

## Minutes

### **Workshop 4: Yeovil Urban Extension re appraisal and Growth Locations for Chard and other Market towns (Main Ctte Room 5<sup>th</sup> July at 14.00 a.m.)**

Present: Cllr Tim Carroll, Cllr Sue Steel, Cllr Tony Fife, Cllr Ric Pallister, Cllr Mike Lewis, Cllr Patrick Palmer, Cllr Angie Singleton

Officers present: Andy Foyne, Jean Marshall, Dave Norris, Rina Singh, Charlotte Jones, Helen Rutter, Steve Walford, Nick Cardnell  
R Archer from 2-3 pm  
JM/JW from 3-4 pm  
KL from 4.00pm

#### 1. Notes of last meeting and matters arising

AF went through notes. RP requested that Peter Seib's views on the purpose of growth to be sought by AF.

#### 2. Yeovil urban extension; Discussion Paper (Workshop 3) Reappraisal

AF presented Yeovil Reappraisal papers & an Area South workshop Update.

AF - Members were not convinced at overall scale of growth (17,200 updated to 2028). It was agreed to invite Baker Associates in to explain and justify their work and a Council wide workshop to be held in early August with Area South is suggested. PMB were asked if they wish to wait or to continue with project and review after Baker Associates evidence. TC agreed to continue.

RP – Referred to Area South and explained that essentially they were suggested no need for any growth in any direction. Challenge to Yeovil's growth is absolutely fundamental to the Core Strategy. This should be explored in parallel with Core Strategy. Population projections is not an exact science, work should be recognised to be a best estimate.

TC – Thought that it was the quantum of growth that was being debated. It would be good to have Bakers Briefing with all members as this has a huge implications for all areas.

AF – Argument is that growth District wide should be significantly scaled back.

RP – There is a need for Parsons Brinckerhoff to confirm if the North Western option will or will not work in transport terms until the scale of growth issue is resolved.

AF – Traffic Modelling update needed to look at the impact on Cartgate of South / South West Option and North Western Option; impact generally on A303 / A3088. We seem to be moving away from South West 'wing'. Would appear to be able to get right numbers in South and South East. If we go for the multi-site will be into new consultation and new objections. Too difficult without doing substantial masterplanning in determining multi-site option and only appropriate in planning terms if a one site option fails in terms of providing for the scale of growth needed. The evidence from the report before members is that this is not the case for the emerging option to the south & west.

AF – I would recommend to Members to come to provisional view on Option subject to IDP and further transport modelling. Expectation that North West Option will perform badly in relation to Cartgate impact.

RP – Members only seriously looked at North West or South Options. Got to determine whether North West is ever going to be a goer. TF felt that area for 2,500 dwellings to the south (minus the land around Nash farm) could be justified.

SW – Presented a quote for £29k to do further traffic modelling to assess options re Cartgate link and to assess options as they have now developed. Currently Highways Agency are happy with work done so far in terms of modelling approved. There are two elements of work, firstly Cartgate junction modelling and secondly strategic testing with South West option as now shown. Got to remodel single North West Option.

If Baker figure does not come in lower, it is better to set a boundary and establish 1<sup>st</sup> phase of development so effectively plan goes beyond 2028.

PMB agreed:

- Yeovil Urban Capacity of 6,100 dwellings leaving 2,500 dwelling Urban Extension.
- Urban Extension density of 45 dph equating to a land take of 133 ha.
- Northern Option (Yeovil Marsh) reappraised and discounted.
- Indicative Masterplan at 2500 & 3000 dwellings were presented to the Board as well as an indicative Cordon Sanitaire (Green buffer)
- Agreed that Masterplan demonstrates the emerging Southern Option can be achieved in a single site but not including the detached residential area around Nash Farm and close to North Coker. This is agreed provisionally providing North West ruled out completely through traffic modelling and subject to Bakers confirming figures. Site presents an opportunity to give Yeovil a clear development boundary to the South.
- All decisions are subject to the completion of the IDP and in Yeovil's case, the requirement for additional transport modelling on the Cartgate Roundabout. Anticipated cost of £29k. Brief for this was endorsed and agreement given to proceed. Multi-site option now discounted (unless IDP or PB report present unforeseen concerns).

3. Chard strategic growth area allocation and Alternative sites (reports attached)

AF set out the work to date particularly on viability.

PMB agreed:

Officer recommendations in the report. ML asked for specific reference to CIL and how it works and its implementation for the forthcoming area workshops.

4. Crewkerne direction of growth

PMB agreed

Officer recommendations in the report.

5. Ilminster direction of growth

Finely balanced between South West and South East. AS supported efforts to deliver what the local community is seeking.

PMB agreed:

Officer recommendations in the report. South East option subject to confirmation of viability and acceptance by highways authority who have raised some concerns. Need highways authority specifically to look at Junction with old A303 as this might be a problem. This recommendation will need to be reviewed in light of evidence of further work required.

6. Castle Cary direction of growth (report attached).

Scale of growth has been reduced at earlier workshop to 400 dwellings and 3 ha employment land. Report recommends option 1 (North West) for mixed-use site. With clear support for development in option one North of Torbay Road the issue was raised about the need for a road between Torbay Road Industrial estate and Station Road. Clarification sought and given that the road was not a prerequisite of development of growth here but a strong aspiration that members wanted exploring.

PMB Agreed:

Officer recommendation but to do viability work (like Ilminster) to see if road would be viable (With IDP consultants)

7. Wincanton direction of growth

Previously agreed to go for no additional housing over existing commitments, but employment to remain in smaller scale direction of growth to South West.

PMB agreed:

Officer recommendations in the report.

8. Langport direction of growth

At workshop 1 it was agreed to update Langport to a Market Town like Somerton and Castle Cary. We need to be clear on figures as it could be seen that 100 houses lost from Somerton have simply been added to the Langport total.

PMB agreed:

North, East and South East broad direction and let Development Management approach sort it out. There could be a requirement for further consultation solely on Langport as growth option had not previously been shown. Members agreed engagement with Town and Parish Council required. AF required to check process with critical friend from PINS.

9. Somerton direction of growth

A combination of options to the West of the town. This is a broad area identified. There was a discussion on the advantages of strategic sites as opposed to allocation. The Somerton Surgery was also debated.

PMB agreed:

Officer recommendation

10. Next steps

Baker Associates workshop – Debate on growth, challenge to indigenous growth vs inward migration. Clear understanding of where growth is coming from? Why do you need growth? For example Queen Camel can't stand still or it would lose services.

RP suggested that Policy Team review other Core Strategies as a number have tripped up in recent months.

PMB agreed:

- AF to talk to PINS advisor on the Yeovil and Langport issues.
- AF / RS to arrange a meeting with Baker Associates to set up a members workshop on population projections for all members as it is clearly a District wide issue.
- It was noted that there was potential for timescale slippage should these issues remain unresolved by the workshops.