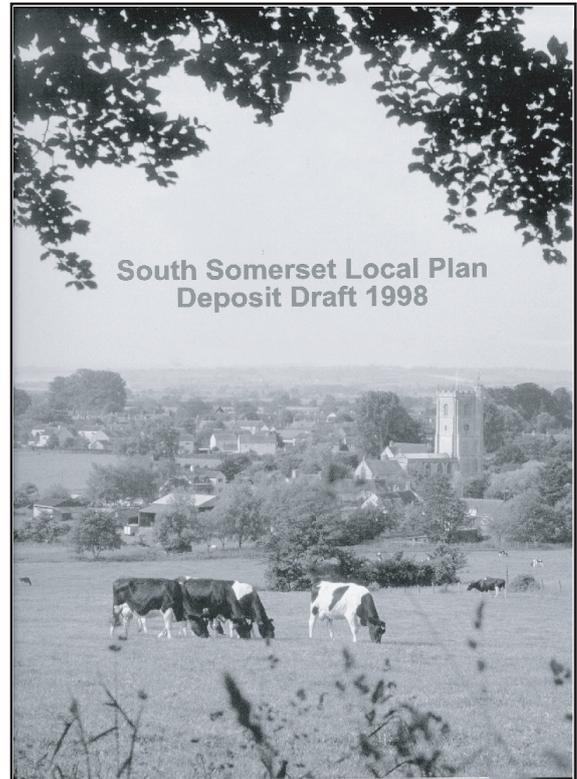


South Somerset Local Plan



Further Proposed Modification

January 2006

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CHAPTER 14 DEVELOPMENT PROPOSALS AREA SOUTH

PROPOSED MODIFICATION FM/018

New Proposal ME/WECO/* and New Paragraphs: Land Off Bunford Lane, Yeovil (Proposed Modification MOD/14/020 and Further Proposed Modification FM/013)

Reason(s): To reflect the reduction of the size of the allocation, to clarify the details of the type of employment development suitable for the site, to reflect the deletion of the requirement for strategic landscape planting resulting from the reduction in the size of the allocation, to clarify the provision of sustainable drainage facilities and to clarify the highway requirements.

FURTHER PROPOSED MODIFICATION NO.: FM/018

NEW PROPOSAL ME/WECO/* AND NEW PARAGRAPHS: LAND OFF BUNFORD LANE, YEOVIL

14.xx This major employment site is allocated to meet the future needs of Yeovil. ~~The general employment site is to provide for a continuing range and choice of such land. The~~ A high quality business park is a strategic allocation to widen Yeovil's employment base, particularly in the service sector, and reflect the town's status as the main employment centre for the District and its wider strategic role.

~~LAND OFF BUNFORD LANE, YEOVIL (APPROXIMATELY 24.4 HECTARES/60.3 ACRES) IS ALLOCATED FOR EMPLOYMENT DEVELOPMENT TO PROVIDE THE FOLLOWING:~~

- ~~1. A HIGH QUALITY BUSINESS PARK (APPROXIMATELY 15.0 HECTARES/37.1 ACRES) FOR USES WITHIN CLASS B1 OF THE USE CLASSES ORDER; AND~~
- ~~2. A GENERAL EMPLOYMENT SITE (APPROXIMATELY 9.0 HECTARES/22.2 ACRES) FOR USES WITHIN CLASSES B1, B2 AND B8 OF THE USE CLASSES ORDER.~~

LAND OFF BUNFORD LANE, YEOVIL (APPROXIMATELY 16.5 HECTARES/40.8 ACRES) IS ALLOCATED FOR EMPLOYMENT DEVELOPMENT TO PROVIDE A HIGH QUALITY BUSINESS PARK FOR USES WITHIN B1 OF THE USE CLASSES ORDER.

DEVELOPMENT WILL BE REQUIRED TO PROVIDE THE FOLLOWING:

- ~~• THE EXTENSION OF A BUS ROUTE TO PROVIDE A REGULAR SERVICE TO THE SITE;~~
- ~~• CYCLE AND FOOTWAY ROUTES WITHIN THE SITE AND TO ADJOINING AREAS;~~
- ~~• VEHICULAR ACCESS FROM BUNFORD LANE TO THE SATISFACTION OF THE HIGHWAY AUTHORITY;~~
- ~~• WIDENING OF TWO APPROACHES TO A3038 WATERCOMBE ROAD/A3088 LYSANDER ROAD ROUNDABOUT AND A3088 WESTERN RELIEF ROAD/BUNFORD LANE/CARTGATE LINK ROAD ROUNDABOUT FROM TWO LANES TO THREE LANES;~~
- ~~• FURTHER OFF-SITE TRANSPORT IMPROVEMENTS MAY ALSO BE SOUGHT IN~~

~~ACCORDANCE WITH THE FINDINGS OF A TRANSPORT ASSESSMENT;~~

- ~~• OFF-SITE TRANSPORT IMPROVEMENTS MAY ALSO BE SOUGHT IN ACCORDANCE WITH THE FINDINGS OF A TRANSPORT ASSESSMENT;~~
- **AN INTEGRATED TRANSPORT STRATEGY THAT WILL MEET THE NEEDS OF THE DEVELOPMENT**
- SURFACE WATER ATTENUATION (APPROXIMATELY 0.5 HECTARES/1.2 ACRES) IN THE NORTHERN-EASTERN CORNER OF THE SITE, **OR IMMEDIATELY ADJACENT TO THE SITE, ADJACENT TO ADJOINING** THE WATER COURSE; **AND**
- ~~• STRATEGIC LANDSCAPE PLANTING ON THE SITE BOUNDARIES, PARTICULARLY ON THE SOUTHERN AND WESTERN BOUNDARIES; AND~~
- A SAFEGUARDING CORRIDOR TO PROTECT THE SPECIMEN OAKS ON THE WESTERN BOUNDARY OF THE EASTERMOST FIELD.

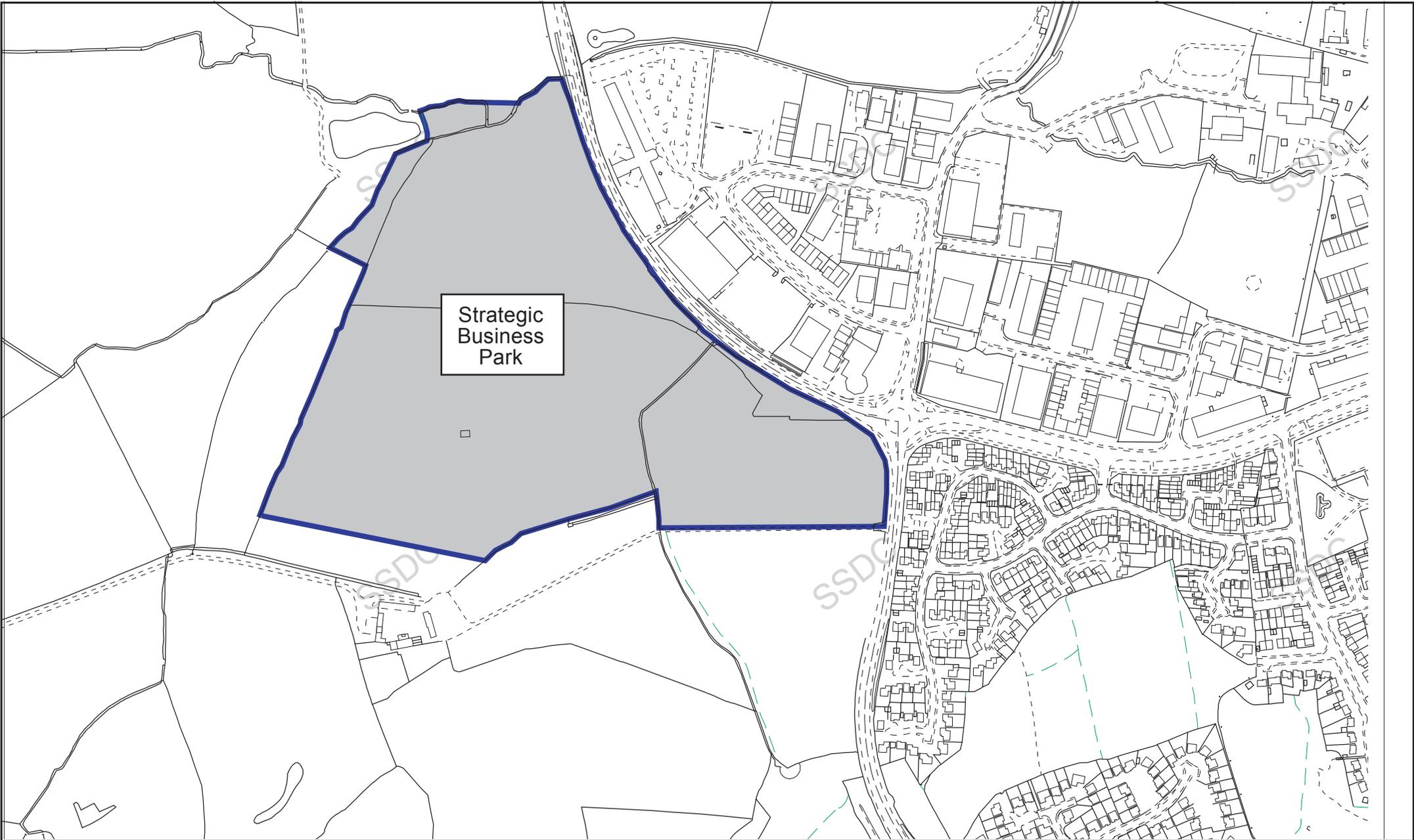
THE DESIGN AND LAYOUT OF BUILDINGS SHOULD PAY PARTICULAR REGARD TO THE VISUAL RELATIONSHIP TO THE HISTORIC PARK AND GARDEN OF BRYMPTON D'EVERCY.

- 14.xx The site is an important location on the edge of the town and an overall high quality development will be necessary. Good building design and layout will be essential, complemented by quality soft landscaping within and bounding the site. In particular, the relationship to the historic park and garden of Brympton D'Evercy to the west will require sensitive treatment to this boundary, ~~including strategic planting to consolidate and enhance the existing trees and hedgerows. Height of buildings will be an issue on this part of site and the lower density business park is proposed on the western side of the site. The southern boundary will also require strategic planting, reflecting not only its countryside edge but also the fact that in the south-eastern corner the land starts to rise.~~ Within the site, the important streamside corridor of specimen oaks, which separate the easternmost field from the rest of the site, will be protected from development by a safeguarding corridor.
- 14.xx The quality of development ~~for the business park~~ will be of the highest standard in order to provide a high quality environment that will attract a range of companies to this important gateway location. It is allocated to widen the economic base of the town and provide for activities requiring a business park site, rather than provide just another employment site; it is therefore restricted to B1 uses only.
- 14.xx The site is well located in relation to nearby residential areas, existing major employers and employment areas, and major retail stores. It is in a location that provides for sustainable development and the development should provide for increased opportunities to travel by means other than the car. Provision will be made for cycle and footway facilities within the development and to adjoining areas. There are currently bus routes serving the nearby Forest Hill housing estates and also the Brympton/Watercombe employment area. The development will require the extension of one or more of these routes to provide an appropriate bus service into the site.
- 14.xx Vehicular access will be from Bunford Lane, details of which will be determined by a transport assessment in support of development. The improvement of the A3038 Watercombe Road/A3088 Lysander Road roundabout and A3088 Western Relief Road/Bunford Lane/Cartgate Link Road roundabout is proposed as the Council's preferred solution to accommodate traffic growth associated with this development. The Highway Authority has

identified improvements to these roundabouts to provide three lanes as opposed to the existing two lanes on two approaches on each roundabout in order to accommodate this site's development and its resultant additional traffic. The development will be expected to pay for the improvements to these roundabouts as well as any access arrangements into and out of the site. These improvements will need to be undertaken with the intention of accommodating traffic growth effectively and safely, whilst at the same time minimising the impact on existing trees and hedges of acknowledged importance around the roundabouts and on the approaches to them. Appropriate landscape mitigation and replacement planting will be required to maintain the current landscape character around the roundabouts. Additional off-site improvements may also be sought in accordance with the findings of the transport assessment.

- 14.xx The development shall provide on-site sustainable drainage systems, combined with a new on-site surface water attenuation facility. This facility is proposed in the north-eastern corner of the site, **or immediately adjoining the allocation site**, adjacent to the water course, where it could be incorporated into the natural landscape of the site to create an additional or extended wildlife habitat. The ecological/flood corridor of any watercourse through the site shall be protected from inappropriate built development. The ecological/flood corridor of any watercourse through the site shall be protected from inappropriate built development.
- 14.xx Development of the site will also require major improvements to infrastructure and, in accordance with Circular ~~4/97~~ **05/2005**, planning obligations may be sought for those considered necessary as a result of the development. The infrastructure improvements – land drainage, sewerage and sewage treatment, water supply, and electricity supply – are needed to make the site capable of being developed.
- 14.xx The District Council will prepare a Development Brief for the site providing more detailed guidance. The Brief will be prepared involving **the** local community, statutory bodies and landowners/developers/agents.

Amend Inset Map S09 to show new Proposal.
Amend Policy ME2 accordingly.



South Somerset Local Plan
Proposed Modification to Inset Map S09 (Yeovil Town)
FM/018 - Allocation of land off Bunford Lane, Yeovil for Business Park

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