

Chapter 13

DEVELOPMENT PROPOSALS

AREA NORTH

The South Somerset Local Plan (SSLP) was adopted on 27 April 2006 and “saved” until 26 April 2009 pending the preparation of replacement Local Development Framework (LDF) documents.

The Government Office for the South West have agreed to extend most Policies and Proposals beyond the 3 year saved period”.

Policies that have not been extended are struck through in the text. For ease of reference these are:

Chapter 6: Utilities	Policy EU1	Renewable Energy
	Policy EU2	Wind Turbines
	Policy EU5	Flooding
Chapter 10: Housing	Policy HG5	Replacement Dwellings in the Countryside
	Policy HG13	Sites for Travelling Show People
	Policy HG14	Sites for Travelling Show People

A number of **Proposals** have also not been extended as they have already been implemented or have Planning Permission and are under construction. These are:

Chapter 12: Area East	Proposal ME/CACA/3(ii)	Torbay Road, Castle Cary
Chapter 13: Area North	Proposal HG/SOME/4	The Mill House, Sutton Road, Somerton
	Proposal HG/SOPE/2	Land at Lightgate Lane, South Petherton
	Proposal TP/SOME/5	Widening of Cartway Lane, Somerton
	Proposal TP/SOME/6	Pedestrian Priority in West Street, Somerton
Chapter 14: Area South	Proposal CR/FIVE/1	Land at existing playing field, Fivehead
	Proposal HG/YEOV/2	Former Factory site, west of Larkhill Road, Yeovil
	Proposal HG/YEOV/3	Former Jewsons Yard, Newton Road, Yeovil
	Proposal ME/YEOV/6	Land east of Buckland Road, Pen Mill, Yeovil
Chapter 15: Area West	Proposal CR/BRYM/3	Land at Abbey Farm, Yeovil
	Proposal HG/CHAR/2	Land off Lower Touches, Chard
	Proposal HG/ILMI/1	Land north of Summervale Medical Centre, Wharf Lane, Ilminster
	Proposal MU/ILMI/2	Land off Shudrick Lane, Ilminster

CHAPTER 13: AREA NORTH

HOUSING AND MIXED DEVELOPMENT

RURAL CENTRES

Land North of Newtown Park

- 13.1 The Local Planning Authority considers that there is potential to accommodate a development of about 53 dwellings on land north of Newtown Park. Bearing in mind that land north of the A372 in the vicinity of Kelways lies in an area of recorded Roman remains, subject to an archaeological assessment, the development and access to the site would be achieved via Kelways and a right turn lane and pedestrian crossing on the A372, with potential pedestrian and cycle links to Walnut Road and/or Maple Road. Overall, the proposed new limits to development equate well with existing physical boundaries at a density which reflects the adjoining development in the locality.

Proposal HG/HUEP/1

Land north of Newtown Park, Huish Episcopi, amounting to 1.5 hectares (3.7 acres) is allocated for residential development. The development will be subject to the following:

The site is expected to accommodate about 53 dwellings of which 35% should be affordable;

- Access via Kelways, providing a right turn lane and a pedestrian crossing was put in place on the A372, with potential pedestrian and cycle links to Walnut Road and/or Maple Road;
- Substantiate existing hedgerow to west abutting existing residential curtilages;
- Retain and enhance existing hedges and tree groups along the sites northern and eastern boundaries;
- Along southern boundary, non-developed buffer zone to accommodate ground level differential;
- Archaeological assessment;

- The allocation being phased for development after 2007.

- 13.2 With reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that Land North of Newtown Park meets the Government's threshold within Circular 6/98, PPG3 (2000) and Policy HG7 (Definition and Achievement of Affordable Housing) whereby the local planning authority may negotiate an element of affordable housing based on need. Using the Council's local information from the Housing Needs Assessment (2000), its update (2002) and the methodology outlined in supporting text to the affordable housing policies, a site target of 35% is considered appropriate.
- 13.3 The Education Authority have advised that the demand resulting from the allocation may affect the adequacy of education facilities at the local schools and therefore financial contributions may be sought to meet the increased educational needs arising from the development.
- 13.4 As this site represents a greenfield location, it will, in accordance with Policy HG3: Phasing, be brought forward for development in the second phase of the plan, post 2007.

MARTOCK

Old Gas Works Site, Coat Road

Proposal HG/MART/1

Land amounting to 0.40 ha (0.99 acres), Old Gas Works Site, Coat Road, Martock, is allocated for housing development to provide about 14 dwellings.

- 13.5 The site is within the development area of Martock but has been allocated for housing development as it was identified when undertaking the Urban Capacity Assessment. This study assessed the potential urban capacity in the towns and rural centres in accordance with the District Councils' housing distribution strategy and advice in PPG3.

SOMERTON

- 13.6 Somerton is identified as a Rural Centre (Policy ST1), with an extensive range of community facilities.

Land north of Bancombe Road

Proposal HG/SOME/1

Land north of Bancombe Road, Somerton, amounting to approximately 4.1 hectares (10.1 acres) is allocated for residential development. The development will be subject to the following:

- The site is expected to accommodate about 140 dwellings of which 35% should be affordable after the provision of an extensive buffer zone between employment land and the proposed residential area, and the provision of open space and children's play area in accordance with policy CR2;
- Access from Northfield and Bancombe Road;
- Improvements to the substandard junction of Bancombe Road, Langport Road and Northfield;
- Retention of the listed farmhouse and other buildings and land as necessary to protect its setting;
- Provision of buffer zone to separate employment and residential uses;
- Provision of amenity open space and children's play area;
- Footpath links through site to avoid pedestrian use of Bancombe Road and to create links between the existing development and the proposed development;
- The allocation being phased for development after 2007.

- 13.7 With reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that Land North of Bancombe Road meets the Government's threshold within Circular 6/98, PPG3 (2000)

and Policy HG7 (Definition and Achievement of Affordable Housing) whereby the local planning authority may negotiate an element of affordable housing based on need. Using the Council's local information from the Housing Needs Assessment (2000), its update (2002) and the methodology outlined in supporting text to the affordable housing policies, a site target of 35% is considered appropriate.

- 13.8 The Highway Authority will require a Transport Impact Assessment to be provided in support of this proposal. The Education Authority have advised that the demand resulting from the allocation may affect the adequacy of education facilities at the local schools and therefore financial contributions may be sought to meet the increased educational needs arising from the development.

- 13.9 As this site represents a greenfield location, it will, in accordance with Policy HG3: Phasing, be brought forward for development in the second phase of the plan, post 2007.

May Pole Knapp

Proposal HG/SOME/2

Land amounting to 0.55 ha (1.36 acres), Maypole Knapp, Somerton, is allocated for housing development to provide about 19 dwellings.

- 13.10 The site is within the development area of Somerton but has been allocated for housing development as it was identified when undertaking the Urban Capacity Assessment. This study assessed the potential urban capacity in the towns and rural centres in accordance with the District Councils' housing distribution strategy and advice in PPG3.

Home Farm, West End

Proposal HG/SOME/3

Land amounting to 0.39 ha (0.96 acres), Home Farm, West End, Somerton, is allocated for housing development to provide about 14 dwellings.

13.11 The site is within the development area of Somerton but has been allocated for housing development as it was identified when undertaking the Urban Capacity Assessment. This study assessed the potential urban capacity in the towns and rural centres in accordance with the District Councils' housing distribution strategy and advice in PPG3.

The Mill House, Sutton Road

Proposal HG/SOME/4

Land amounting to 0.34 ha (0.84 acres), the Mill House, Sutton Road Somerton, is allocated for housing development to provide about 12 dwellings.

~~13.12 The site is within the development area of Somerton but has been allocated for housing development as it was identified when undertaking the Urban Capacity Assessment. This study assessed the potential urban capacity in the towns and rural centres in accordance with the District Councils' housing distribution strategy and advice in PPG3.~~

SOUTH PETHERTON

Land East of Hayes End

13.13 There is potential to accommodate a residential development of about 30 dwellings on land east of Hayes End. Vehicular and pedestrian access to the site to an adoptable standard can be achieved on the site's western boundary between Springfield and Tempus Fugit on Hayes End. Overall, the proposed new limits to development equate well with existing physical boundaries and also the proposal offers the opportunity to provide community benefits and the creation of a pedestrian link to existing footpath abutting the sites northern boundary. Boundary landscaping to the south, east and north: abutting the Cemetery, open countryside and school playing fields would be required, in order to retain the existing rural character.

Proposal HG/SOPE/1

Land east of Hayes End, South Petherton, amounting to 1 hectare (2.5 acres) is allocated for residential development. The development will be subject to the following:

- The developable part of the site could be expected to accommodate approximately 30 dwellings, of which 35% should be affordable;
- Vehicle and pedestrian access off Hayes End on the site's western boundary between Springfield and Tempus Fugit;
- Provision of footpath link on northern boundary to existing footpath which delineates northern boundary of site;
- Formal tree belt along southern boundary and retention of existing stone wall abutting cemetery;
- The retention and enhancement of existing hedges delineating the site's northern and eastern boundaries;
- The allocation being phased for development after 2007.

13.14 With reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that Land East of Hayes End meets the Government's threshold within Circular 6/98, PPG3 (2000) and Policy HG7 (Definition and Achievement of Affordable Housing) whereby the local planning authority may negotiate an element of affordable housing based on need. Using the Council's local information from the Housing Needs Assessment (2000), its update (2002) and the methodology outlined in supporting text to the affordable housing policies, a site target of 35% is considered appropriate.

13.15 The Education Authority have advised that the demand resulting from the allocation may affect the adequacy of education facilities at the local schools and therefore financial contributions may be sought to meet the increased educational needs arising from the development.

13.16 As this site represents a greenfield location, it will, in accordance with Policy HG3: Phasing, be brought forward for development in the second phase of the plan, post 2007.

Land at Lightgate Lane

13.17 It is proposed under Proposal HG/SOPE/2, that approximately 1.7 hectares (4.3 acres) is made available for residential development. The proposed new limits to development equate well with existing physical boundaries. The site is to include affordable housing and children's play space, the latter of which should act as a focus to the development.

Proposal HG/SOPE/2

Land at Lightgate Lane, South Petherton, amounting to 1.7 hectares (4.3 acres) is allocated for residential development. The development would be subject to the following:

- The site is expected to accommodate around 51 dwellings, of which 35% should be affordable;
- Vehicular access off St Michaels Gardens and Lightgate Lane with associated highway improvements;
- Provision of footway link to Silver Street between no.46 and no.48 Silver Street;
- Retention of existing public rights of way which traverse or abut the site;
- Boundary landscaping to the north west abutting existing residential curtilages and associated development;
- Provision of 0.1 hectares (0.25 acres) for children's play area;
- Retaining and enhancing existing hedge abutting footpath along the sites north eastern boundary and also along the south eastern boundary abutting Lightgate Lane;
- The allocation being phased for development after 2007.

13.18 Various means of access have been explored. The means of vehicular access for highway reasons is off St. Michaels Gardens and Lightgate Lane. Vehicular access off Silver Street cannot be achieved without acquiring land from third parties. With reference to the internal road layout of the site, there should be no vehicle link between St. Michaels Gardens and Lightgate Lane except for emergency vehicles.

13.19 An ecological assessment indicates that the site is unlikely to contain any special conservation value in terms of its flora. Whilst the site may support small animals and birds, the loss of wildlife value resulting from the proposed development could be compensated by restoring existing hedgerows abutting the site's north eastern and south eastern boundaries. Overall, the proposals also offer an opportunity to provide affordable housing, children's play space and the creation of an additional footway link onto Silver Street between No.46 and No.48.

13.20 With reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that Land at Lightgate Lane meets the Government's threshold within Circular 6/98, PPG3 (2000) and Policy HG7 (Definition and Achievement of Affordable Housing) whereby the local planning authority may negotiate an element of affordable housing based on need. Using the Council's local information from the Housing Needs Assessment (2000), its update (2002) and the methodology outlined in supporting text to the affordable housing policies, a site target of 35% is considered appropriate.

13.21 The Education Authority have advised that the demand resulting from the allocation may affect the adequacy of education facilities at the local schools and therefore financial contributions may be sought to meet the increased educational needs arising from the development.

13.22 Due to the location of existing children's play areas, the additional 0.1 hectares provided by the developer should be located at the northern end of the site to ensure that the dwellings at the northern end of the site are not remote from facilities.

13.23 As this site represents a greenfield location, it will, in accordance with Policy HG3: Phasing, be brought forward for development in the second phase of the plan, post 2007.

EMPLOYMENT

RURAL CENTRES

MARTOCK AND BOWER HINTONWest of Ringwell Hill

Proposal ME/MART/2

Land west of Ringwell Hill (also known as land south of Higher Street), Bower Hinton, Martock amounting to 1.8 hectares (4.4 acres) is allocated for employment use (class B1, B2 and B8 uses). The development will be subject to the following:

- Existing vehicular access to be upgraded;
- Landscaped buffer zone along northern and western boundary between existing settlement and proposed development;
- Retain and substantiate existing hedgerow along eastern and southern boundaries;
- Landscaping along southern boundary on land to east.

- 13.24 This land forms part of a larger area which is already in employment use or which already has outline planning permission for industrial development. Taking into account the particular circumstances of this site, which rises to the south, it is considered that the allocation of this land for employment use can be justified in landscape terms. The development is well related to existing and future development and should avoid the skyline. Furthermore, subject to minor amendments to the existing access, vehicular access to the site could be achieved from the extension to the existing trading estate to the east. As a comprehensive approach to the locality, landscaping should also be undertaken along the southern boundary adjoining land to the east which already has outline planning permission.

VILLAGES

Lopen Head Nursery

Proposal ME/LOPE/1

Land at Lopen Head Nursery, Lopen amounting to 1.8 hectares (4.5 acres) is allocated for employment use (Classes

B1 and B2 of the use classes order). The development will be subject to the following:

- New vehicle access with right hand turning lane off old A303 with new landscape planting behind visibility splays;
- Existing tree screen along northern, western and southern boundaries, to be retained with future generation planting incorporated.

- 13.25 In preparing the Yeovil Area Local Plan (1989) and this Local Plan, efforts were made to find a site to potentially meet the needs of local employment users, i.e. small-scale employment opportunities for local people, in this part of the Plan area. However, no acceptable alternatives to Lopen Head Nursery have been found. Taking into account the particular circumstances of this site, it is considered that the allocation of this land for employment use can be justified. Although land values have risen in recent times, it may be some time in the future before the value of serviced employment land in this part of the District will rise substantially above that of costs.

TRANSPORTILTON

Proposal TP/ILTO/1

Provision of a footway from Cad Green to Wyndham Arms, Ilton.

- 13.26 The adopted Chard and Ilminster Local Plan (1995) identified improvements in terms of the provision of a footway from Cad Green to Wyndham Arms, Ilton (Policy T2(5)). In preparing this Local Plan, this proposal has been reviewed. It is yet to be implemented and is proposed to be carried forward.

SOMERTON

Proposal TP/SOME/5

~~Improvement and widening of Cartway Lane between Bancombe Road and Langport Road including provision of street lighting and improvements to the junctions with Bancombe Road and Langport Road. This carried forward~~

~~proposal is in conjunction with proposal ME/SOME/2.~~

- ~~13.27 This proposal is carried forward from an existing adopted Local Plan (Langport and Somerton Local Plan: Proposal T1(iv)). Development of the proposed employment allocations in the vicinity should not proceed without the necessary highway improvements.~~

CAR PARKING

MUCHELNEY

Proposal TP/MUCH/1

Land is carried forward as an allocated site at Muchelney Church and Abbey for public car parking use.

- 13.28 The Langport and Somerton Local Plan (1993) identified land at Muchelney Church for car parking use. In preparing this Local Plan, this allocation has been reviewed. It is yet to be implemented and is proposed to be carried forward from an existing adopted Local Plan (Langport and Somerton Local Plan: Proposal T8(v)). This is a well-visited "rural" location with a significant car parking problem. It is proposed to provide improved car parking facilities as part of general improvements to the conservation area.

STOKE-SUB-HAMDON

Proposal TP/STHA/1

Land adjoining the Memorial Hall, Stoke sub Hamdon, is allocated for public car parking use.

- 13.29 It is proposed to provide extra car parking at the Memorial Hall in conjunction with other development taking place in the area. It carries forward the only remaining scheme from the existing adopted Local Plan (Yeovil Area Local Plan - Proposal T10 (iii)) and will provide about 20 spaces to address existing need in a central location where there is no credible public transport. Its implementation will also provide an opportunity to remove on street car parking and thus provide an opportunity to assist in

enhancing the Conservation Area, which the Council has a statutory duty to undertake.

PEDESTRIAN PRIORITY

SOMERTON

Proposal TP/SOME/6

It is proposed to carry forward provision for pedestrian priority in West Street, Somerton, between Cox's Yard and the Market Place, with waiting bays to be provided for service vehicles.

- ~~13.30 West Street, Somerton, between Cox's Yard and the Market Place has narrow footways and is often congested with vehicles. Introducing pedestrian priority would involve necessary highway works at Pye Corner and a Heavy Vehicle Restriction Order over an appropriate length of Sutton Road. A development brief has been produced and is available for inspection at South Somerset District Council offices. This proposal is being promoted by the District Council, rather than the County Council as Highway Authority, and is carried forward from an adopted Local Plan (Langport and Somerton Local Plan: Proposal T2).~~

PUBLIC RECREATION

SOMERTON

Proposal CR/SOME/7

Land within the existing recreation area at Gassons Lane, Somerton is carried forward as an allocated site for provision of a community/sports hall.

- 13.31 The adopted Langport and Somerton Local Plan identified land within existing recreational area at Gassons Lane for provision of community/sports hall. In preparing this Local Plan, this allocation has been reviewed. Provision of recreation and sports pitches as identified in the adopted Langport and Somerton Local Plan 1994 has now been completed. The outstanding elements of this allocation provide for the siting of a

community/sports hall to complement the outdoor facilities and is proposed to be carried forward.

SOUTH PETHERTON

Land at Lightgate Lane

Proposal CR/SOPE/3

Land adjoining recreation ground at Lightgate Lane, South Petherton, amounting to 1.26 hectares (3.11 acres) is carried forward as an allocated site for public recreation use.

- 13.32 The adopted Yeovil Area Local Plan (1990) identified additional land to extend the existing recreation ground at Lightgate Lane (Proposal R6(vi)). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and it is proposed to be carried forward.
- 13.33 The Parish Council wishes to extend the existing Recreation Ground. The extension to the existing recreation ground takes the form of extensions to the east and south boundaries in order to allow a re-arrangement and increase in the provision of pitches. However, it should be noted that there is no presumption that any other form of development on this land is acceptable.

LANGPORT AND HUISH EPISCOPI

Cocklemoor Riverside Park

- 13.34 The adopted Langport and Somerton Local Plan (1993), identified about 5 acres of meadow land on the north bank of the River Parrett for public open space. In preparing this Local Plan, this allocation has been reviewed. Whilst the proposals have been implemented, a Management Plan has yet to be produced. This latter aim represented an aspiration of the District Council to achieve such a management plan at that time. This *Statement Of Intent* has yet to be implemented and it is proposed to be carried forward.
- *The District Council will, in conjunction with the Environment Agency and other interested bodies, assist in the provision of a management plan for Cocklemoor*

Riverside Park; The management plan should clearly define its aims and objectives and incorporate measures into the areas existing wildlife interest.

LONG LOAD

Proposal CR/LOLO/1

Land at the Pumping Station, Long Load (approx. 0.2 hectare (0.5 acre)) is carried forward as an allocated site for informal recreation and car parking.

- 13.35 The adopted Yeovil Area Local Plan (1990) identified the Pumping Station, Long Load for the provision of informal recreation and car parking (Proposal R11(ii)). In preparing this Local Plan this allocation has been reviewed. The proposal has yet to be implemented and is proposed to be carried forward. The site is subject to flooding and any development of the land which would result in the loss of flood plain would only be acceptable if environmentally acceptable mitigation measures were provided.

HIGH HAM

Proposal CR/HIHA/1

Land at Smith's Lane, High Ham (approx. 4.3 hectares (10.6 acres)) is carried forward as an allocated site for recreation use.

- 13.36 The Langport and Somerton Local Plan identified land at Smiths Lane, High Ham for recreational use (Proposal R4(ii)). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and is proposed to be carried forward.

DRAYTON

Proposal CR/DRAY/1

Land north of East Street, Drayton (approx. 1.1 hectares (2.7 acres)) is carried forward as an allocated site for recreation use.

- 13.37 The Langport and Somerton Local Plan identified land north of East Street, Drayton for recreational use (Proposal R4(iv)). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and is proposed to be carried forward.

EAST LAMBROOK

Proposal CR/KIEP/1

Land opposite the village hall, East Lambrook (approx. 0.03 hectare (0.07 acre)) is carried forward as an allocated site for provision of a children's play area.

- 13.38 The Yeovil Area Local Plan identified land opposite village Hall, East Lambrook for childrens play area (Proposal R7(iv)). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and is to be carried forward.

EDUCATION

FIVEHEAD

Proposal CR/FIVE/1

~~Land at the northern end of the existing playing field at Fivehead is carried forward as an allocated site for provision of a community/sports hall.~~

- ~~13.39 The adopted Langport and Somerton Local Plan (1994) identified settlements with inadequate community/sports facilities (Proposal R3(i)). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and is to be carried forward.~~