District Executive – 3rd December 2009


Responses received

Executive Portfolio Holder: Peter Seib, Economic Development, Planning & Transport

Head of Service: Simon Gale, Assistant Director (Economy)

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Purpose of the Report

To inform Members of the number and nature of responses to the Issues and Options report during consultation last year and the key matters emerging for consideration by policies or proposals.

Recommendation(s)

That Members note the responses received and key policy and proposal matters (as set out in Appendix 1) and endorse the programme of work set out in the appendix as required to develop the draft Core Strategy for consultation.

Background

Publication of the South Somerset Core Strategy Issues and Options report in March 2008 complied with the statutory requirement to publish such a document. Consultation took place from 11th March to 30th May 2008. Some 204 people or organisations responded and some 8131 individual responses on all parts of the Core Strategy were recorded. Four workshops were held with town and parish councils in each of the District’s 4 areas and the Consultation was formerly advertised and press release produced and press coverage was obtained. Internal consultation workshop with Members and officers were also held.

Report

A schedule of responses to the Issues and Options report has been compiled. This schedule is ordered in accordance with the page order of the Issues and Options report itself. Where Options have been presented in the original Issues and Options report these are presented in graphic form showing what proportion of respondees preferred which options. Where questions have been raised in the Issues and Options report peoples’ responses have been set out against each question (the question is reiterated on the schedule).

For each comment or response made by a respondee the relevant evidence from the Core Strategy Evidence Base is marshalled and set out in the adjacent column to support the officer response set out in the third column. The officer response identifies whether there is agreement or not with the initial comments made and whether further work is needed (and the nature of that further work) to develop an appropriate policy or proposal (or to investigate whether such is needed).

The Schedule is around 300 pages long and has been deposited in Area Offices and has been placed on the website for closer inspection. In view of its size the policy identification and further work coming out of the Responses Schedule has been captured...
in summary form in a Review Schedule that is set out as appendix 1. This identifies the issue in question, whether a proposal or policy is needed and sets out the work required as currently understood for developing an appropriate proposal and/or policy.

The Work identified at the start of the appendix to develop a settlement hierarchy is being undertaken through a series of “cluster workshops” with Town and Parish Councils and key stakeholders commencing on 16th November and concluding in mid January. At these cluster workshops officers of the Council will be facilitating debate to reach conclusions based on evidence and local vision and aspiration relating to

- which settlements are suitable for strategically significant growth
- which settlements are suitable for growth to accommodate local needs
- appropriate scale of growth for these settlements
- possible location for growth where of strategically significant scale
- local requirements for employment land

The Regional Spatial Strategy already prescribes the settlement status and scale of growth for Yeovil which is a strategically significant town with a provision of 11,400 dwellings. The focus of the cluster meeting for Yeovil will therefore be on locating the additional growth and identifying associated ancillary land uses needed. In relation to Chard the advanced state of the Urban Regeneration Framework means that consultation will be undertaken imminently through the Consultant’s existing project plan and will focus on the 4 identified options for growth for housing, employment and other associated land uses. It is the intention to identify growth proposals and policies of a strategic nature from the Urban Regeneration Framework and take them forward through the Core Strategy and through the formal consultation process that entails. The timing of consultation on the Urban Regeneration Framework is being planned to co-incide with this intention.

The appendix to this report also incorporates issues and suggested policies deriving from separate but parallel work undertaken to ensure a comprehensive coverage of potential Core Strategy policies. This has entailed a “gap analysis” of all the Government Planning Policy Documents showing where there is an expectation of locally generated policies and where policy cover at national level is deficient, discussions with Development Control colleagues to identify policy matters deriving from application and experience and a review of recently published sound Core Strategies of other Authorities. Where policy has been identified that has already emerged from the Issues and Options responses then this is flagged up by an asterisk in the Review Schedule and where new policy has emerged from this work not previously picked up by the Issues and Options Responses then these are set out at the last section of the Review Schedule under specific heading.

The Review Schedule is the work programme for the policy formulation aspects of the Core Strategy and a deadline date for the policy development of 15th January is established which is co-ordinated with the cluster workshop work. The coming together of both the policy development work and the growth distribution work during January allows the Core Strategy to be drafted and prepared for going through Area Committees in February and March and to District Executive in April. The revised Local Development Review Scheme is anticipated to be brought before members of this Committee in January 2010.

Financial Implications

None.
Risk Matrix

Key

<table>
<thead>
<tr>
<th>Categories</th>
<th>Colours (for further detail please refer to Risk management strategy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R = Reputation</td>
<td>Red = High impact and high probability</td>
</tr>
<tr>
<td>CpP = Corporate Plan Priorities</td>
<td>Orange = Major impact and major probability</td>
</tr>
<tr>
<td>CP = Community Priorities</td>
<td>Yellow = Moderate impact and moderate probability</td>
</tr>
<tr>
<td>CY = Capacity</td>
<td>Green = Minor impact and minor probability</td>
</tr>
<tr>
<td>F = Financial</td>
<td>Blue = Insignificant impact and insignificant probability</td>
</tr>
</tbody>
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Implications for Corporate Priorities

The Core Strategy and the Policies therein are central to the delivery of the Sustainable Community Strategy and the Corporate Plan (across all five themes)

Other Implications

None

Background Papers: Consultation responses received