

Chapter 14

DEVELOPMENT PROPOSALS

AREA SOUTH

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
	Proposal CR/FIVE/1	Land at existing playing field, Fivehead
Chapter 14: Area South	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
	Proposal CR/BRYM/3	Land at Abbey Farm, Yeovil
Chapter 15: Area West	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 14: AREA SOUTH

KEY SITES

YEOVIL

Land At Lufton

- 14.1 This site has an area of 31.9 hectares (79.8 acres) and lies on the west side of Yeovil. Its boundaries are defined by the Lufton Trading Estate and Houndstone residential area to the east, whilst the Odcombe road and A3088 form its southern and western limits. The site's north-western boundary follows the field boundary adjacent to the southern bank of the drain from Lufton Bridge north-eastwards to the group of buildings adjacent to Lufton Manor, from which a line following field boundaries runs north to Thorne Lane, the alignment of which completes the delineation of the Key Site's boundary.
- 14.2 The site has fairly even ground throughout, gently sloping, and is bounded almost entirely by hedgerows and a few isolated mature oaks dispersed throughout. The site is presently used for agricultural purposes, predominantly grazing.
- 14.3 Low density development is appropriate on the northern edge of the site due to its visual sensitivity. Similarly, land adjoining Lufton Manor is more appropriate for light industrial uses so as to limit the impact to the occupants of the Manor.
- 14.4 The Key Site is proposed as a comprehensive scheme with a package of land uses required to achieve a balanced development. Development will be permitted as part of a comprehensive scheme in accordance with Policy ST10.

Proposal KS/BRYM/1

Land at Lufton, Yeovil, is allocated for key site development to provide the following:-

- **Approximately 23.0 hectares (57 acres) for housing, providing about 620 dwellings, including affordable housing (35%), outdoor play space of 4.0 hectares (9.2 acres) and the**

reservation of an area of 1.6 hectares for a new primary school;

- **Approximately 4.7 hectares (11.6 acres) for employment (classes b1, b2 and b8 of the use classes order);**
 - **A site for a local neighbourhood centre to provide community facilities through developer contributions;**
 - **Structural landscaping of approximately 3.5 hectares (8.7 acres);**
 - **An enlargement of the Preston Road roundabout.**
- 14.5 Development of the site will require improvements to infrastructure and the provision of local services and, in accordance with Circular 02/2005, planning obligations may be sought for those considered necessary as a result of the development. The infrastructure improvements - transport access, land drainage, sewerage and sewage treatment, water supply, and electricity supply - are needed to make the site developable. Other facilities will serve day to day needs; the provision of the community centre facilities, and recreation facilities will allow residents and workers to enjoy these facilities locally, rather than having to travel to other parts of the town, thereby reducing the reliance on the car.
- 14.6 The following are expected to be provided on this site:
- **Local centre**: There are only limited existing shops and local services on the east side of the town available to the proposal and much of the development will not be readily accessible to such facilities. The proposal will therefore need to provide a site for a local/neighbourhood centre to include facilities such as shopping, meeting places, social centres or health services. The facilities to be provided will be finalised in the preparation of the Development Brief (see below). Financial contributions will be sought towards the provision of the community facilities.

- **Education:** Financial contributions will be sought for the improvement of secondary school facilities in the town. In terms of primary level education, a land reservation for a new primary school is made on part of the Key Site. If the new school's provision is confirmed by the Local Education Authority, a financial contribution towards the construction of this school will also be sought. If it is to be provided elsewhere, then appropriate contribution will be sought. Appropriate sustainable transport improvements to mitigate the impact of Primary and Secondary school-related travel will be sought. The extent and nature of the improvements will be determined by whether a new Primary School is provided within the site or not.
- **Outdoor play space:** Existing facilities are limited, particularly in the immediate vicinity. Outdoor play space is therefore needed to meet the needs arising from the proposed development and provision will reduce the need to travel. Approximately 4 hectares (10 acres) of outdoor play space is proposed for this development of which 2.1 hectares (5 acres) is designated a formal playing pitch.
- **Structural planting:** A detailed landscape appraisal of the site and its surroundings has been carried out in accordance with the principles outlined in Appendix A.1. The following are the important landscape design factors relevant to this site and will require detailed attention in the layout and design of the development:
 - the pattern of hedgerows and trees should not be lost or disrupted as part of the development;
 - green space should be retained within the housing areas;
 - additional strategic planting within and around the developed areas, particularly between the housing and employment uses, and the western boundary of the site.

Planning obligations will be sought to ensure the early planting of structural

landscaping in advance of development, and for the future maintenance of these areas.

- **Transport:** Vehicular access to the site is proposed from the existing highway. Residential access would be from the Montacute Road and employment use access would be from Artillery Road and Boundary Way.

An enlargement of the Preston Road roundabout is proposed as the Council's preferred solution to accommodate traffic growth associated with this development. The Highway Authority have identified an improvement to this roundabout to provide an inscribed circle diameter of 58 metres in order to accommodate this and the nearby Thorne Lane Key Site developments and contributions will be sought from each development. This enlargement will need to be undertaken with the intention of accommodating traffic growth effectively and safely, whilst at the same time minimising the impact on the existing trees and hedges of acknowledged importance around the roundabout and on the approaches to it. Appropriate landscape mitigation and replacement planting will be required to maintain the current landscape character around the roundabout. Furthermore, the Transport Assessment for this development should include careful assessment of traffic flows within the local road network, and in particular, the Assessment should take into careful account the signalled junction on Preston Road into the Asda store.

Non-car transport links between the housing and employment uses, and housing and new primary school site are an important part of the proposal. Within the site a pedestrian and cycle network should be provided as an alternative to the car. In addition there shall also be off-site connections to the adjoining neighbourhoods. Support for improved and extended bus services is an essential part of any alternative approach to transport. Therefore, planning obligations may be sought for improved bus services, including subsidised services, and also off-site pedestrian and cycle routes. In

respect of the above, the development will be required to reflect the Yeovil Town Transport Strategy (July 1998) and the development brief for the key site.

- **Housing:** with reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that this “key site” 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.

- 14.7 Specific locations have not yet been identified for many of these facilities and the District Council is preparing a Development Brief for the site providing more detailed guidance. The brief will be prepared involving the local community, statutory bodies and the consortium of landowners.

Land East of Lyde Road

- 14.8 Under Proposal KS/YEWI/1 a “key site” on land East of Lyde Road, on the north eastern edge of Yeovil is put forward as a result of comprehensive study. This “key site” has been subject to a Landscape Impact Assessment, investigations of landfill gas migration and control, and an Economic Assessment, as well as discussions with representatives from the County Council as part of the Yeovil Transport Study
- 14.9 The “key site” excluding land take for the distributor road crossing the Sunningdale Recreation Ground, has an overall area of 32.5 hectares (80.3 acres) and is situated to the east of the Lyde Road estate and its already proposed extension. The site comprises a single field and, except for the land form itself, has few other associated features. The site generally falls eastwards towards the River Yeo. The northern boundary is defined by a

low hedge with few trees, whilst the eastern boundary is delineated by trees and shrubs extending along the banks of the River Yeo, beyond which is open countryside and the Bristol to Weymouth railway line. The southern boundary abuts the former landfill site which is now the Sunningdale Recreation Ground, beyond which is the Pen Mill Trading Estate and land used to spread sewage sludge “under Licence” by Wessex Water.

- 14.10 Being on lower lying ground than existing development of Yeovil to the west, and subject to the provision of mitigation measures as outlined in paragraph 14.12, the “key site” when developed is unlikely to be prominent in the wider landscape. The existing road network of Romsey Road and Redwood Road cannot cater for additional traffic generated by the development. Whilst various alternative means of vehicular access to the key site have been explored, the preferred means of primary access to the “key site” is the construction of a new distributor road and cycleway off Lyde Road with a satisfactory junction arrangement at either end as shown on the Proposals Map. The development would then be accessed off the eastern most junction arrangement via a “loop” arrangement.

- 14.11 In summary, the “key site” proposal for land East of Lyde Road, Yeovil, is based on a range of housing, recreation and community facilities linked to the provision of a distributor road and cycleway, a Riverside Park adjoining the River Yeo and a new primary school. Overall, the “key site” is proposed as a comprehensive scheme with a package of land uses required to achieve a balanced development. Development will be permitted as part of a comprehensive scheme in accordance with Policy ST10.

Proposal KS/YEWI/1

Land east of Lyde Road, on the north eastern side of Yeovil amounting to 32.5 hectares (80.3 acres) is allocated for “key site” development to provide the following:

- **Approximately 20.7 hectares (51.1 acres) for housing, providing about 717 dwellings including a 35% target of affordable housing units;**

- 4.3 hectares (10.6 acres) of public open space;
 - A new distributor road and satisfactory junction arrangement, and associated cycleway and footpath from Lyde Road. These features should take account of geotechnic and potential gas migration issues relating to its construction and resulting use as the primary means of access to the key site;
 - Built development to be situated outside the designated floodplain area;
 - A new distributor road to be completed on a new northerly alignment to a suitable standard and to an adoptable standard on completion of the development, addressing access issues to existing parking area on eastern side of Lyde Road before any dwellings are occupied;
 - Provision of 50m wide cordon sanitaire and bentonite barrier abutting northern boundary of Sunningdale Recreation Ground subject to continued monitoring of the need to maintain the cordon sanitaire;
 - Bus service and facility, cycleway and footway improvements including provision of pedestrian, cycle and emergency vehicle routes off Romsey Road and Redwood Road linking the “key site” to the existing Lyde Road estate;
 - A site for a new primary school, 1.6 ha (3.5 acres);
 - The provision of buffer planting, mounding adjoining the line of the distributor road together with other noise attenuation measures where it abutts noise sensitive developments;
 - A riverside park of about 7.3 hectares (18 acres) incorporating maintenance access facilities;
 - A balancing pond, situated outside the designated flood plain, and/or other attenuation measures as required to control surface water adjoining river Yeo;
- The provision of a network of footpaths through areas of open space, riverside park, cordon sanitaire and buffer zone adjacent to distributor road, linking the “key site” to existing rights of way to the south along the River Yeo and Pen Mill Trading Estate and to the east along Romsey Road and Redwood Road.
- 14.12 The development of this site will require major improvements to infrastructure and also the provision of local services and, in accordance with Circular 02/2005 planning obligations may be sought for those considered necessary as a result of the development.
- 14.13 The infrastructure improvements – distribution road, junction arrangements, drainage, sewerage and sewerage treatment, water supply, and electricity supply are needed to make the site developable. Other basic local services are essential to day to day needs and the improvement of links within the new development to existing facilities will promote greater sustained ability to reduce the reliance on the car. They are particularly important for those who do not have a car now or in the future. The following are those appropriate for this site.
- **Community Facilities:** whilst the exact facilities to be provided would be finalised in the preparation of the Development Brief (see below) financial contributions will be sought for the provision of community facilities or improved access to/improvements to existing community facilities in the locality.
 - **School:** the Education Authority advise that existing education facilities are inadequate to accommodate the demands resulting from the new development in this part of Yeovil. Financial contributions will be sought for the improvement of secondary school facilities. In terms of primary level education, the Education Authority have stated that there is a need for a new primary school to serve this part of Yeovil and have identified part of the “key site” as their preferred location, although it should be noted that the sloping nature of the site has limited the

choice for such provision. The requirement for a site has therefore been included within the “key site” allocation. A financial contribution towards the construction of the school would also be sought.

- **Outdoor Play Space:** existing facilities in the vicinity of the Sunningdale Recreation Ground will be affected by the proposal. Outdoor play space is therefore needed to meet the needs arising from the proposed development and to replace the loss of existing provision due to the construction of the distributor road across the Sunningdale Recreation Ground. Adequate provision will also reduce the need to travel. Policy CR2 sets out the Council's requirement for outdoor play space. Applied to this development, this results in a need for about 4.3 hectares (10.6 acres). This should be viewed as a minimum and does not include land required for the relocation of existing provision or that required by Policy CR4. The sloping nature of the site limits the choice of location for such provision as playing pitches. In the Council's opinion the most appropriate location for such uses is likely to be within the proposed Riverside Park.

- **Structural Planting/Riverside Park:** A detailed landscape appraisal of the site and its surroundings has been carried out in accordance with the principles outlined in Appendix A.1. The following are important landscape design factors relevant to this site and will require detailed attention in the layout and design of the development:

- the existing rural character of the northern boundary skyline should be retained by keeping it free of development, particularly when viewed from the north, and by the strengthening of the northern boundary's planting to provide a substantial, effective screen;
- when viewed from Dorset, the hillside elevation of development mass should be broken up by appropriate landscaping;

- existing woody features along the scarp slope marking the eastern extent of the housing development beyond which is the proposed Riverside Park, should be rejuvenated to ensure their continued presence;
- a balancing pond and/or other measures to control water discharge into the River Yeo which is a designated Nature Conservation site of Local Importance;
- the existing rural character and form of the River Yeo and its floodplain is to be retained;
- the new distributor road alignment across the Sunningdale Recreation Ground should avoid disruption of the greenspace corridor;
- residential development layout should relate to the grain of the contour lines;
- existing employment buildings of Pen Mill Trading Estate and land used by Wessex Water should be screened by appropriate planting;
- existing overhead power lines which traverse the site should be grounded.

Obligations regarding advanced planting and future maintenance of these areas will be sought.

- **Transport:** for vehicle access to the “key site”, whilst various means of access were explored, the preferred means of vehicular access is off Lyde Road via a satisfactory junction arrangement and new distributor road and cycleway traversing the Sunningdale Recreation Ground. It should take account of geotechnical and potential gas migration issues relating to its construction and resulting use. The Council's acceptance of a new northern alignment of the distributor road traversing Sunningdale Recreation Ground subject to vehicular noise not being a problem to residence of Romsey Road and detailed assurances on technical grounds being provided to the Local Planning Authority's satisfaction in association with any

planning application. Furthermore, the access road should be completed to an adoptable standard on completion of development. In the interim, the road should be completed to a suitable standard taking account of the fact that the road will be used for both normal residential access and construction traffic associated with the ongoing development of the site, and address access issues to existing parking area associated with the Sunningdale Recreation Ground on the eastern side of Lyde Road before dwellings are occupied. Since the distributor road would be the primary means of vehicular access, the cycle way should be constructed to a standard that allows it to be used as an alternative means of access in an emergency. Furthermore, this should be supplemented by emergency access off Redwood Road and Romsey Road. The Transport Assessment for this development should include careful assessment of traffic flows within the local road network, in particular, on Combe Street Lane/Mudford Road/Primrose Lane and Sherborne Road.

Despite the site's proximity to existing bus services, there are still opportunities to enhance public transport links with the existing network. Support for improved and extended bus services is an essential part of any alternative approach to transport within Yeovil as identified in the "Transport Strategy for Yeovil" (July 1998). Therefore, planning obligations may be sought for improved bus services, including subsidised services and off site works. This approach will also be applied to other sustainable modes of transport. Therefore, in addition to internal pedestrian and cycle networks, obligations will also be sought for off-site pedestrian and cycle routes.

- **Housing:** with reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that this "key site" 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.

- **Potential Gas Migration from former Waste Disposal Site (now Sunningdale Recreation Ground) and other issues:** Proposal KS/YEWI/1 should have regard to Policies EP1 to EP9 which seek to control new development in the vicinity of existing sources of pollution. With reference to the gas migration, on the advice of the District Council's Environmental Health Manager (South) a proposal for a cordon sanitaire of 50m and a bentonite barrier below the water table is likely to eliminate land gas migration. With the implementation of residential development off Romsey Road (App. Ref. 96/00103/REM.), the bentonite barrier has now been installed and monitoring is ongoing to check its efficiency. The provision of the cordon sanitaire and presumption against development within it should be subject to continued monitoring of the need to maintain the cordon sanitaire.

Geotechnical issues relating to the construction of the distributor road across the former landfill site still need to be addressed in detail bearing in mind:

- The manner in which the distributor road bridges the bentonite barrier must be agreed with Wyvern Waste Services and the Environmental Health Manager (South).
- Settlement of landfill material.
- The age and depth of landfill material. The fact that its depth increases west to east and the youngest landfill material is located on the eastern side of the site.
- Proximity to existing gas control systems to the south of recreation ground; and
- Its proximity to a collapsed sewer.

14.14 The District Council will prepare a Development Brief for the site providing more detailed guidance. The Brief will be prepared involving local community, statutory bodies and the consortium of landowners/developers/agents.

Land North of Thorne Lane

14.15 This site has an area of 53.8 hectares (133 acres). It is contained within rising land, the ridge line of which is outside the area to be developed and could not be developed without impinging upon the landscape setting of the town. Therefore, in landscape terms, the site is an appropriate location for the expansion of Yeovil to the north of the town, to provide a range of housing types and associated facilities. Its location on the edge of town, where bus routes already exist, allows the development of integrated transport links. Buses, cycling and walking would enjoy the most direct links with the rest of the town.

14.16 The key site will provide for housing, recreation and community facilities. The existing road network cannot cater for the additional traffic generated by the development and a link road between Brimsmore and Western Avenue is required. This road would allow for the re-routing of cars out of the development and is integral to the development of a package of measures providing alternatives to the car. Thorne Lane would also be closed. The housing and community facilities will be entirely contained within the new link road (approximately 36.4 hectares/90 acres).

14.17 The Key Site is proposed as a comprehensive scheme with a package of land uses required to achieve a balanced development. Development will be permitted as part of a comprehensive scheme in accordance with Policy ST10.

Proposal KS/YEWI/2

Land north of Thorne Lane, Yeovil is allocated for key site development to provide the following:-

- Approximately 23.7 hectares (59 acres) for housing, providing about

830 dwellings, including a target of 35% affordable housing;

- A site for a new primary school;
- A site for a local/neighbourhood centre to provide a variety of community facilities;
- Link road between Brimsmore and Thorne Lane;
- An enlargement of the Preston Road roundabout;
- Extension of the existing bus service on Larkhill Road;
- Cycle and footway improvements;
- Community woodland (12.6 hectares/31 acres);
- Outdoor play space of 5.0 hectares (12.4 acres);
- Structural landscaping within the developed area of approximately 4.24 hectares (10.5 acres).

14.18 Development of the site will require major improvements to infrastructure and also the provision of local services and, in accordance with Circular 02/2005, planning obligations may be sought for those considered necessary as a result of the development. The infrastructure improvements - link road, land drainage, sewerage and sewage treatment, water supply, and electricity supply - are needed to make the site developable. Other basic local services are essential for day to day needs and their provision within new developments promotes greater sustainability by reducing the reliance on the car. They are of particular importance for those who do not have cars.

14.19 The following are expected to be provided on this site:

- **Local centre:** The proposal will need to provide a site for a local/neighbourhood centre to include facilities such as shopping, meeting places, social centres and health services. The facilities to be provided will be finalised in the preparation of the Development Brief (see below). Financial contributions will be

sought towards the provision of the community facilities.

- **School:** The Education Authority advises that existing education facilities are inadequate to accommodate the demands resulting from the development. Financial contributions will be sought for the improvement of secondary school facilities. In terms of primary level education the Education Authority has stated that there is the need for a new primary school to serve the north/north-west of Yeovil and has identified the Key Site as their preferred location. The requirement for a site of 2.2 hectares (5.4 acres) has therefore been included within the Key Site allocation. A financial contribution towards the construction of the school will also be sought.
- **Outdoor play space:** Existing facilities are limited, particularly in the immediate vicinity. Outdoor play space is therefore needed to meet the needs arising from the proposed development and provision will reduce the need to travel. Policy CR2 sets out the Council's requirements for outdoor play space. Applied to this development, this standard indicates the need for about 3.7 hectares (6.2 acres) of playing pitches and 1.3 hectare (2.4 acres) of children's playing space. The latter will be provided in the housing areas. A junior playing pitch will be provided within the school site. A location close to the other community facilities would maximum benefits, including shared use of car parking. The undulating nature of the site limits the choice of locations and in the vicinity of the Larkhill junction is likely to be the most suitable.
- **Structural planting/community woodland:** A detailed landscape appraisal of the site and its surroundings has been carried out in accordance with the principles outlined in Appendix A.2. The following are the important landscape design factors relevant to this site and will require detailed attention in the layout and design of the development:
 - development contained below the skyline;

- hedgerows and trees retained and supplemented to develop a landscape framework;
- additional strategic planting within and around the developed areas;
- substantial woodland planting (12.6 hectares/31.0 acres) beyond the new road;
- main open spaces adjacent to Thorne Lane.

Planning obligations will be sought to ensure the early planting of structural landscaping in advance of development, and for the future maintenance of these areas.

- **Transport:** the location on the edge of Yeovil, in proximity to existing bus services in particular, is an opportunity to create a more sustainable form of development, providing integrated transport links as an alternative to the car. Vehicular access to the site will be from the proposed link road, with the exception of buses and emergency vehicles which will be able to access from Larkhill Road to the south. The proposed link road will allow the removal of traffic from Thorne Lane, which will be closed-off to through traffic. This will provide for greater integration to existing adjoining areas. Planning obligations may be sought for the link road's construction.

An enlargement of the Preston Road roundabout is proposed as the Council's preferred solution to accommodate traffic growth associated with this development. The Highway Authority have identified an improvement to this roundabout to provide an inscribed circle diameter of 58 metres in order to accommodate this and the nearby Lufton Key Site developments and contributions will be sought from each development. This enlargement will need to be undertaken with the intention of accommodating traffic growth effectively and safely, whilst at the same time minimising the impact on the existing trees and hedges of acknowledged importance around the roundabout and on the approaches to it. Appropriate

landscape mitigation and replacement planting will be required to maintain the current landscape character around the roundabout. Furthermore, the Transport Assessment for this development should include careful assessment of traffic flows within the local road network, and in particular, the Assessment should take into careful account the signalled junction on Preston Road into the Asda store.

Within the site a pedestrian and cycle network should be provided as an alternative to the car. In addition there shall also be off-site connections to the adjoining neighbourhoods. Support for improved and extended bus services is an essential part of any alternative approach to transport. Therefore, planning obligations may be sought for the extension of the existing bus service on Larkhill Road into the site, and also off-site pedestrian and cycle routes. In respect of the above, the development will be required to reflect the Yeovil Town Transport Strategy (July 1998) and the development brief for the Key Site.

- **Housing:** with reference to affordable housing provision as defined in paragraphs 10.35 to 10.43, the Council is of the opinion that this “key site” 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. It is now anticipated that about 580 of the dwellings proposed would be provided within the plan period. There is however no restraint should the market dictate otherwise and it is not intended to limit the implementation of the Key Site by phasing or other numerical constraint.

14.20 Specific locations have not yet been identified for many of these facilities and 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 the consortium of landowners.

HOUSING

YEOVIL

Land at Bucklers Mead School, Yeovil

Proposal HG/YEOV/1

Land south west of Bucklers Mead School, amounting to 0.64 hectares (1.58 acres) is allocated for residential development. The development would be subject to the following:

- Site will accommodate about 15 dwellings;
- Vehicular access will be via a junction constructed 60m away from the junction of St Michael’s Avenue with St Johns Road;
- Retention of the tree buffer on the north west boundary with provision of further landscaping/buffer along the remainder of the northern and eastern boundaries.

14.21 This allocation is an open area of land which is of no specific use to the school. It is important that the tree buffer on the north-west boundary be retained and that further landscape planting is carried out along the remainder of the northern and eastern boundaries.

Former Factory Site, West of Larkhill Road, Yeovil

Proposal HG/YEOV/2

Land amounting to 1.61 ha (3.98 ac), former factory site, west of Larkhill Road, Yeovil, is allocated for housing development.

~~14.22 The site is within the development area of Yeovil 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.

Former Jewsons Yard, Newton Road

Proposal HG/YEOV/3

~~Land amounting to 0.48 ha (1.19 ac), former Jewsons Yard, Yeovil, is allocated for housing development.~~

- ~~14.23 The site is within the development area of Yeovil 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.~~

EMPLOYMENT

YEOVIL

Land South of Yeovil Airfield

- 14.24 This proposal is carried forward from the existing adopted Local Plan (Yeovil Area Local Plan – Proposal E1(iv)). This land (approximately 4.8 hectares/11.9 acres) is owned by the GKN/Westland group of companies and is adjacent to their main site.

Proposal ME/YEOV/4

Land south of Yeovil Airfield (approximately 4.8 hectares/11.9 acres) is carried forward as an allocated site for employment (classes B1, B2 and B8 of the use classes order).

Land at Higher Farm Trading Estate, Bunford Lane, Yeovil

Proposal ME/YEOV/5

Land at Higher Farm Trading Estate, Preston Road, Yeovil (approximately 2.42 hectares/6.0 acres) is allocated for employment (classes B1, B2 and B8 of the use classes order).

- 14.25 This site is part in low intensity employment uses, the remainder being undeveloped land, and represents an opportunity for more

intensive use. The site totals about 2.42 hectares and could provide about 1.5 hectares of additional employment land. The site adjoins the Westlands airfield and for operational reasons there may be height restrictions to development. Developers should seek further details before preparing detailed proposals. The site has the potential to provide for the range of employment uses listed above. Proposals for B1 use only are likely to raise concerns about traffic generation and such uses should be part of a mixed use proposal.

Land East of Buckland Road, Penn Mill Trading Estate

Proposal ME/YEOV/6

~~Land east of Buckland Road, Penn Mill Trading Estate (approximately 0.13 hectares/0.3 acres) is allocated for employment (classes B1, B2 and B8 of the use classes order).~~

- ~~14.26 This small employment allocation comprises undeveloped land within the Penn Mill Trading Estate. The site is considered appropriate for the range of employment uses listed above because of its location within the estate and small scale.~~

Land off Buckland Road, Penn Mill Trading Estate

Proposal ME/YEOV/7

Land off Buckland Road, Penn Mill Trading Estate (approximately 0.4 hectares/1.0 acre) is allocated for employment (classes B1, B2 and B8 of the use classes order).

- 14.27 This small employment allocation comprises undeveloped land within the Penn Mill Trading Estate. The site is considered appropriate for the range of employment uses listed above because of its location within the estate and small scale.

Land off Bunford Lane, Yeovil

- 14.28 This major employment site is allocated to meet the future needs of Yeovil. This allocation for a high quality business park is in a strategic allocation and will 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.

Proposal ME/WECO/1

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:

- 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, adjoining the water course; and
- A safeguarding corridor to protect the specimen oaks on the western boundary of the easternmost 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.

14.29 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. 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.

14.30 The quality of development 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.

14.31 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.

14.32 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.

14.33 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.

- 14.34 Development of the site will also require major improvements to infrastructure and, in accordance with Circular 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.
- 14.35 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.

ENHANCEMENT

Eastern End of Yeovil Town Centre

Proposal MC/YEOV/8

The eastern end of Yeovil Town Centre is proposed as an enhancement area

- 14.36 The District Council is committed to securing improvements to the environment of Yeovil town centre. The eastern end of the town centre is recognised as an area in need of improvement and is committing resources to this effect: promoting the development of the Old Town Station Site; investing in improvements to Middle Street/The Triangle; and promoting improvements to the South Western Terrace area; these are only part of the efforts needed to securing environmental improvements to the wider area. To ensure that attention continues to be directed to this area, by both public and private agencies, it is proposed to identify an enhancement area covering much of the eastern end of the town centre, including the eastern end of Middle

Street, South Western Terrace and Central Road. This area has considerable potential for regeneration and enhancement while retaining its mixed use character and conserving the surviving rich C19th character. The Council has targeted the area for improvement encompassing a wide range of regeneration, facelift and social schemes. A number of "key buildings" and gap sites have the potential for development and/or redevelopment. A key element will also be improving traffic and pedestrian circulation. The Council is to prepare a strategy for this area to address not only physical regeneration but also to meet wider community needs and achieve sustainable community renewal through a co-ordinated and integrated approach to development activity. The strategy will be developed in partnership with the local community and other relevant agencies. The Council has committed part of the receipt from the Old Town Station redevelopment to regeneration in this area and the strategy will be used to identify and seek additional sources of funding.

RECREATION

YEOVIL

Land at Alvington, Yeovil

Proposal CR/BRYM/2

Land at Alvington, Yeovil (approximately 7.1 hectares/17.5 acres) is carried forward for informal recreation to the south of Alvington to provide public open space.

- 14.37 This proposal carries forward part of Proposal R6 (iii) of the Yeovil Area Local Plan. The land (approximately 0.58 hectares/1.4 acres) is to be generously landscaped and planted so that it can act as an attractive recreational area and as a buffer to the south of Alvington. A Development Brief has been prepared including this land.

North Coker

Proposal CR/EACO/1

Land at Furlong Lane, North Coker, approximately 0.5 hectare (1.3 acres) is allocated for recreation use.

14.38 This proposal is carried forward from the existing adopted Local Plan (Yeovil Area Local Plan – Proposal R8). In preparing this Local Plan, this allocation has been reviewed. It has yet to be implemented and is proposed to be carried forward.

Land at Abbey Farm, Yeovil

[Proposal CR/BRYM/3](#)

[Land at Abbey Farm, Yeovil \(approximately 3.2 hectares/8.0 acres\) is carried forward as](#)

[an allocated site for informal recreation as public open space.](#)

~~14.39 This proposal is carried forward from the existing adopted Local Plan (Yeovil Area Local Plan – Proposal R6(ii)). This land (approximately 3.2 hectares/8.0 acres) is identified in the Section 52 Agreement covering this estate for public recreational use. It is the subject of a Development Brief and Design Guide. The site is, however, large enough to be laid out for sports pitches. The site is to be conveyed free of charge to the District Council.~~

