



Draft South Somerset Local Plan to 2028- Proposed Submission

Representations on behalf of The Lloyd Family

August 2012

WYG PLANNING & ENVIRONMENT

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1.0 Introduction

1.1 Introductory Remarks

1.1.1 These representations are submitted on behalf of **The Lloyd Family** who control three parcels of land in Langport and welcome the opportunity to comment upon the future plans and proposals as they affect the District and in particular the settlement of Langport.

1.1.4 In preparing our comments we have been mindful of the requirement for Local Plans to be sound (i.e. positively prepared, justified, effective and consistent with national policy).

1.1.5 We have also had regard to the suite of evidence base documents which underpin the consultation document.

1.2 National Planning Policy Framework (NPPF)

1.2.1 The National Planning Policy Framework was published in March 2012. Its policies must be taken into account in the preparation of local plans.

1.2.2 At the heart of the Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

1.2.3 Local Plans should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.



1.2.4 The Framework advises that a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.2.5 The Framework advises that local plans should include strategic policies to deliver the homes and jobs needed in the area; the provision of retail, leisure and other commercial development. They should also indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map; allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.

1.2.6 "*To boost significantly the supply of housing*", the Framework advises that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.

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1.3 Evidence Base

1.3.1 The Framework makes clear the importance for Local Plans to be underpinned by adequate, up to evidence based documents which the Council will be relying upon to justify the proposed strategy:

- Taunton and South Somerset Housing Market Areas Strategic Housing Market Assessments, 2009
- South Somerset Strategic Housing Land Availability Assessment, 2010
- Housing Requirement for South Somerset and Yeovil, 2011
- South Somerset Settlement Role and Function Study, 2009