

**Table 1: Employment Land Justifications**

	Local Plan jobs growth (B Use jobs in brackets)	Employment land required for B Use jobs growth (ha) <sup>1</sup>	Existing employment land commitments (ha)	Quantitative and Qualitative justification for employment land	Local Plan additional employment land requirement (ha)
Yeovil Town	2943 (1942)	12.81	39.84	Existing commitments more than provide for the quantitative requirement for land, however, given the significance of Yeovil and the fact that there are only two strategic sites (one of which is for a specific use, a high quality business park - 11.5 hectares) and the remaining sites are small scale commitments and vacant land it is suggested that an additional 5 hectares of land be provided in Yeovil. This will be monitored and reviewed, as National Guidance is clear that Local Planning Authorities should facilitate economic growth in sustainable locations.	5.0
Yeovil Sustainable Urban Extension	1565 (1033)	6.81	0	In the Sustainable Urban Extension the aspiration is to develop enough employment land to provide a job for each economically active resident, roughly one per dwelling. This land is location specific, so it all needs to be provided. 11 hectares are required in total with 7.0 hectares in the Plan period.	7.0
Chard	886 (585)	3.86	17.14	Employment land allocation carried forward from saved Local Plan proposals. No additional need. 6 hectares of Chard provision will be built beyond the Plan period.	0
Crewkerne	472 (312)	2.05	10.10		0
Ilminster	343 (226)	1.49	23.05		0
Wincanton	490 (323)	2.13	3.61	There is no quantitative argument for employment land, but from a qualitative perspective there is local concern that there is a lack of a balance between jobs and homes in Wincanton. The settlement has received a significant number of housing commitments, but unlike the other Primary Market Towns, it has no strategic employment allocation, yet its proximity to the A303 and the south east makes it well placed in terms of transport connectivity. Whilst Wincanton has a supply of 2.13 hectares, it is suggested that an additional 5 hectares be provided as a minimum. This will make Wincanton more attractive to potential developers, providing the opportunity to have a range and choice of sites and help to support a more balanced, self contained settlement.	5.0

<sup>1</sup> This figure is derived by taking the figure for B Use jobs, applying a percentage for B1,B2 & B8 uses (based on past completions rates) and applying English Partnerships Employment Density Ratios to establish land requirements. An allowance for strategic infrastructure etc. is given – see LDF PMB paper for full methodology.

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Somerton	251 (166)	1.09	1.91	There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares.	3.0
Castle Cary/Ansford	223 (147)	0.97	10.19	Although there is no quantitative argument for an additional supply of land, and it is over inflated by development of the pet food factory. To provide choice and alternatives to Torbay Road, additional land is identified as required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares. Discussions with the Parish Council concluded that there is a need for 3 hectares of employment land to aid self-containment.	3.0
Langport/Huish Episcopi	233 (154)	1.01	0.44	There is no quantitative need for additional land, but to provide choice and aid self-containment, additional land is required. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Local Market Towns the site size is considered to be 3 hectares.	3.0

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Bruton	828 (546)	3.60	0.56	It is difficult to accurately assess the amount of jobs growth that will occur individually in each Rural Centre, and therefore it is difficult to quantitatively assess the need for land in each settlement. From a qualitative perspective, to enable and support jobs growth and improve levels of self-containment, additional employment land should be supported in these settlements. A minimum viable site size has been identified in consultation with Economic Development Officers, which will give scope for development to kick start employment growth - in the Rural Centres the site size is considered to be 2 hectares.	2.0
Ilchester			0.02		2.0
Martock/Bower Hinton			2.79		2.0
Milborne Port			0.04		2.0
South Petherton			1.80		2.0
Stoke sub Hamdon			0.0		2.0
Rural Settlements	966 (6072)	4.20	7.86	The additional employment land requirement will provide for the job growth (B Uses) identified for the Rural Settlements and given that the Rural Settlements are spread over a wide geographical area, the figure allows for some choice. Most development will be very small scale.	4.5