remalard Court) be deleted?



## **Housing and Employment**

### **Question 7.22**

Which of the following options should be taken forward in the LPR?

### **Option 7.22**

Options for growth at Ansford & Castle Cary include:

**7.22(a)** ANSF/CACA 1: Land north-west of Ansford for mixed use

**7.22(b)** ANSF/CACA 2: Land at Higher Ansford for housing

**7.22(c)** ANSF/CACA 3: Land east of Station Road for housing

**7.22(d)** ANSF/CACA 4: Land north of Ansford Hill for housing

**7.22(e)** Another option (please specify)

## **Infrastructure**

### **Question 7.23**

In addition to the infrastructure described above, are there any other infrastructure requirements for Ansford & Castle Cary?

## **Local Market Towns – Langport and Huish Episcopi**

### **Housing**

### **Question 7.24**

Do you agree that the site within the northern Direction of Growth (Policy LMT2) that was subject to the planning application refusal, later upheld at appeal, should not be taken forward as an allocation?

### **Question 7.25**

Which of the following options should be taken forward through the LPR?

### **Option 7.25**

Options for housing growth at Langport/ Huish Episcopi include:

**7.18(a)** LANG 1: Land between Somerton Road and Wearne Lane

**7.18(b)** LANG 2: Land between Somerton Road and Field Road

**7.18(c)** Another option (please specify)

## **Employment**

### **Question 7.26**

Should the Direction of Growth to the south-east of the settlement be removed?

## **Infrastructure**

### **Question 7.27**

In addition to the infrastructure described above, are there any other infrastructure requirements for Langport & Huish Episcopi?

# Local Market Towns – Somerton

## Housing and Employment

### Question 7.28

Which of the following options should be taken forward through the LPR?

### Options 7.28

Options for growth at Somerton include:

**7.28(a)** SOME 1: Bancombe Road for a mixed use

**7.28(b)** SOME 1: Bancombe Road for economic development

**7.28(c)** SOME 2: Land off Cartway Lane for housing

**7.28(d)** SOME 3: Land west of St Cleers Orchard for housing

**7.28(e)**SOME4: Land north-west of Bancombe Trading Estate for economic development

**7.28(f)** Another option (please specify)

## Infrastructure

### Question 7.29

In addition to the infrastructure described above, are there any other infrastructure requirements for Somerton?

## 8. Rural Centres

### Rural Centres – Bruton

#### Housing

##### Question 8.1

Which of the following options should be taken forward through the LPR?

##### Options 8.1

Options for housing growth at Bruton include:

**8.1(a)** BRUT 1: Land west of Frome Road

**8.1(b)** BRUT 2: Land at Brewham Road

**8.1(c)** BRUT 3: Land east of Cole Road

**8.1(d)** Another Option (please specify)

#### Employment

##### Question 8.2

Do you think taking a pro-active approach to planning applications for employment development in Bruton is enough, or should the Council direct growth in employment land through an allocation? If you would like to see an allocated employment site, where should that be?

#### Infrastructure

##### Question 8.3

In addition to the infrastructure described above, are there any other infrastructure requirements for Bruton?

# Rural Centres – Ilchester

## Housing and Employment

### Question 8.4

Which of the following options should be taken forward through the LPR?

### Options 8.4

Options for growth at Ilchester include:

- 8.4(a)** ILCH 1: Costello Fields for mixed use development
- 8.4(b)** ILCH 2: Land North of Troubridge Park for mixed use development
- 8.4(c)** ILCH 2: Land North of Troubridge Park for housing
- 8.4(d)** Another option (please specify)

## Infrastructure

### Question 8.5

Which of the following options should be taken forward through the LPR?

### Options 8.5

Options for the siting of a new GP surgery include:

- 8.5(a)** ILCH 1: Costello Fields
- 8.5(b)** ILCH 2: Land North of Troubridge Park
- 8.5(c)** Another site in Ilchester

### Question 8.6

In addition to the infrastructure described above, are there any other infrastructure requirements for Ilchester?

# Rural Centres – Martock and Bower Hinton

## Housing

### Question 8.7

Which of the following options should be taken forward through the LPR?

### Options 8.7

Options for housing growth at Martock and Bower Hinton include:

- 8.7(a) MART 1: Dimmocks Lane, Bower Hinton
- 8.7(b) MART 2: Land Rear of The Rose & Crown
- 8.7(c) MART 3: Land South of East Street Drove
- 8.7(d) MART 4: Land Off Water Street
- 8.7(e) MART 5: Land to the rear of Lyndhurst Grove
- 8.7(f) MART 6: Land to the North of Coat Road
- 8.7(g) Another option (please specify)

## Employment

### Question 8.8

Do you think that it is appropriate that the currently allocated site ME/MART/2 continues to be designated for employment use?

## Retailing

### Question 8.9

In addition to the infrastructure described above, are there any other infrastructure requirements for Martock & Bower Hinton?

## **Rural Centres – Milborne Port**

### **Housing**

#### **Question 8.10**

Which of the following options should be taken forward in the LPR?

#### **Option 8.10**

Options for housing growth at Milborne Port include:

**8.10(a)** MIPO 1: Land at Wynbrook Farm

**8.10(b)** MIPO 2: Land north of Manor Road

**8.10(c)** MIPO 3: South of Court Lane

**8.10(d)** MIPO 4: Land north of Wheathill Lane

**8.10(e)** Another option (please specify)

### **Infrastructure**

#### **Question 8.11**

In addition to the infrastructure described above, are there any other infrastructure requirements for Milborne Port?

## **Rural Centres – South Petherton**

#### **Question 8.12**

Which of the following options should be taken forward through the LPR?

#### **Options 8.12**

Options for housing growth at South Petherton include:

**8.12(a)** SOPE 1: Land South of Hospital Lane

**8.12(b)** SOPE 2: Land Rear of Lampreys Lane

**8.12(c)** SOPE 3: Land Rear of Littlehays

**8.12(d)** SOPE 4: Land Rear of West Street, Partway Lane

**8.12(e)** SOPE 5: Land off Lampreys Lane/ Behind Moor Villas

**8.12(f)** Another option (please specify)

## **Employment**

### **Question 8.13**

Are there any sites in South Petherton that should be allocated for employment land?

## **Infrastructure**

### **Question 8.14**

In addition to the infrastructure described above, are there any other infrastructure requirements for South Petherton?

## **Rural Centres – Stoke sub Hamdon**

## **Housing**

### **Question 8.15**

Which of the following options should be taken forward through the LPR?

### **Options 8.15**

Options for housing growth at Stoke Sub Hamdon include:

**8.15(a)** STHA 1: Land at West Street

**8.15(b)** STHA 2: Land west of Kings Road

**8.15(c)** STHA 3: Land east of North Street

**8.15(d)** Another option (please specify)

## **Infrastructure**

### **Question 8.16**

In addition to the infrastructure described above, are there any other infrastructure requirements for Stoke sub Hamdon?



## 9. Economic Prosperity

### Strategic Employment Sites

#### Question 9.1

Which of the following current allocations for employment development should be taken forward in the Local Plan Review?

#### Option 9.1

**Option 9.1(a)** Crewkerne Key Site (CLR) (KS/CREW/1)

**Option 9.1(b)** Land West of Horlicks, Ilminster (ME/ILMI/3)

**Option 9.1(c)** Land off Station Road, Ilminster (ME/ILMI/4)

**Option 9.1(d)** Land adjacent to Powrmatic, Ilminster (ME/ILMI/5)

**Option 9.1(e)** Wincanton, New Barns Farm (KS/WINC/1)

**Option 9.1(f)** Wincanton, Land between Lawrence Hill and A303 (ME/WINC/3)

**Option 9.1(g)** Castle Cary, Torbay Road (ME/CACA/3(i))

**Option 9.1(h)** Yeovil Lufton (KS/BRYM/1)

**Option 9.1(i)** Yeovil, South of Airfield (ME/YEOV/4)

**Option 9.1(j)** Yeovil, Bunford Lane (ME/WECO/1);

**Option 9.1(k)** Crewkerne, North of Fire Station at Blacknell Lane (ME/CREW/4)

#### Question 9.2

Are there any sites that are not currently identified in the HELAA or as Options elsewhere in this document, that would be suitable to allocate for employment development; and if so how much and where?

### Office Development

#### Question 9.3

Do you agree that Policy EP2, which replicates the requirements of Policy EP11, which applies to all town centre uses, should be deleted?

## **Delivering Employment in the Countryside**

### **Question 9.4**

Do you think the Local Plan should include a policy that refers to new-build commercial developments and changes of use of existing premises in rural areas outside of the Main Settlement Boundaries?

### **Question 9.5**

Do you agree that no changes be made to Policies EP6, EP7 and EP8?

## **Shopping in Yeovil**

### **Question 9.6**

Do you agree that upper limits of retail development are not in the best interests of regenerating Yeovil and that Policy EP10 should be deleted?

## **Sequential Approach to locating Main Town Centre Uses**

### **Question 9.7**

Do you agree that the Council should delete the separate 'Primary Shopping Area' designations in settlements other than Yeovil; and adopt these Town Centre Boundaries as the basis for applying the Sequential Test?

## **Protection of Retail Frontages**

### **Question 9.8**

Do you agree that Policy EP13 should be amended to include a criteria which takes account of "the character and nature of the use proposed, including the level of pedestrian activity associated with it and its contribution to the vitality and viability of the centre"?

## **Protection and Provision of Local Shops, Community Facilities and Services**

### **Question 9.9**

Given that communities can now seek protection of valued local services and facilities through measures provided by the Localism Act, is there still a need to continue to use Policy EP15 in the determination of planning applications?

### **Question 9.10**

Are there any issues that have been missed from Section 9: Economic Prosperity?

## **10. Housing**

### **Affordable Housing**

#### **Question 10.1**

Which of the following options regarding affordable housing should be taken forward in the LPR?

#### **Option 10.1**

**10.1(a)** Policy HG3 Provision of Affordable Housing - retain the existing affordable housing target of 35% subject to viability.

**10.1(b)** Policy HG3 Provision of Affordable Housing - amend the affordable housing target to 34% subject to viability.

**10.1(c)** Policy HG3 Provision of Affordable Housing - another option.

#### **Question 10.2**

Do you agree that Policy HG4 should be deleted?

### **Space Standards**

#### **Question 10.3**

Do you consider that the Council should gather further evidence to support the introduction of the Nationally Described Space Standard?

### **Achieving a Mix of Market Housing**

#### **Question 10.4**

Do you consider that the current approach of using the SHMA to inform the mix of market and affordable housing is still appropriate?

## **Self-build and Custom housebuilding**

### **Question 10.5**

How do you think South Somerset District Council should address the need for self-build and custom housebuilding?

### **Option 10.5**

**10.5(a)** Allocate sites for self-build and custom housebuilding.

**10.5(b)** Introduce a policy requiring developments above a certain threshold to achieve a specific percentage of self-build and custom housebuilding plots.

**10.5(c)** Give general support for self-build and custom housebuilding as part of the overall housing mix.

**10.5(d)** Another option (please specify).

## **Gypsies, Travellers and Travelling Showpeople**

### **Question 10.6**

Is the current approach to the provision of sites for Gypsy, Travellers or Travelling Showpeople use acceptable?

### **Question 10.7**

Are you aware of any suitable and available sites with the potential for use as a Gypsy, Traveller or Travelling Showpeople people site, transit or permanent?

## **Agricultural, forestry and other occupational dwellings in the Countryside**

### **Question 10.8**

Are there any issues that have been missed from Section 10: Housing?

## 11. Transport and Accessibility

### District-wide Modal Shift; Measures to Encourage Sustainable Travel at Chard and Yeovil; and Travel Plans

#### Question 11.1

Do you agree with the proposed amendments to simplify, restructure and remodel policies TA1, TA3, and TA4 around the new development thresholds?

### Transport Impacts of Development

#### Question 11.2

Do you agree with the proposed amendments to Policy TA5 (Transport Impacts of Development)?

### Parking Standards

#### Question 11.3

Are there any issues that have been missed from Section 11: Transport and Accessibility?

## 12. Health and Wellbeing

#### Question 12.1

Are there any issues that have been missed from Section 12: Health and Wellbeing?

## 13. Environmental Quality

### Current Approach

#### Question 13.1

Do you agree that a specific landscape policy should be re-introduced?

## **Addressing Climate Change in South Somerset**

### **Question 13.2**

Is this approach to addressing climate change in South Somerset correct?

## **Pollution Control**

### **Question 13.3**

Do you agree with the suggested approach for pollution control and the revision of Policy EQ7?

## **Equine Development**

### **Question 13.4**

Are there any issues that have been missed from Section 13: Environmental Quality?

## **14. Implementation and Monitoring**

### **Question 14.1**

Are there any issues that have been missed from Section 14: Implementation and Monitoring?