

SITE OPTIONS RE-APPRAISAL FOR YEOVIL SPORT ZONE

FINAL REPORT

DECEMBER 2010

FOR SOUTH SOMERSET DISTRICT COUNCIL

SITE OPTIONS RE-APPRAISAL FOR YEOVIL SPORT ZONE

FINAL REPORT

ON BEHALF OF: **SOUTH SOMERSET DISTRICT COUNCIL**



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EXECUTIVE SUMMARY

Alliance Planning in association with Royal Haskoning and Greenslade Taylor Hunt were commissioned by South Somerset District Council to carry out an assessment of site options for the proposed Yeovil Sport Zone. This work has involved a critical appraisal of the previous studies undertaken and adopts revised criteria for establishing the most suitable and sustainable location for the Sport Zone.

The study's main objectives are to:

- Help the Council determine the optimum site for the Sport Zone;
- Review previously identified Sport Zone site options;
- Identify any potential new site options;
- Assess site options on the basis of their community value, relevant environmental, planning and commercial factors (likelihood and cost of acquisition); and
- Provide the Council with recommendations on the most suitable Sport Zone sites.

The main findings of the re-appraisal project are summarised below:

Purpose

- The Sport Zone Project is aimed at providing first-class sporting and leisure facilities to the South Somerset community. South Somerset's growth agenda necessitates the need to meet raising aspirations and demands for enhanced sport and leisure provision. The Sport Zone will offer a vibrant range of leisure opportunities for the growing population of the area and to address existing deficiencies.

Background to the Sport Zone Project

- The Sport Zone concept originated from a Yeovil Vision consultation exercise conducted in 2005, which led to the project becoming an element of the Council's aspirations to increase economic vitality and prosperity.
- The Council allocated funding to carry out the first phase of the Sport Zone project in November 2006 and commissioned:
 - PMP Leisure Consultants: to conduct a needs analysis and feasibility study; and
 - RPS Planning: to identify and evaluate the suitability of a range of potential sites based on a sequential approach and to make recommendations on the optimum site.

- The site appraisal investigations carried out in 2006 concluded that Yeovil Recreation Centre was the most suitable and sustainable site. Following further work to assess the ability of the preferred site to accommodate the Sport Zone and to determine the most suitable funding package, Councillors were asked to take decisions concerning the progression of the proposed Sport Zone project at the Full Council meeting on the 8th January 2009. Councillors resolved:
 - To approve the illustrative facility mix recommended by the Sport Zone Project Board.
 - Not to proceed with the submission of a capital bid as part of the 2009/10 Medium Term Financial Plan process and an outline planning application for the Sport Zone at the Yeovil Recreation Centre.
- Whilst there was clear support for the concept of the Sport Zone, the decision not to progress with the capital submission and a planning application was primarily based on concerns raised by local residents.

Facility Mix

- In 2008 the Council re-assessed the facility mix and undertook further design work. This resulted in the Council approving a revised illustrative facility mix requiring a building footprint and general land take requirement of approximately 1.5 hectares in January 2009. It is anticipated that the Sport Zone will comprise of:

Ground Floor

- 4 court indoor tennis hall
- 8 court multi-purpose sports hall
- Climbing Centre
- Crèche/kitchenette/WC
- Café/kitchen/store/WCs
- Foyer/circulation
- Reception/ admin
- 50m community pool hall
- Leisure water/learner pool
- Plant room
- Pool movable floor plant room
- Dry changing
- Pool changing
- Escape stairs
- Staff facilities

First Floor

- Fitness suite
- Meeting room
- Multi-purpose room/store/kitchen
- Pool hall spectator gallery
- Sports hall viewing gallery
- Dry changing
- Sports development learning suite
- Health pools/waiting
- Circulation
- Escape stairs
- Plant room

Basement

- Plant room

Approach

- Our approach has been based on national, regional and local planning policy and has enabled a comprehensive and robust approach to the site selection process. In

particular, our methodology has followed guidance contained in Planning Policy Statement 4: Planning for Sustainable Growth which requires local planning authorities to apply the sequential approach when identifying sites for main town centre uses (including leisure facilities and sport and recreation uses). Under the sequential approach, local planning authorities are required to identify sites that are suitable, available and viable in the following order:

- Existing centres
- Edge of centre locations
- Out of centre sites, with preference given to sites that are or can be made accessible by a choice of transport modes and which are closest to the centre and have a higher likelihood of forming links with the centre.

These factors are all considerations of this study which has been carried out in accordance with the principles and sequential approach contained in PPS4 and other relevant planning policies.

Initial Steps

- The consultant team conducted a stakeholder workshop held at Yeovil Town Football Club on 22nd April 2010 with sport clubs, schools and potential funders to debate and to secure early views from stakeholders on priorities for the environmental, social and economic criteria to assist in the site selection process and to provide the opportunity for stakeholders to identify their preferred areas for the Sport Zone.
- Participants at the stakeholder workshop identified land around Brympton and Bunford, Yeovil Recreation Ground and land within and adjacent to Brimsmore Key Site as their top three preferred Sport Zone locations.

Analysis of Findings

- Based on desktop analysis, the review of the previous sites identified in 2006 and feedback from stakeholders a total of 39 sites were identified on the initial long list of potential Sport Zone sites.
- A site verification meeting was conducted and 20 sites were subsequently removed from the initial long list and six sites were added, resulting in a final long list of 25 potential Sport Zone sites.
- In order to identify the sites with the greatest development potential a high level assessment and walk over site surveys of the long listed sites was conducted. Each site

was assessed against a suite of environmental, social and economic assessment criteria (Findings located at Appendix F).

- Following the site assessments the ten sites which performed the best against the assessment criteria were taken forward to the draft short list stage.
- An important element of the PPS4 sequential approach is to consider the sites' availability and deliverability. Consequently the ten sites on the draft short list were subject to commercial review and assessment. Meetings between the landowner of each short listed site and representatives from Greenslade Taylor Hunt were conducted to gauge the willingness of the landowner to make the site available for the Sport Zone.
- Following the landowner meetings and initial commercial review, three sites were discounted and a final short list of seven sites with the best development potential for the Sport Zone emerged. The final shortlist listed in alphabetical order is: Site 4 - Brimsmore Key Site, Site 44 - Bunford, Site 10 - Keyford, Site 45 - Land adjacent to Garador, Site 26 - Land East of Huish Park, Site 2 - Yeovil Recreation Ground and Site 11 - Yeovil Showground.
- The seven short listed sites were subject to public consultation. The Public Exhibition was a key part of the study process and provided the public with the opportunity to put forward their views on the short listed sites and to identify their preferred Sport Zone locations.
- All comments received at the Exhibition were analysed and the participants' top three sites were aggregated in order to identify the public's preferred site options. In terms of the Public Exhibition results Bunford was ranked first, Brimsmore Key Site second and Yeovil Recreation Ground third.
- Following the Public Exhibition the short listed sites were subject to a further level of analysis and were assessed in terms of environmental and planning matters.
- The sequential site analysis has demonstrated that there are no appropriate town centre or edge of centre sites (within 300 metres of the defined Town Centre- Ref: SSLP Paragraph 8.33) capable of accommodating the Sport Zone. Therefore an out of centre location would be acceptable subject to meeting the tests outlined in SSLP Policy MC6.
- The seven short listed site options are all out of centre locations and are all deemed deliverable. They each have their individual merits and weaknesses but overall it is considered that based on the consultation findings, along with the findings of the environmental, commercial and planning assessments and the sequential site analysis

that **Site 4 - Brimsmore** and **Site 44 - Bunford** consistently outperformed the five other short listed sites. It is clear that both the sites are appropriate in size and shape to deliver the required facility mix, both have strong support of the community and stakeholders and comply with the assessment criteria.

- Overall, it is considered given **Site 4 - Brimsmore's** performance against the assessment criteria, the principles of PPS4 and the site's accessibility to a choice of transport modes including existing bus services that in our opinion this site offers the best opportunity to deliver the Sport Zone and should be progressed by the Council as the preferred Sport Zone location. If however, it is decided not to progress the Sport Zone at this site or it is not possible to incorporate the Sport Zone as part of a wider masterplan for the site then Site 44 - Bunford provides a highly suitable fallback option.
- The consultation findings, the environmental, commercial and planning assessments and the sequential site analysis have been given equal importance in the re-appraisal project. This holistic and structured approach has ensured the selection of the preferred Sport Zone site option has been founded on a sound evidence base whilst also representing the views and interests of stakeholders and the local community.

1. INTRODUCTION

1.1 PURPOSE

1.1.1 Alliance Planning in partnership with Royal Haskoning and Greenslade Taylor Hunt have been commissioned by South Somerset District Council (the Council) to carry out an assessment of site options for the proposed Yeovil Sport Zone. This work has involved a critical appraisal of the previous studies undertaken and adopts revised criteria for establishing the most suitable and sustainable location for the Sport Zone. It will enable the Council to promote the preferred site for the Sport Zone through the emerging Local Development Framework (LDF) or provide the basis for a planning application submission to be made at an appropriate point in the future. In particular it will assist in realising the Council's aspiration to provide a first class sport and leisure facility that will serve the residents of both Yeovil and South Somerset as a whole.

1.1.2 As stated in the Council's brief (located at Appendix A), the study's main objectives are to:

- Help the Council determine the optimum site for the Sport Zone;
- Review previously identified Sport Zone site options;
- Identify any potential new site options;
- Assess site options on the basis of their community value, relevant environmental, planning and commercial factors (likelihood and cost of acquisition); and
- Provide the Council with recommendations on the most suitable Sport Zone sites.

1.2 THE SEQUENTIAL APPROACH

1.2.1 National planning policy guidance contained in Planning Policy Statement 4: Planning for Sustainable Growth (PPS4)¹ requires local planning authorities to apply the sequential approach when identifying sites for main town centre uses (including leisure facilities and sport and recreation uses). Under the sequential approach, local planning authorities are required to identify sites that are suitable, available and viable in the following order:

- Existing centres
- Edge of centre locations

¹ Planning Policy Statement 4: Planning for Sustainable Growth, December 29 2009, Communities and Local Government

- Out of centre sites, with preference given to sites that are or can be made accessible by a choice of transport modes and which are closest to the centre and have a higher likelihood of forming links with the centre.

1.2.2 South Somerset Local Plan (SSLP) Saved Policy MC5 sets out the Council's sequential approach for non-shopping town centre uses (those which attract a lot of people, including higher education establishments, hospitals and leisure), it states,

"In order to sustain and enhance their vitality and viability, town centres will be the preferred locations for non-shopping uses which attract a lot of people. Proposals for such uses will be permitted firstly within town centres where they are readily accessible to public transport facilities, followed by edge-of-centre locations, provided that they are of a scale appropriate to the size and function of the town centre and would help to sustain and enhance the vitality and viability of the town centre as a whole."

1.2.3 Furthermore, in terms of the Council's approach to development proposals for non shopping uses outside town centres, saved SSLP Policy MC6 states,

"Outside town centres, proposals for non-shopping uses which attract a lot of people, will only be permitted where it cannot be accommodated in preferred locations, and provided that:

- 1. Proposals for leisure development demonstrate a need for the proposal;*
- 2. The proposals are of a scale appropriate to the size and function of the town; and*
- 3. The proposals, either alone or combined with other recent and outstanding planning permissions, would not seriously affect the viability of any town centre as a whole or the rural economy including village shops.*

Developers proposing an out-of-centre development will need to demonstrate that all potential preferred locations have been thoroughly assessed and that the proposed development is accessible by a choice of means of transport."

1.2.4 This study has been carried out in accordance with the principles and sequential approach contained in PPS4 and Saved SSLP policies MC5 and MC6. These are

key indicators for assisting the site selection process and formed the basis of the methodology applied in the sequential assessment.

1.3 BACKGROUND TO THE PROJECT

1.3.1 The Sport Zone Project is aimed at providing first-class sporting and leisure facilities to the South Somerset community. South Somerset's growth agenda necessitates the need to meet rising aspirations and demands for enhanced sport and leisure provision.

1.3.2 The Sport Zone will offer a vibrant range of leisure opportunities for the growing population of the area and to address existing deficiencies. The South Somerset Core Strategy Issues and Options Document² has identified a number of issues relating to health and well-being in South Somerset. The Sport Zone has the opportunity to address many of these issues, which includes:

- Need to improve leisure and cultural activities for young people, especially in rural areas;
- Reduction in outdoor play opportunities for parents and children to play together and for young people in both rural and urban areas;
- Obesity and lifestyle related illnesses are increasing, including obesity in children;
- High levels of investment needed to maintain existing leisure and cultural facilities. Need to find innovative solutions to ensure greater accessibility and added value. Rationalisation of facilities needed to improve viability; and
- Variable access to leisure and cultural opportunities.

1.3.3 The Sport Zone concept originated from a Yeovil Vision consultation exercise conducted in 2005, which led to the project becoming an element of the Council's aspirations to increase economic vitality and prosperity. Five years on, the Sport Zone project has been increasingly aligned to the delivery of one of the principal aims of The South Somerset District Council Corporate Plan 2009-2012 which is to:

"Improve the health and well-being of our citizens"

1.3.4 This recognises the key role that sport, leisure and culture play in improving the quality of life throughout the District and confirms the Council's commitment to

² South Somerset Local Development Framework Core Strategy Issues and Options, March 2008, South Somerset District Council.

continuing to provide quality cultural experiences and further integrating sport and leisure into the wider healthy communities agenda.

1.3.5 The Council allocated funding to carry out the first phase of the Sport Zone project in November 2006 and commissioned:

- PMP Leisure Consultants: to conduct a needs analysis and feasibility study; and
- RPS Planning: to identify and evaluate the suitability of a range of potential sites based on a sequential approach and to make recommendations on the optimum site.

1.3.6 The 2006 needs analysis was updated in February 2008 taking account of the higher housing allocations directed through the Regional Spatial Strategy. This demonstrated that the growth in Yeovil's population would result in:

- A shortfall of 765 m² of swimming pool provision in 2026;
- A shortfall of 12 badminton courts in 2026, building from a shortfall of 4 courts in 2012 and 9 courts in 2022;
- A shortfall of 93 fitness stations in 2026; and
- A shortfall of 4 indoor tennis courts in 2026.

1.3.7 The site appraisal investigations carried out in 2006 concluded that Yeovil Recreation Centre was the most suitable and sustainable site. Following further work to assess the ability of the preferred site to accommodate the Sport Zone and to determine the most suitable funding package, Councillors were asked to take decisions concerning the progression of the proposed Sport Zone project at the Full Council meeting on the 8th January 2009. Councillors resolved:

- To approve the illustrative facility mix recommended by the Sport Zone Project Board.
- Not to proceed with the submission of a capital bid for £364,000 as part of the 2009/10 Medium Term Financial Plan process and an outline planning application for the Sport Zone at the Yeovil Recreation Centre.

1.3.8 Whilst there was clear support for the concept of the Sport Zone, the decision not to progress with the capital submission and a planning application was primarily based on concerns raised by local residents.

1.4 FACILITY MIX AND BUILDING FOOTPRINT

1.4.1 In 2008 the Council re-assessed the facility mix and undertook further design work. This resulted in the Council approving a revised illustrative facility mix requiring a building footprint and general land take requirement of approximately 1.5 hectares in January 2009. A breakdown of the approved facility mix is set out in Table 1 below:

Table 1: Sport Zone Building Footprint Schedule

Sport Zone Accommodation	Areas (m ²)	Sport Zone Accommodation	Areas (m ²)
Ground Floor		First Floor	
4 court indoor tennis hall	2,208	Fitness suite	519
8 court multi-purpose sports hall	1,397	Meeting room	78
Climbing Centre	120	Multi-purpose room/store/kitchen	234
Crèche/kitchenette/WC	115	Pool hall spectator gallery	190
Café/kitchen/store/WCs	265	Sports hall viewing gallery	145
Foyer/circulation	445	Dry changing	144
Reception/ admin	40	Sports development learning suite	57
50m community pool hall	1,468	Health pools/waiting	27
Leisure water/learner pool	547	Circulation	309
Plant room	170	Escape stairs	7
Pool movable floor plant room	14	Plant room	170
Dry changing	345		
Pool changing	426	Basement	
Escape stairs	44	Plant room	183
Staff facilities	100		
Ground floor area	7,704m²	Car park & service yard*	7,000m²
Development Footprint**	14,704m²		

Note:

*Car park area could reduce in size depending on existing site-specific infrastructure.

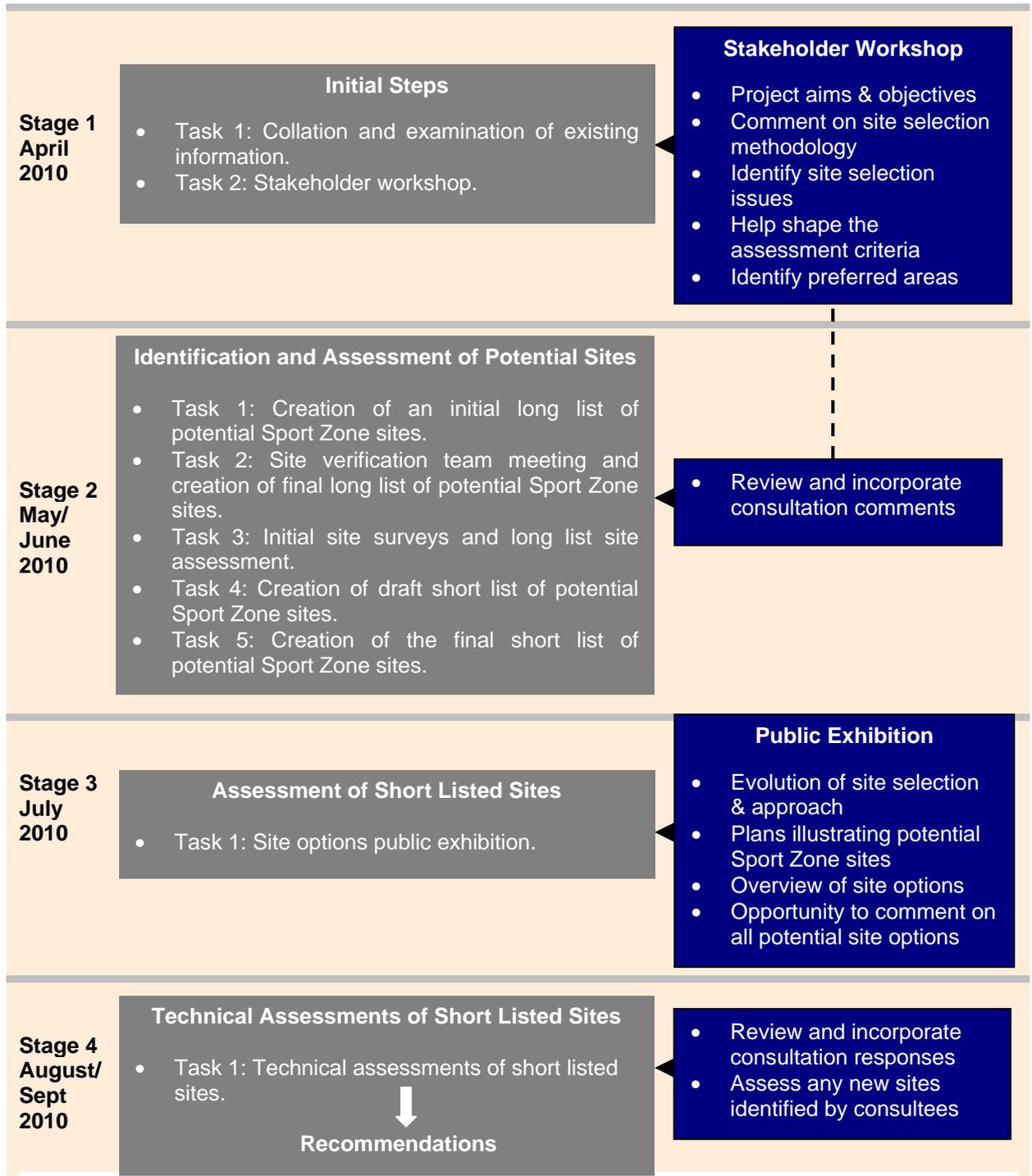
** Development footprint is calculated on the basis of the ground floor area plus car park area.

2. SITE OPTIONS RE-APPRAISAL APPROACH

2.1 INTRODUCTION

2.1.1 The process for delivering the study objectives has involved a multi-disciplined sequential approach consisting of four main stages. Figure 1 summarises the approach to the study by the consultant team

Figure 1: Yeovil Sport Zone Site Options Re-Appraisal Methodology



2.2 STRUCTURE OF THE REPORT

2.2.1 The remainder of this report is structured as follows:

- **Chapter 3:** Provides further detail of our approach and summarises the results of the stakeholder workshop.
- **Chapter 4:** Presents the initial and final long list of potential Sport Zone sites and the results of the high level assessment of all long list site options. This chapter also identifies the final short list of Sport Zone sites requiring further consideration and a further stage of assessment.
- **Chapter 5:** Summarises the results of the public exhibition.
- **Chapter 6:** Describes the national, regional and local policy context and outlines our approach to the technical assessments of the short-listed Sport Zone sites.
- **Chapter 7:** Presents the outcome of the technical assessment analysis of the short-listed Sport Zone sites.
- Drawing upon the findings of the preceding chapters, **Chapter 8** presents our overall conclusions and recommendations on the most suitable and sustainable location for the Sport Zone.

3. STAGE 1: INITIAL STEPS

3.1 TASK 1 COLLATION AND EXAMINATION OF EXISTING INFORMATION

3.1.1 A review of previous Sport Zone studies, environment data, planning policy and relevant strategy documents was conducted to build the necessary underpinning evidence base for the project. Information sources included:

- South Somerset Core Strategy Issues and Options, March 2008
- South Somerset Local Plan 1991-2011 and Proposals Map, April 2006
- SSDC Strategic Housing Land Availability Assessment (SHLAA), 2009
- Site Appraisal Report 1, January 2007
- Site Appraisal Report 2, June 2007
- Alternative Site Assessment Report 3, November 2007
- Yeovil Sports Zone- Consultation Exercise Findings Summary Report, November 2007
- Atkins Site Survey Reports, October 2008
- Roberts Limbrick Yeovil Sport Zone Design Report, November 2008
- Ordnance Survey Mapping
- Aerial photography
- Yeovil Peripheral Landscape Study
- Environmental constraints data

3.1.2 A Geographical Information System (GIS) map illustrating planning and environmental designations and constraints across Yeovil was prepared. This map is shown in Appendix B.

3.2 TASK 2: STAKEHOLDER WORKSHOP

3.2.1 The consultant team conducted a stakeholder workshop held at Yeovil Town Football Club on 22nd April 2010 with sport clubs, schools and potential funders to:

- 1) Introduce the Yeovil Sport Zone site options re-appraisal project;
- 2) Engage stakeholders in discussion about the key issues concerning the site selection process;

- 3) Debate and to secure early views from stakeholders on priorities for the environmental, social and economic criteria to assist in the site selection process;
- 4) Provide the opportunity for stakeholders to identify their preferred areas for the Sport Zone; and
- 5) Provide an opportunity for stakeholders to speak to members of the consultant team regarding the project and the site selection process.

3.2.2 Stakeholders reviewed and commented on the draft criteria that would be used to assess potential sites in Stage 2 and to identify which assessment criteria should be given additional priority in the site selection process.

3.2.3 62 organisations were invited with 59 representatives from 29 organisations attending. Organisations represented and invited, together with the details of the workshop format are set out in Appendix C.

3.2.4 The assessment criteria covering a range of planning, environmental, social and economic issues were broadly based upon national and local sustainable development objectives and priorities. The assessment criteria debated at the workshop are presented in Table 2.

Table 2: The Assessment Criteria

Environment	✓/x
1. Is the site subject to an environmental protection designation? (e.g. AONB, Wildlife/Geology Sites)	
2. Will the development of the site have an impact on existing views and the wider landscape?	
3. Is the site subject to a cultural heritage designation? (e.g. Conservation Area, Archaeological Site of National Importance, Areas of High Archaeological Potential, Historic Parks & Gardens)	
4. Does the site fall within a Flood Risk Zone?	
5. Is the Sport Zone appropriate for the location and will not prejudice townscape character?	
6. Will development of the site detract from the existing character of the urban edge?	
7. Will development of the site detract from existing residential amenity?	
Social	✓/x
8. Should the site be located in areas with the largest catchment size to ensure greatest regular accessibility?	
9. Should the site be located in areas of social deprivation?	
10. Should the site be located close to existing schools?	

11. Is the site subject to an Open Space designation?	
12. Should the site be within and adjoining the existing urban area?	
13. Will the development of the site involve the loss of high-grade agricultural land?	
Economic	✓/x
14. Should the site be located close to existing employment areas?	
15. Should the site be located close to existing retail facilities?	
16. Should the site be located close to existing cycle and pedestrian routes?	
17. Should the site be located close to existing public transport services?	
18. Should the site be located within a planned urban extension?	
19. Is the site well located to serve the wider sub-region?	

Workshop Session One Findings

3.2.5 The consultation exercise highlighted the importance of seeking a location that is highly accessibility and in particular is well located to serve the whole of South Somerset and the wider sub-region.

3.2.6 The stakeholders views on priorities for the environmental, social and economic criteria to be used in the site selection process is summarised in Appendix C. One additional criterion emerged concerning “Seeking a location which is a suitable size to allow the future expansion of the Sport Zone”.

3.2.7 The top six criteria identified by stakeholders were:

- 1) The site should be well located to serve the wider sub-region.
- 2) The site should be located in areas with the largest catchment size to ensure greatest regular accessibility.
- 3) The site should be located close to existing public transport services.
- 4) The development of the site should have no unacceptable impact on existing views and the wider landscape.
- 5) The site should be within or adjoining the existing urban area.
- 6) The Sport Zone should be appropriate for the location and should not prejudice townscape character.

3.2.8 A summary of the key issues which were raised in the course of discussions can be found in Appendix C.

3.2.9 To secure views from stakeholders on their preferred areas for the Sport Zone, stakeholders were also invited in the second part of the workshop to put forward any additional sites that may not have been considered in the previous studies conducted in 2006, and asked to identify their preferred locations.

Workshop Session Two Findings

3.2.10 The results are summarised in Table 3. The top three sites identified by the stakeholders are:

- 1) Land around Brympton (land off the junction linking the A3088 and Bunford Lane) and Bunford.
- 2) Yeovil Recreation Ground.
- 3) Land within and adjacent to Brimsmore Key Site.

Table 3: Summary of Stakeholder Preferred Area Findings

Site Name	1 st Choice (%)	2 nd Choice (%)	3 rd Choice (%)
Land around Brympton (land off the junction linking the A3088 and Bunford Lane) and Bunford	35	21	11
Yeovil Recreation Ground	20	2	7
Land within and adjacent to Brimsmore Key Site	18	16	14
Yeovil Showground	2	9	5
High Leaze Farm	2	4	5
Westlands Sports Club	0	7	0
Yeovil Marsh	5	0	0
Keyford	2	2	2
Land at Summer House Hill	0	2	4
North of Lufton	0	0	5
Land between White Mead and Tithe Barn	4	0	0
Lufton Key Site	4	0	0
Land East of Huish Park Football Ground	2	0	2
Land East of Combe Street Lane roundabout	0	4	0
Land North of Milford Road	0	2	2
Land North of Pen Mill Trading Estate	0	2	2
Land at Johnson Park	0	0	4
Land Northeast of Underdown	2	0	0
Land North of Marshes Hill Farm	2	0	0
Land East of Keyford roundabout	0	2	0
Land West of Plackett Lane Path	0	2	0
Land adjacent to Garador	0	2	0
Land East of Brimsmore	0	2	0
Land Northeast of Brympton Park	0	2	0
Alvington playing fields	0	0	2
Land East of A37	0	0	2

4. STAGE 2: IDENTIFICATION AND ASSESSMENT OF POTENTIAL SITES

4.1 TASK 1: CREATION OF AN INITIAL LONG LIST OF POTENTIAL SPORT ZONE SITES

- 4.1.1 The information acquired from the desktop study (Stage 1 Tasks 1 and 2), the previous site studies conducted in 2007 and the feedback from the April stakeholder event, enabled an initial long list of potential sites to be identified in areas where there were no constraints.
- 4.1.2 Sites considered to be in constraint areas such as flood risk areas, designated wildlife sites, historic parks, gardens and listed battlefields and archaeological sites of national importance were excluded from further assessment.
- 4.1.3 Site suitability and selection, at this stage, was based on the site being physically able to accommodate the Sport Zone (minimum size of 1.47 hectares), located within or adjacent to Yeovil's settlement boundary with a gradient of less than 1:20 so as to accommodate the required footprint. The initial long list of sites are presented in Table 4 and on the site plan located at Appendix D.

Table 4: Initial Long List of Potential Sport Zone Sites

Site ID	Location/Address	Comments
RPS1	Yeovil Airfield	
RPS2	Yeovil Recreation Ground	
RPS3	Primrose Lane	
RPS4	North of Brimsmore Key Site	During the creation of the initial long list of sites the site boundary for RPS 4 was amended. The revised boundary now reflects the boundary of Brimsmore Key Site.
RPS5	North of Thorne Lane	
RPS6	North of Lufton	
RPS7	High Leaze Farm	
RPS8	Brympton	
RPS9	West Coker Road	
RPS10	Keyford	
CON11	Showground	
CON12	Yeovil Marsh	
AP13	Land between White Mead and Tithe Barn	Sites AP13 – AP24 are designated as 'No Development Areas' under Policy EH10 of the adopted South Somerset Local Plan. Development within these areas will generally be resisted unless a special community, education or recreation need is identified. It is considered the proposed Sport Zone meets a clear need as identified in the Draft Core
AP14	Land at Johnson Park	
AP15	Anne's Garden	
AP16	Land at Linden Road	
AP17	Land at Stafford Road	
AP18	Land north of Crofton Park	
AP19	Land east of Goldcroft	

Site ID	Location/Address	Comments
AP20	Land north of Milford Road	Strategy. Thereby sites AP13-AP24 have been identified on the initial long list of site options.
AP21	Land at Bucklers Mead School	
AP22	Land south of Romsey Road	
AP23	Land south of Arnwood Gardens	
AP24	Land south east of Lynx Trading Estate	
AP25	Land at Alvington Sports Ground	Sites identified by Alliance Planning consultant team during desktop review.
AP26	Land east of Huish Park Football Ground	
AP27	Land east of Forde Park	
AP28	Land south east of Thorne Coffin	
AP29	Land east of Combe Street Lane roundabout	
AP30	Land north of Mudford Road	
AP31	Land west of Primrose Lane	
AP32	Land north of Pen Mill Trading Estate	
AP33	Land east of Wyndham Hill Recreation Ground	
AP34	Land at Summer House Hill	
AP35	Land east of Keyford roundabout	
AP36	Land at Junction of Yeovil Road and Pavyotts Lane	
AP37	Land at Perry's Hill	
AP38	Land north of New Road	
AP39	Land north east of Brympton Park	

Site ID Note: RPSxx- Sites identified by consultants RPS in the initial Sport Zone study. CONxx- Sites stemming from the initial consultation exercise conducted in 2006/07. APxx- Sites identified by Alliance Planning consultant team during desktop review.

4.2 TASK 2: SITE VERIFICATION TEAM MEETING AND CREATION OF FINAL LONG LIST OF POTENTIAL SPORT ZONE SITES

4.2.1 A meeting with the Council's Economic Development and Planning Policy Officers considered the initial long list of sites, enabling the initial long list to be refined into a final long list. The final long list of potential Sport Zone sites are presented in Table 5 and on the site plan located at Appendix E.

Table 5: Final Long List of Potential Sport Zone Sites

Site ID	Location
RPS2	Yeovil Recreation Ground
RPS3	Primrose Lane
RPS4	Land within Brimsmore Key Site
RPS5	North of Thorne Lane
RPS6	North of Lufton
RPS7	High Leaze Farm
RPS9	West Coker Road
RPS10	Keyford
CON11	Showground
CON12	Yeovil Marsh
AP26	Land east of Huish Park Football Ground
AP28	Land south east of Thorne Coffin
AP29	Land east of Combe Street Lane roundabout
AP30	Land north of Mudford Road
AP31	Land west of Primrose Lane
AP35	Land east of Keyford roundabout
AP36	Land at Junction of Yeovil Road and Pavyotts Lane
AP37	Land at Perry's Hill
AP38	Land north of New Road
AP40	Land next to Palmers Fish and Chip Shop
AP41	Pittards Site
AP42	Bradford
AP43	Brimsmore
AP44	Bunford
AP45	Land adjacent to Garador

4.2.2 The justification for removing particular sites is outlined in Table 6.

Table 6: Removed and Added Sites

Site ID	Location/Address	Action	Justification
RPS1	Yeovil Airfield	Removed	Westland Airfield Emergency Landing Zone
RPS8	Brympton	Removed	Westland Airfield Emergency Landing Zone
AP13	Land between White Mead and	Removed	School Playing Fields

SITE OPTIONS RE-APPRAISAL FOR YEOVIL SPORT ZONE

Site ID	Location/Address	Action	Justification
	Tithe Barn		
AP14	Land at Johnson Park	Removed	School Playing Fields
AP15	Annes Garden	Removed	School Playing Fields
AP16	Land at Linden Road	Removed	School Playing Fields
AP17	Land at Stafford Road	Removed	School Playing Fields
AP18	Land north of Crofton Park	Removed	School Playing Fields
AP19	Land east of Goldcroft	Removed	School Playing Fields
AP20	Land north of Milford Road	Removed	School Playing Fields
AP21	Land at Butlers Mead School	Removed	School Playing Fields
AP22	Land south of Romsey Road	Removed	Landfill Site
AP23	Land south of Arwood Gardens	Removed	Recreation Ground
AP24	Land south east of Lynx Trading Estate	Removed	Recreation Ground
AP25	Land at Alvington Sports Ground	Removed	Westland Airfield Emergency Landing Zone
AP27	Land east of Forde Park	Removed	School Playing Fields
AP32	Land north of Pen Mill Trading Estate	Removed	Landfill Site
AP33	Land east of Wyndham Hill Recreation Ground	Removed	Site subject to previous Sainsbury's application- complex site and considered undeliverable
AP34	Land at Summer House Hill	Removed	Topography and size issues
AP39	Land north east of Brympton	Removed	Westland Airfield Emergency Landing Zone
AP40	Higher Farm Trading Estate	Added to long list	-
AP41	Pittards Site	Added to long list	-
AP42	Bradfords	Added to long list	-

Site ID	Location/Address	Action	Justification
AP43	Brimsmore	Added to long list	-
AP44	Bunford	Added to long list	-
AP45	Land adjacent to Garador	Added to long list	-

4.3 TASK 3: INITIAL SITE SURVEYS AND LONG LIST SITE ASSESSMENT

4.3.1 To identify the suitability and potential of each site on the long list each site was visited, assessed and scored using the assessment criteria prepared in conjunction with stakeholders. Sites were then ranked on the basis of their performance against the criteria, with the top six criteria identified by stakeholders during Stage 1 being given additional weight in the assessment process. The full site assessment results are set out in the schedule located at Appendix F and summarised in Table 7.

Table 7: Long List Assessment Results

Site	Assessment Score	Ranking
AP44: Bunford	32	1st
AP26: Land east of Huish Park Football Ground	31	2nd=
AP40: Land next to Palmers Fish and Chip Shop	31	2nd=
AP45: Land adjacent to Garador	31	2nd=
RPS2: Yeovil Recreation Ground	30	3rd
RPS10: Keyford	29	4th
RPS4: Land within Brimsmore Key Site	25.5	5th
CON11: Yeovil Showground	25	6th=
AP37: Land at Perry's Hill	25	6th=
AP43: Brimsmore	25	6th=
AP35: Land east of Keyford roundabout	24	7th
RPS3: Primrose Lane	22	8th=
RPS5: North of Thorne Lane	22	8th=
RPS9: West Coker Road	20	9th=
AP30: Land north of Mudford Road	20	9th=
AP36: Land at Junction of Yeovil Road and Pavyotts Lane	19	10th

Site	Assessment Score	Ranking
AP31: Land west of Primrose Lane	18	11th
RPS6: North of Lufton	14	12th=
AP38: Land north of New Road	14	12th=
RPS7: High Leaze Farm	13	13th
CON12: Yeovil Marsh	Site discounted as it is unsuitable for future expansion of the Sport Zone	
AP28: Land south east of Thorne Coffin	Site discounted as it is unsuitable for future expansion of the Sport Zone	
AP29: Land east of Combe Street Lane roundabout	Site discounted as it is unsuitable for future expansion of the Sport Zone	
AP41: Pittards Site	Site discounted as it is unsuitable for future expansion of the Sport Zone	
AP42: Bradfords	Site discounted as it is unsuitable for future expansion of the Sport Zone	

4.4 TASK 4: CREATION OF DRAFT SHORT LIST OF POTENTIAL SPORT ZONES SITES

4.4.1 The long list assessment results were used to determine the potential sites with the greatest development potential to be taken forward to the short list stage.

4.4.2 A draft shortlist consisting of the 10 sites which received the highest assessment scores was prepared before consideration of availability. The ten sites carried forward were:

- AP43: Brimsmore
- AP44: Bunford
- RPS10: Keyford
- AP26: Land east of Huish Park Football Ground
- AP37: Land at Perry's Hill
- AP40: Land next to Palmers Fish and Chip Shop
- AP45: Land adjacent to Garador
- RPS4: Land within Brimsmore Key Site
- RPS2: Yeovil Recreation Ground
- CON11: Yeovil Showground

4.5 TASK 5: CREATION OF THE FINAL SHORT LIST OF POTENTIAL SITES

4.5.1 The sites on the final short list must all be deliverable and available. In order to help achieve this objective, meetings were held between representatives from Greenslade Taylor Hunt and the landowners of the draft short listed sites to determine whether the sites would be likely to be available for the development of the Sport Zone.

4.5.2 The precise content of the meetings cannot be published in this report due to the commercially sensitive nature of the information. However, three sites were withdrawn from the study process, as the landowners had alternative aspirations for the sites. The withdrawn sites were:

- AP37: Land at Perry's Hill;
- AP40: Land next to Palmers Fish and Chip Shop; and
- AP43: Brimsmore.

4.5.3 The final short-list of sites with the best development potential are detailed in alphabetical order in Table 8 and presented on the site plan located at Appendix G.

Table 8: The Final Short List of Potential Sport Zone Sites

Site ID	Site Name
Site 4	Brimsmore Key Site
Site 44	Bunford
Site 10	Keyford
Site 45	Land adjacent to Garador
Site 26	Land East of Huish Park
Site 2	Yeovil Recreation Ground
Site 11	Yeovil Showground

5. STAGE 3: ASSESSMENT OF SHORT LISTED SITES

5.1 TASK 1: SITE OPTIONS PUBLIC EXHIBITION

Purpose

5.1.1 A public exhibition was held in order to provide an opportunity for the local community, stakeholders and interest groups to put forward their views on the short listed site options and to help shape the selection of the preferred option. Held at the Octagon Theatre, Yeovil over the 16th, 17th and 18th July 2010 the objectives of the drop-in exhibition were to:

- Explain the re-appraisal project process;
- Obtain feedback on site options;
- Provide the opportunity for residents, stakeholders and all interested parties to identify their preferred site options;
- Allow attendees to ask the consultant team any questions; and
- Explain the remaining stages of the re-appraisal project.

5.1.2 The public exhibition had been promoted through sport clubs and the local media including the Western Gazette, Yeovil Express, Mid West Radio, BBC Somerset and via the Council's website.

5.1.3 The exhibition comprised of 22 display boards detailing information on the history of the Sport Zone Project, the evolution of the re-appraisal process, the approach to the site selection process, results of the early stakeholder workshop, the long list assessment results, details of the short listed Sport Zone site options and the next steps.

5.1.4 Representatives from the Project Team were present at the exhibition to discuss any issues and to answer questions face to face with interested parties.

5.1.5 Consultation feedback forms were available on each day to provide the opportunity for attendees to provide their views on the proposed short list of potential Sport Zone sites and to identify their three preferred site options. A copy of the public exhibition display boards and a blank feedback form are provided at Appendix H.

5.1.6 The exhibition was attended by approximately 550 people and a total of 460 written responses were received from local residents and a range of stakeholders and interested groups.

5.2 PUBLIC EXHIBITION FINDINGS

5.2.1 After the public exhibition the feedback forms were reviewed and the votes for first, second and third preferred site options were aggregated. The results are summarised in Table 9.

Table 9: Public Exhibition Site Ranking Results

Sport Zone Short List	1st Choice	2nd Choice	3rd Choice	Total Votes
Site 44: Bunford	180	103	67	350
Site 4: Brimsmore Key Site	86	116	94	296
Site 2: Yeovil Recreation Ground	52	12	19	83
Site 45: Land adjacent to Garador	46	91	68	205
Site 11: Yeovil Showground	33	44	78	155
Site 10: Keyford	32	41	63	136
Site 26: Land East of Huish Park	19	34	39	92

5.2.2 Overall, Bunford scored highest, both in terms of first choice votes and total votes cast. This is largely attributable to the site's access off the A3088, links to the A30, its good pedestrian and cycle links, access to the wider sub-region and the site's close proximity to existing employment areas and large catchment areas. Bunford also emerged as the preferred option from the stakeholder consultation.

5.2.3 Brimsmore Key Site scored second highest owing largely to the opportunity for the Sport Zone to be properly integrated into the community as part of a revised masterplan for the Key Site which already benefits from outline planning permission.

5.2.4 Yeovil Recreation Ground scored third highest. Notwithstanding its status as the site which received the third highest number of first choice votes, in terms of overall support Yeovil Recreation Ground received the lowest number of votes overall. A number of attendees expressed concern that development within Yeovil Recreation Ground could have potential adverse impacts on residential amenity and loss of green space within Yeovil's urban area thereby placing a significant strain on existing infrastructure and open space.

- 5.2.5 Land adjacent to Garador was ranked fourth behind Yeovil Recreation Ground however the site received a considerably greater number of total votes than Yeovil Recreation Ground.
- 5.2.6 The results of the public exhibition generally mirror the findings of the earlier stakeholder workshop, although Yeovil Recreation Ground received a generally lower level of support, but remained in the top three preferred site options. Overall, the findings of the stakeholder and public consultation indicate a general consensus on the three preferred site options of Bunford, Brimsmore Key Site and Yeovil Recreation Ground.
- 5.2.7 The final stage of the consultation analysis was to rank the Sport Zone site options according to their combined performance at the stakeholder workshop and the public exhibition. On the basis of the combined consultation results, Bunford emerges as the preferred option with the highest score overall, Brimsmore Key Site second and Yeovil Recreation Ground third. Table 10 summarises the top three site options identified by stakeholders and the public at the consultation events.

Table 10: Combined Stakeholder and Public Consultation Results

Sport Zone Site Option	Stakeholder 1st Choice Votes	Public Exhibition 1st Choice Votes	Total Votes
Site 44: Bunford	19	180	199
Site 4: Brimsmore Key Site	8	86	94
Site 2: Yeovil Recreation Ground	11	52	63

6. STAGE 4: TECHNICAL ASSESSMENTS OF SHORT LISTED SITES

6.1 TASK 1: TECHNICAL ASSESSMENTS OF SHORT LISTED SITES

- 6.1.1 The short listed sites were subject to more detailed site-specific investigations and assessment against environment, planning and commercial considerations, including ownership constraints.
- 6.1.2 In terms of the environmental considerations the short listed sites were assessed against a series of environmental parameters which included landscape setting, ecology, contaminated land, air quality, noise and vibration, transport and access, historic environment and flood risk.
- 6.1.3 The planning policy context is set out below in Section 6.2 and technical assessment commentaries and results for each are presented in Chapter 7.

6.2 TECHNICAL ASSESSMENT APPROACH

Planning

- 6.2.1 The primary planning matters evaluated included:
- Existing Local Plan/Local Development Framework allocations;
 - Existing land use;
 - Site planning policy constraints; and
 - The sequential site selection approach.

Planning Policy Context

Regional Strategy

- 6.2.2 On the 6th July 2010, the Secretary of State announced the revocation of Regional Spatial Strategies (RSS) with immediate effect. The RSSs were revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009. Subsequently, the revocation of RSSs was challenged in the High Court by Cala Homes, the outcome of which was announced on the 10th November 2010. The revocation of RSSs was found to be unlawful and as such they have been reinstated. However, it is still the Government's intention to abolish RSSs in the Localism Bill, which could be law by next summer, until this time the RSS will continue to form part of the Development Plan.

Planning Policy Statement 1: Delivering Sustainable Development, 2005

6.2.3 Planning Policy Statement 1 (PPS1)³ identifies in paragraph 1 the key role of the planning system to provide a high quality of development including homes, jobs and better opportunities for all and effective enhancement of the environment:

“Good planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people's lives and helps to deliver homes, jobs, and better opportunities for all, whilst protecting and enhancing the natural and historic environment, and conserving the countryside and open spaces that are vital resources for everyone.”

6.2.4 PPS1 also emphasises that planning is a positive, proactive process and is important in achieving sustainable development. It stresses, in paragraph 4 of the Government's objectives that sustainable development includes:-

“- social progress which recognises the needs of everyone;

- effective protection of the environment;

- the prudent use of natural resources; and,

- the maintenance of high and stable levels of economic growth and employment.”

6.2.5 And goes on to advise:

“Planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;*

- contributing to sustainable economic development;*

- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;*

- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,*

ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community”.

³ Planning Policy Statement 1: Delivering Sustainable Development, 31 January 2005, Communities and Local Government

6.2.6 Paragraph 16 states,

“Plan Policies should,

...address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.”

South Somerset Local Plan

6.2.7 The existing South Somerset Local Plan⁴ (SSLP) adopted 27 April 2006 will be eventually superseded by the LDF, however until the Local Development Documents (LDD) which form the LDF are adopted the SSLP remains the current plan for development control purposes. The majority of the SSLP policies have been saved by the Secretary of State following a Direction issued on the 24 April 2009.

South Somerset Core Strategy

6.2.8 The Core Strategy is the central document to the new LDF and sets out the long-term vision for how the District should develop. The Core Strategy covers the period up to 2026 and it will contain strategic objectives, policies and a delivery strategy. The Core Strategy will replace the existing adopted SSLP.

6.2.9 The Council published a ‘South Somerset Core Strategy - Issues and Options’ document in March 2008 and the Core Strategy Draft Incorporating Preferred Options’ Report (Draft Core Strategy) has subsequently been published for consultation in October 2010.

6.2.10 The Health and Well-Being section of the Issues and Options Document outlined a series of options for protecting existing open space, sport and recreation areas and facility provision. The Issues and Options document confirmed Allocations of specific sites for sport, recreation and community facilities will be made in the Allocations Development Plan Document, but the Core Strategy will allow for the development of facilities as the need arises.

6.2.11 The Draft Core Strategy Policy HW3 supports the development of the Sport Zone and confirms that a site within the existing Yeovil urban area should be given preference and if there is not a suitable site within Yeovil’s urban boundary then a sequential approach to site selection should be adopted. Policy HW3 states,

⁴ South Somerset Local Plan, 27 April 2006, South Somerset District Council

“In order to increase the range of opportunities for people of all ages to participate in indoor leisure, promote healthier lifestyles, allow for improved potential in sport and create a sub regional sports venue, the Council and its partners will seek a suitable location for the provision of a Sports Zone of at least 1.5ha. In identifying a suitable location the following locational factors will be taken into consideration:-

- *Preference will be given to a site within the existing town of Yeovil.*
- *If there is no suitable, available and viable site available within the town which can accommodate the development, the site selection should follow a sequential approach with preference given to the location of the Sports Zone on the edge of Yeovil close to public transport links.”*

The Sequential Approach

6.2.12 Planning Policy Statement 4: Planning for Sustainable Growth (PPS4)⁵ and saved SSLP Policies MC5 and MC6 require that there are no town centre or edge-of-centre sites capable of being able to accommodate the proposed development before out-of-centre sites are considered.

6.2.13 Under PPS4 Policy EC5.1, local planning authorities are advised that in selecting sites for development they should:

- a) Base their approach on the identified need for development.
- b) Identify the appropriate scale of development, ensuring that the scale of the sites. Identified and the level of travel they generate, are in keeping with the role and function of the centre within the hierarchy of centres and the catchment served.
- c) Apply the sequential approach to site selection (see policy EC5.2).
- d) Assess the impact of sites on existing centres.
- e) Consider the degree to which other considerations such as any physical regeneration benefits of developing on previously-developed sites, employment opportunities, increased investment in an area or social

⁵ Planning Policy Statement 4: Planning for Sustainable Growth, 29 December 2009, Communities and Local Government

inclusion, may be material to the choice of appropriate locations for development.

6.2.14 Policy EC5.2 defines the sequential approach. It states that sites for main town centres uses (which includes leisure facilities) should be identified through a sequential approach to site selection. Under the sequential approach, local planning authorities should identify sites that are suitable, available and viable in the following order:

- a. Locations in appropriate existing centres where sites or buildings for conversion are, or are likely to become, available within the plan period.
- b. Edge-of-centre locations, with preference given to sites that are or will be well-connected to the centre.
- c. Out-of-centre sites, with preference given to sites which are or will be well served by a choice of means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.

6.2.15 In addition Policy EC5.3 states, *'Sites that best serve the needs of deprived areas should be given preference when considered against alternative sites with similar location characteristics'*.

6.2.16 SSLP Policy MC5, states that,

"...town centres will be the preferred locations for non-shopping uses which attract a lot of people. Proposals for such uses will be permitted firstly within town centres where they are readily accessible to public transport facilities, followed by edge-of-centre locations....."

6.2.17 Under SSLP Policy MC6 proposals for non-shopping uses which attract a lot of people will only be permitted outside town centres where it cannot be accommodated in town centre or edge-of-centre locations and provided that:

1. Proposals for leisure development demonstrate a need for the proposal;
2. The proposals are of a scale appropriate to the size and function of the town; and
3. The proposals, either alone or combined with other recent and outstanding planning permissions, would not seriously affect the viability of any town centre as a whole or the rural economy including village shops.

6.2.18 The principles and policy set out in PPS1 and PPS4 and draft Core Strategy Policy HW3, SSLP policies MC5 and MC6 have underpinned the approach to site

evaluation and have been central to the recommendations on the most preferred site or sites.

Ownership and Acquisition

6.2.19 In order to assess the availability and viability of sites brief commercial appraisals of the short listed sites were conducted by Greenslade Taylor Hunt - a RICS accredited surveying firm. These appraisals of the short listed sites provided an indication on whether the site may be available for acquisition and the potential scale of cost.

6.2.20 It is considered that landowners will seek full alternative use value for all sites which are not owned by the Council and that any site selection cannot prejudice Local Plan or other future LDF land-use allocations.

Landscape and Visual Setting

6.2.21 The methodology for assessing the Landscape and Visual impact of the short listed sites included a site walkover and desk based review of available information including the 'Peripheral Landscape Study – Yeovil'. The purpose of the walkover, which was undertaken by a Chartered Landscape Architect, was to conduct an initial assessment of the current landscape setting and to gain an understanding of the proximity and type of any sensitive receptors to the site. The sites were assessed against two predominant criteria – the potential visual impact of any nearby receptors due to the potential development of the Sport Zone together with the potential impact on the landscape setting and character from a series of specific viewpoints.

Ecology

6.2.22 The purpose of the ecological assessment was to assess the main ecological constraints of each short listed site, along with the site's potential to support protected species. To assist with the assessments a walkover of the short listed sites was carried out by an ecologist.

6.2.23 During the walk over the main habitat types were noted and assessed against their ecological value. Photographs were also taken of any interesting or key habitat features. The presence of non-native invasive species was also assessed. The sites with lower ecological value were evaluated as having more development potential.

6.2.24 The surveys also gave consideration to protected species and/or species of conservation concern. Although no specific faunal species surveys were undertaken, incidental evidence of fauna were noted, and the identified habitats were evaluated for their potential to support protected species and/or species of conservation

concern as detailed in the Wildlife and Countryside Act 1981 and the recent Conservation of Habitats and Species Regulations 2010 which consolidated and replaced the Conservation (Natural Habitats, &c.) Regulations 1994.

Air Quality

6.2.25 The assessment of potential air quality constraints for the short listed sites was undertaken with regard to the following key issues:

Air Quality Management Areas

6.2.26 Part IV of the Environment Act 1995 provides a system of Local Air Quality Management (AQMA) under which Local Planning Authorities (LPAs) are required to review and assess the future quality of the air in their area. Should this review indicate that the statutory Air Quality Strategy (AQS7) Objectives are likely to be exceeded, the LPA must consider the declaration of an AQMA. In this event an Air Quality Action Plan (AQAP) to improve the air quality in that area with regard to the Objectives must be prepared.

6.2.27 The Council has designated an AQMA across the whole town of Yeovil and an Air Quality Action Plan has been developed to address exceedances of the annual mean NO₂ Objective. Each site has been assessed with regard to this.

Planning Policy and Pollution Control

6.2.28 With regard to emissions to air, and specifically LAQM, Planning Policy Statement 23: Planning and Pollution Control (PPS23)⁸ states:

“Any air quality consideration that relates to land use and development is capable of being a material planning consideration”.

6.2.29 This is most likely to be the case in situations where the proposed development could produce an exceedance of the AQS Objectives and result in an AQMA designation, where development is proposed in an AQMA, or where a proposed development renders a local authority's AQAP unworkable. PPS23 also re-iterates that the presence of an AQMA should not be a presumption against development or result in the exclusion of a site from development.

⁶ HMSO (1995) *'The Environment Act 1995 (c.25)'*, London: TSO.

⁷ Department for Environment, Food and Rural Affairs (DEFRA) (2007) *'The Air Quality Strategy for England, Scotland, Wales and Northern Ireland'*, London: HMSO.

⁸ Office of the Deputy Prime Minister (ODPM). *'Planning Policy Statement 23: Planning and Pollution Control'* (2004).

Air Quality Sensitivity at each Site

6.2.30 The Standards and Objectives relevant to LAQM have been prescribed through the Air Quality (England) Regulations (2000)⁹, and the Air Quality (England) (Amendment) Regulations 2002¹⁰. EU Limit Values, numerically the same and on which the UK AQS is based, are implemented through via the Air Quality Standards Regulations 2010¹¹.

6.2.31 Ambient nitrogen dioxide (NO₂) concentrations are monitored by the Council at a number of sites across Yeovil, and particulate matter (PM₁₀) is monitored at one location in the town centre. Background air pollution concentrations corresponding to the 1 kilometre x 1 kilometre grid square covering each proposed development site are available from the UK Air Quality Archive for 2010. A qualitative comparison between monitoring results and background concentrations for the relevant Objective for each pollutant was undertaken to determine the likely air quality sensitivity of each short listed site.

Sensitive Receptors

6.2.32 In line with the LAQM Technical guidance¹², each short listed site was assessed against the potential for the Objectives to be exceeded and where public exposure would be realistic and expected (i.e. where the public would be regularly present and likely to be exposed for a period of time appropriate to the averaging period of the objective).

Surrounding Land Use

6.2.33 Land use may affect atmospheric pollution dispersion due to the presence of obstacles (buildings, trees, walls, etc) that modify the wind flow locally and alter dispersion. This is especially the case in so called “street canyons”, where tall buildings on both sides of a relatively narrow road can lead to the formation of vortices and recirculation of air flow that can trap pollutants and restrict dispersion (often termed as the “canyon effect”). The sites were assessed against their location, with regard to being in an urban or rural setting.

⁹ HMSO (2000) ‘Statutory Instrument 2000 No. 928, The Air Quality (England) Regulations 2000’, London: HMSO.

¹⁰ HMSO (2002) ‘Statutory Instrument 2002 No. 3043, The Air Quality (England) (Amendment) Regulations 2002’, London:HMSO.

¹¹ HMSO (2010) ‘Statutory Instrument 2010 No. 1001, Air Quality Standards (England) Regulations, 2010’. London:HMSO.

¹² Department for the Environment Food and Rural Affairs (2009) ‘Local Air Quality Management technical Guidance Document LAQM.TG(09)’, London: DEFRA

Site Access

6.2.34 Vehicle exhaust emissions of both NO_x and PM₁₀ are strongly related to vehicle speeds, and are likely to increase at slower speeds, for example during traffic congestion. The potential for congestion on site access roads must therefore be considered. The sites were assessed against the potential for increased congestion and resulting NO_x and PM₁₀.

Noise and Vibration

6.2.35 The assessment of potential noise and vibration constraints for the short listed sites was undertaken with regard to the following key issues:

- Potential noise from operation and use of the development. Noise will principally arise as a result of the movements of vehicles to, from and within the site including the sounds of shouting and cheering during games, the operation of fixed and mobile plant equipment or deliveries to commercial/retail uses within the site;
- The nature of existing ambient noise affecting the proposed site and its immediate surroundings and the likely sensitivity of adjacent or nearby receptors. Urban settings with numerous existing sources of noise such as roads, commerce, industry, existing sports facilities, etc, are likely to be less sensitive to noise than more tranquil rural environments. Conversely, however, the density and proximity of potentially sensitive receptors in an urban situation may result in a greater number of properties being affected.

6.2.36 The perception of noise is very subjective and it can be difficult to derive a specific quantitative evaluation for noise within different settings. Very often, a degree of professional judgment is required in order to determine the likelihood of whether a given noise may be significant or might cause disturbance. Hence, the assessment was essentially qualitative with a professional judgment made as to the likely sensitivity of each site to development.

6.2.37 The assessment took into account the considerations in a number of guidance and policy documents including Planning Policy Guidance 24: Planning and noise (PPG 24)¹³ and the World Health Organisation "Guidelines for community noise"¹⁴, various

¹³ Department of the Environment 'Planning Policy Guidance Note 24: Planning and noise' (1997)

¹⁴ World Health Organisation (1999) 'Guidelines for community Noise', Geneva, WHO

British Standards and experience with regard to community perception of such developments.

Transport and Access

6.2.38 The assessment of Transport and Access included both a desk based assessment and a visit to each short listed site. The development has been considered in the context of its travel demand and a series of assumptions, which are detailed below:

- A study, prepared by Atkins (September 2008), identified that the Sports Zone is likely to attract in the order of 277 vehicle movements for the AM peak (08:00-09:00), 444 vehicle movements for the PM Peak (17:00-18:00) and 290 vehicle movements at peak times of demand on a Saturday.
- In addition to traffic movement taking place at times when the highway network is operating at its peak, significant traffic movement may be expected to/from the Sport Zone in the early evening as peak travel demand to a sports complex can occur after 18:00 (weekdays).

6.2.39 Importantly, the location of the development has the ability to influence the number of car borne trips undertaken to the Sport Zone. Evidence suggests that for Leisure Centre development, sites located at the edge of a town centre, in a location that is accessible by a range of modes of transport, will experience a lower car driver mode share than sites located in sub-urban areas. Sub-urban locations then experience a lower car driver mode share than sites in the edge of town locations. It is therefore recognised that site location, and access to non-car modes of travel, will impact on the sustainable credentials of the development in transport terms.

6.2.40 This is reflected in adopted planning policy. Policy TP5 of the South Somerset District Council's adopted Local Plan states that:

“Developments which are likely to generate significant levels of travel demand will only be permitted where they are currently accessible to a choice of means of transport other than the car, including public transport, or where those means can be provided to satisfy the development's needs.”

6.2.41 This policy reflects current national policy on the integration of transport and land use planning and is considered to be a key criterion in the assessment of sites suitable to accommodate the Sport Zone.

6.2.42 Providing for access by sustainable modes of travel is important, however it is also recognised that the Sport Zone will provide a facility for many residents of South

Somerset who do not reside in Yeovil. For many of these residents, a car may be the only practical means of travel to the centre and consideration has therefore been given to the ability to access by car. It is also recognised that the scale of the proposed Sport Zone will attract a significant number of car borne trips at certain times of day and the ability for the local highway network to accommodate these trips is a relevant consideration for site selection.

6.2.43 With regard to development traffic impact, it is understood that the previous Transport Studies for the Sport Zone examined the potential pressure that the scheme could place on the local highway network. For the preferred development site(s) and in advance of a planning application submission, a detailed consideration must be given to the impact that the Sport Zone will have on the operation of the adjacent highway and how the development's traffic impact could be mitigated.

6.2.44 For the purpose of this assessment, the following criteria have been adopted for the short listed sites:

- Is the site accessible by high frequency bus services?
- If bus services are present, do they provide access from a significant local catchment area?
- Is the site accessible on foot and by bicycle?
- Are there any significant considerations associated with achieving a suitable site access?

6.2.45 Having considered each site with regard to the above criteria, the sites have been evaluated qualitatively, in terms of their ability to provide a suitable access and with regard to their ability to meet the overarching development transport planning policy, which is to provide development in locations which are accessible by a range of means of transport.

Historic Environment

6.2.46 An assessment of the historic environment includes both archaeological and historical sites as well as important historic landscape character features. The assessments included the presence of designated and undesignated historic environment resources.

6.2.47 The appraisal was undertaken by obtaining relevant information from a variety of desk-based sources, and identifying whether heritage assets are present within or adjacent to each site, or whether designated heritage assets are present within the

surrounding area, as well as indicating the potential for unrecorded heritage assets to be present within each short listed site. In addition, the assessment cross-referenced and utilised the Historic Environment Assessment of Yeovil Periphery¹⁵ that was prepared on behalf of the Council.

Data Collection and Collation

Designated Heritage Assets

6.2.48 Only a very small proportion of recognised and recorded heritage assets (less than 5%) have any form of statutory protection and many more remain undiscovered and unrecorded. Data was collected and collated on designated heritage assets within 1 kilometre of each site, and this includes:

- Scheduled Monuments (SMs);
- Historic Parks and Gardens;
- Historic Battlefields;
- Listed Buildings; and
- Conservation Areas.

Non-Designated Heritage Assets

6.2.49 There is a wide variety of heritage assets that comprise archaeological sites, finds and features that are undesignated but may have local importance. The Heritage Environment Record (HER) dataset is maintained by Somerset County Council, and was examined for recorded sites within and adjacent to each site examined.

Historic Landscape Character

6.2.50 Historic landscape character is the layer of temporal manmade and natural features and activities that have resulted in the present day landscape. Key historic landscape character features were included in the appraisal, notably Scheduled Monuments, Historic Parks and Gardens, Listed Buildings, and Conservation Areas. Furthermore, relevant information and assessment of the historic landscape character for specific sites was extracted from the Historic Environment Assessment of Yeovil Periphery (Chris Blandford Associates, 2010) report.

¹⁵ Historic Environment Assessment of Yeovil Periphery, July 2010, Chris Blandford Associates

6.2.51 The collated data for the designated and undesignated heritage assets was examined on a site-by-site basis. The first step entailed the identification of any heritage assets within each site boundary. The second step entailed the identification of whether designated sites were present within 1 kilometre of each site. The third step entailed an examination of historic mapping to ascertain whether development had taken place on each site in order to determine the likelihood of potentially unrecorded sites being present at each site.

6.2.52 A qualitative evaluation was undertaken to indicate the potential for each short listed site to be developed with respect to the historic environment. Where recorded or designated heritage assets are located within a site, this would represent a material consideration in a planning application, and the preference would be to avoid the site as a feasible location due to this constraint.

6.2.53 Where such a site was located along or immediately outside the boundary or where there is uncertainty, the evaluation reflected the proximity of the asset to the site and where it is clear that no designated heritage assets were present in or adjacent to the site boundary, such an occurrence would be evaluated as having a stronger potential for development.

Contaminated Land

6.2.54 A qualitative desk based assessment has been undertaken of the potential risks to human health and controlled waters due to the presence of ground contamination with the objective of highlighting potentially unacceptable risks and, therefore potential constraints to redevelopment (as a result of abnormal costs). The following data sources were reviewed to undertake the assessment:

- Geology map of the area
- Groundwater vulnerability map of the area
- Environment Agency web site 'what's in you backyard'
- Health Protection Agency - Radon
- Google Earth
- Historical maps available on-line
- Client information
- Local Authority Contaminated Land Officer

6.2.55 It should be noted that some of the information presented on line is limited e.g. historical maps, and reproduced at a large scale e.g. digital maps, therefore the conclusions presented in this report are indicative only and further assessment will be required to provide more certainty on the conclusions reached.

6.2.56 Radon levels have been quoted per site to inform any future judgements, investigations or design decisions made at the sites. Although the radon data used comes from the measurement of radon within homes, the data is intended to indicate the likely extent of the hazard in all buildings. The information is therefore also relevant to assessing workplace risks, in compliance with the Health & Safety at Work Act (1974).

6.2.57 In the context of the land contamination assessment, there are three essential elements:

- A source of contamination that is in, on or under the land and has the potential to cause harm or to cause pollution;
- A receptor that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body; and
- A pathway by which a receptor can be exposed to, or affected by, a contaminant.

6.2.58 Each of these elements can exist independently, but they create a risk only when they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This combination of source–pathway–receptor is described as a pollutant linkage.

6.2.59 The method for risk evaluation is a qualitative method based on an estimation of the risk. Risk estimation involves clarifying the magnitude of consequence and probability of risks from each source and for the purposes of this assessment each site has been assessed as high, medium or low risk depending on the presence of a pollution linkage and the sensitivity of the receptors. The assessment is not a reflection on the extent of the ground contamination or the associated cost in addressing any risks, only that one site may carry a greater risk than another site.

6.2.60 At this stage, and due to the limitations inherent within the data sources used, a precautionary approach has been adopted when classifying the degree of risk posed on each site. For example, a Medium risk site could be lowered (to Low risk) following further desk based or intrusive site investigation.

Flood Risk

6.2.61 There is no formalised methodology for the assessment of flood risk issues within a site option appraisal. Therefore, to assist with the site option reappraisal it was necessary to consider the conclusions of the Strategic Flood Risk Assessment (SFRA) and key planning documents including the SSLP, and all policies relating to flood risk. In addition, references have been made to the Parrett Catchment Flood Management Plan (CFMP), published in 2009. An initial assessment has indicated that potential sources of flooding to the site are likely to be from:

- Fluvial flooding;
- Surface water flooding;
- Sewer flooding; and
- Groundwater flooding.

6.2.62 All of the above sources of potential flood risk should be subject to additional screening and assessment during development of the scheme in line with the guidance provided by Planning Policy Statement 25 (PPS25): Development and Flood Risk, along with consideration of the site drainage, discharge from the roof and hardstanding areas and the requirement for Sustainable Drainage System (SuDS) techniques. PPS25 states that leisure uses are compatible in Flood Zones 1, 2 and 3a without the Exception Test. Hence, on the basis that the development falls within these flood zones it will be acceptable in principle and will then be subject to the site specific drainage characteristics,

6.2.63 Within the CFMP the town of Yeovil is designated as:

“Policy 4 - Areas of low, moderate or high flood risk where the Environment Agency are already managing the flood risk effectively but where they may need to take further actions to keep pace with climate change”.

6.2.64 The key sources of flood risk identified within the CFMP are:

- Sewer flooding; and
- Surface water flooding.

6.2.65 The SFRA investigated groundwater as a potential source of flooding; however, no groundwater events were recorded historically in the Yeovil area prior to 2008. The short listed sites were assessed with regard to their location within specific flood

zones together with a desk-based assessment of recorded fluvial, surface and groundwater flooding incidents.

7. STAGE 5: TECHNICAL ASSESSMENT RESULTS

7.1 SITE 2 YEOVIL RECREATION GROUND

Planning

- 7.1.1 Yeovil Recreation Ground is situated on the northern side of Yeovil framed by the back of residential properties to the east and west, Combe Street Lane to the north and an athletics track to the south.
- 7.1.2 Yeovil Recreation Ground lies within the urban area of Yeovil in close proximity to the town centre and the Site is designated as a 'No Development Area' subject to Policy EH10 of the adopted SSLP. Development within these areas will generally be resisted unless a special community, education or recreation need is identified. It is considered the proposed Sport Zone meets a clear community and recreation need as identified in the draft Core Strategy.
- 7.1.3 In terms of the sequential approach, the site benefits from a well served bus service, a high pedestrian catchment area and a main route (A359) from the town centre however the site is out of town and edge-of-town centre locations (SSLP Policy MC5). Consequently the site should only be considered if there are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300m of the defined Town Centre- Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).
- 7.1.4 In addition if the site is progressed as the preferred option proposals may need to demonstrate that there would be no net loss of playing pitches within Yeovil.

Ownership and Acquisition

- 7.1.5 The site is owned by South Somerset District Council and would incur no land acquisition costs, therefore considerably enhancing the site's business case.

Landscape

- 7.1.6 The site is located on the suburban/urban edge of a predominantly residential area, in the vicinity of educational buildings associated with Yeovil College. The site is currently used as a recreational ground bounded by back of residential properties to the east and west, Combe Street Lane to the north and an athletics track to the

south. The site has a south facing gentle slope rising to approximately 110-115m AOD. Lines of trees on site, together with the garden trees, contribute to the character of the local area.

7.1.7 The current recreational land use will not change should the development of the Sport Zone be sited here. However, part of the local landscape character of a suburban open space could be altered by the structure, hard surfacing and potential lighting introduced to the site by the Sport Zone development. The site is overlooked by adjacent residential properties to the east and west that may experience adverse visual impact although relatively large gardens with mature trees would serve to screen these views to the site, particularly, along eastern boundaries. Views into the site are limited to these visual receptors. Distant views are from the southwest but the development would not be expected to have a significant impact on the surrounding landscape character due to the presence of the College buildings.

Ecology

7.1.8 The site is currently used as a recreational area, with a pavilion building and ballpark to the southeast and playing fields to the north. Therefore the majority of the site is heavily mown grassland (plates 2.1 and 2.2) of low ecological value. Areas of potential are the trees lining the southern, eastern and northern boundaries, which separate the playing fields from the surrounding residential areas. Tree species present include horse chestnut, lime, sycamore and ash. These are of medium ecological value, with the potential of supporting breeding birds and bats. No invasive species were identified.



Plate 2.1 View of the recreation ground looking southwest



Plate 2.2 Tree lined boundary looking south toward athletics track

Contaminated Land

Summary of Site Setting

Historical site use	Generally undeveloped, farm, tanks ¹⁶
Current site use	Recreational ground
Landfills	None on site, historic landfill (Folly Fields) located approx 100m southeast
Pollution incidents (on-site)	None
Radon	3 – 5 % of homes in the Yeovil area are indicated to be at or above the Action Level, further site specific assessment should be undertaken to determine radon levels
Made ground	Likely in isolated areas
Drift geology	None
Solid geology	Beacon Limestone Formation
Source Protection Zones	None
Aquifer status	Principal Aquifer
Groundwater quality	Good
Groundwater vulnerability	'HU' indicated soils with high leaching potential ¹⁷ . This classification represents worst case as soil information for urban areas is based on fewer observations than elsewhere

Qualitative Risk Assessment

7.1.9 The site setting is considered to be of high sensitivity due to the presence of a Principal Aquifer and the absence of any low permeability drift deposits. Potential sources of contamination, with the exception of Radon, are likely to be associated with, and restricted to the area around the former farm (fuel storage); a tank was also located in this area. The Council have stated that unrecorded raising of land with made ground often occurs on recreational and amenity land to level it for sports purposes; this could be a potential source of contamination. In addition, the off-site historical landfill could also be a potential source. A number of potential receptors have been identified including site users, future site users and controlled waters. As such a number of pollutant linkages may exist. The overall risk rating is considered to be medium.

¹⁶ The historical site information was obtained from an on-line search of historical maps. The maps do not provide sufficient detail to determine the precise nature of the tanks, since the site had generally been utilised as a farm it is likely that the tanks were associated with farm activities and most probably had been above ground and used for fuel storage, heating oil etc.

¹⁷ The nature of the overlying soils can affect the downward passage of water and contaminants which could then impact sensitive aquifers. The soil vulnerability classification system provides an indication on the potential risk to aquifers based on the nature of the overlying soils. 'HU' refers to soils with a high leaching potential i.e. the soils that offer little protection to the aquifer because they are unlikely to be able to attenuate pollutants (the H indicates the High Leaching Potential and the U indicates the urban/built up nature to the environment).

Air Quality

7.1.10 Background concentrations of NO₂ at the nearest monitoring locations to this site are in excess of the Objective, which indicates that air quality is poor in the area. The site is accessed through the urban road network and so the key source of air pollution is likely to be from road traffic. Surrounding receptors will be more sensitive to increases in NO₂ caused by any increased congestion or slow flowing traffic than locations, outside the AQMA. Air Quality is capable of being a material planning consideration, especially where the development proposed is within an AQMA. However, the presence of an AQMA should not be a presumption against development or result in the sterilisation of a site from development. The traffic generated by the development may only moderately impact on the existing air quality problems.

Noise and Vibration

7.1.11 Yeovil Recreation Ground is surrounded by numerous adjacent residential receptors, each of which might potentially be affected by noise associated with this development. However, the site is already subject to sports uses and the general urban setting suggests that the adjacent receptors, whilst numerous, may be less sensitive. Whilst seemingly constrained by the proximity of housing to the overall site-search boundary, the relatively limited size of the proposed development would enable appropriate siting to minimise any adverse noise effects with sufficient space for designed-in mitigation, such as noise barriers around car parks etc.

Transport and Access

7.1.12 Yeovil Recreation Ground is bound to the north by Combe Street Lane, to the east and west by residential development and to the south by the Yeovil Arena athletics track. Vehicular access is currently provided from the east via Chilton Grove. In addition to accommodating access to the recreation ground, Chilton Grove acts as a residential access road where there are no existing on-street car parking controls. Chilton Grove junctions with Mudford Road (A359) at a give-way control priority junction. A secondary (informal) gated vehicular access is provided via Combe Street Lane from which the site retains an extended frontage.

7.1.13 In terms of the strategic highway, the site is well connected with the A37 (Ilchester Road) and the A303. The recreation ground is located within a sub-urban area and retains a significant pedestrian catchment area. The site is permeable to pedestrian movement with direct pedestrian access provided from Combe Street Lane from the

north, Chilton Grove and Mudford Road to the east, and Marsh Lane to the west. Pedestrian footways exist on all roads which surround the site and a pedestrian (zebra) crossing is provided on Mudford Road, in the vicinity of its junction with Chilton Grove.

7.1.14 Bus routes operate along Mudford Road (route 377), Combe Street Lane (route 377) and Ilchester Road (routes 2, 3, 52 and 54), all of which are accessible from the recreation ground. Yeovil Pen Mill and Yeovil Junction Rail Stations are located approximately 2 kilometres southeast and 3.7 kilometres south southeast respectively of the recreation ground. There are currently no designated cycle lanes located in the immediate vicinity of this site.

7.1.15 The site is currently accessible by a range of travel modes. In particular, the site is accessible by a number of high frequency bus services and is permeable to pedestrian movement. The site is provided with an existing vehicular access, the capacity of which will need to be tested to ensure that it is sufficient to meet the needs of the development. The site retains frontage onto Combe Street Lane South.

7.1.16 Previous Transport Studies concerning the development at the site highlighted that the potential pressure that the scheme could place on the local highway network could be mitigated through a series of junctions improvements.

Historic Environment

7.1.17 A large number of Listed Buildings are located within 1 kilometre of the site, with over six less than 500 metres from the site. There are a number of undesignated sites and finds in the surrounding area and given the use of the site as playing fields, potential exists for unrecorded archaeological sites to be preserved in situ.

7.1.18 The Council's Historic Environment Report (HER) indicates that a farm was located on the site in 1904 (Record No. 27008) which has since been removed. In addition, one undesignated site was recorded in the HER but this site was post-medieval in date and is no longer extant.

7.1.19 There are no Scheduled Monuments, Historic Parks and Gardens, Historic Battlefields, or Conservation Areas within 1 kilometre of the site. The site does not lie within an Area of High Archaeological Potential. Overall it is considered that the Sport Zone is unlikely to have a significant impact on these historic assets.

7.1.20 The site is not identified as being an area of moderate or high historic landscape sensitivity (Chris Blandford Associates, 2010), being as it is in an area of post-tithe

(1840 AD) settlement and having limited if any visibility or influence on the setting of designated historic assets.

Flood Risk

7.1.21 The site currently comprises undeveloped greenfield land and is located in Flood Zone 1 (i.e. outside the 1 in 1,000 year flood extent) and therefore is highly unlikely to experience fluvial flooding. The SFRA identifies that historical localised flooding has occurred in January 2008 to the north east of the site; the SFRA records the source as being from an overflowing watercourse and that the event had a 1 in 1 year return period.

7.1.22 Based on the above information it is anticipated that there will be low flood risk to the site.

Assessment Summary

Score	Description		
++	Significant Development Potential	-	Potential Constraints to Development
+	Strong Development Potential	--	Significant Constraints to Development
0	Average		

Yeovil Recreation Ground	Assessment Score regarding development potential and constraints
Assessment Topic	
Landscape	0
Ecology	+
Contaminated Land	0
Noise and Vibration	+
Air Quality	--
Transport and Access	+
Historic Environment	++
Flood Risk	++
Planning	+
Probability of acquisition	++
Overall Potential	+

7.2 SITE 4 BRIMSMORE KEY SITE

Planning

- 7.2.1 Brimsmore Key Site is located on the north-western outskirts of Yeovil on land to the north of Thorne Lane. The site comprising of agricultural land of some 53.8 hectares is identified on the SSLP Proposals Map as lying within Yeovil's Development Area, allocated as a 'Key Site' and subject to Proposal KS/YEWI/2 of the adopted SSLP. KS/YEWI/2 requires the provision of 580 new dwellings on the Key Site.
- 7.2.2 As stipulated in the SSLP 'Development Areas' are defined to show where, in principle, development is normally permitted, provided that it is in accordance with other Local Plan Policies. The SSLP allocates a series of key sites which represent the main areas for future development in the District. Paragraph 2.51 of the SSLP states,
- "The most appropriate approach to locating much of the required new development is considered to be concentrating development in the form of key sites"*
- 7.2.3 The principle of the development of the site has been clearly established in the grant of outline planning permission in August 2007 for its redevelopment for a mixed use development to provide some 830 dwellings, a new primary school, neighbourhood centre, improvement works to the local highway network, community woodland and 5 hectares of outdoor play space.
- 7.2.4 The landowners have confirmed they would be willing to enter into discussions with the Council regarding incorporating the Sport Zone within their development proposals and the potential revision of the existing site masterplan to include the Sport Zone.
- 7.2.5 In terms of the sequential approach the site is out of town and edge-of-town centre locations (SSLP Policy MC5) however the Site is well served by existing bus services. Given the Sites' out of centre location it should only be considered if there are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300m of the defined Town Centre- Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and the compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).

7.2.6 In summary there are no apparent constraints to prevent this site coming forward for the Sport Zone. The site lies within Yeovil's Development Area and is allocated as a Key Site. The site has been considered to be suitable for development in both the SSLP and the grant of the existing permission. In addition development of the Sport Zone within the Key Site would increase critical mass thereby increasing the viability of the Sport Zone and supporting community and social facilities and public transport. Development of the Key Site for a major mixed use scheme including the Sport Zone provides the opportunity to further enhance the accessibility of the site as part of the package of enhancements delivered through the site's comprehensive development, including enhanced walking and cycling facilities thereby considerably enhancing the sustainability of the site.

Ownership and Acquisition

7.2.7 The site is available and an initial discussion with the landowner has confirmed they would be willing to enter into discussions with the Council regarding incorporating the Sport Zone within a revised master plan for the Key Site.

7.2.8 A revised site masterplan for Brimsmore Key Site provides the opportunity for the Sport Zone to potentially relocate existing allocated leisure/amenity land, thereby providing the option of purchasing the land at a lower amenity/community value. This is dependant on the location of the Sport Zone in the wider site masterplan.

Landscape

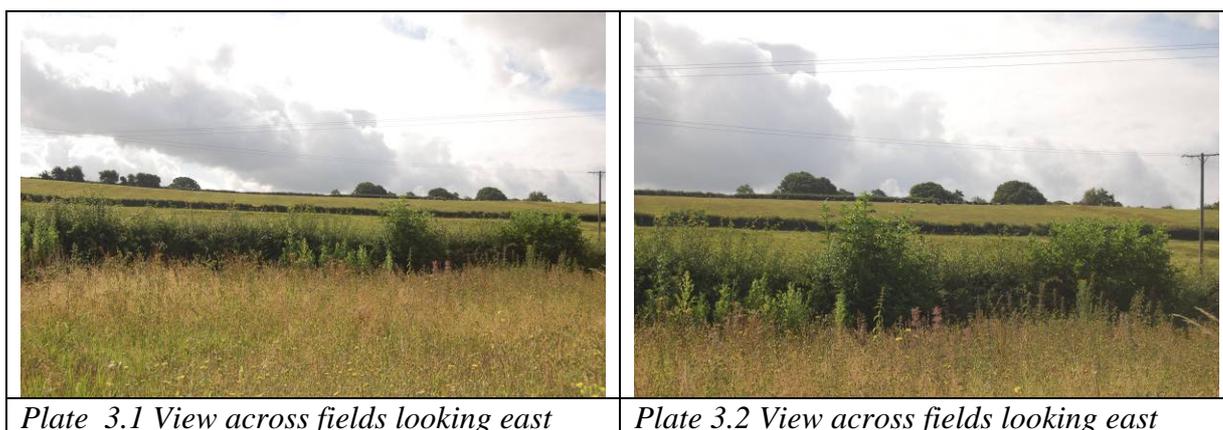
7.2.9 The site comprises agricultural land with an open boundary and some scattered mature trees. The topography slopes gently from approximately 100 metres AOD to the north to 85 metres AOD to the south. It is located within an allocated Key Site. The site is bounded by Thorne Lane to the south.

7.2.10 Due to the open nature of the site the Sport Zone development would have the potential to alter the local landscape character. In wider views the site is visible from surrounding landscape; if the development is located closer to the Roman Road where the ground rises higher the development will be more visually prominent. The visual receptors include residential properties along Thorne Lane as well as surrounding farm estates. There is currently an outline planning consent for development in this area so the principle of development has been established based on an agreed masterplan. This masterplan indicates a general arrangement of built form which has been planned to respect the landscape and visual sensitivities of the area.

7.2.11 Based on existing baseline conditions the development of the Sport Zone in this location could have an adverse impact on the surrounding character. However, screening of any proposed development would assist with mitigating any potential adverse impacts and if the Sport Zone forms part of a wider development then impact is likely to be neutral.

Ecology

7.2.12 The site is situated on the edge of Yeovil. It comprises mixed agricultural fields, separated into parcels of land by hedgerows and/or scattered trees. Site features such as the hedgerows, are of high ecological value, as they provide habitat for a range of species, such as birds, insects and butterflies, as well as acting as wildlife corridors across the landscape. The scattered trees present include oak, willow and ash which are of medium to high ecological value, with potential for some to support breeding birds and bats. Patches of rough grassland and wildflower areas have been left at field edges in some areas of the site, which have attracted butterflies and insects. No invasive species were identified.



Contaminated Land

Summary of Site Setting

Historical site use	Undeveloped
Current site use	Agriculture
Landfills	None on-site or within close proximity of the site but there are several small areas of in-filled land on-site.
Pollution incidents (on-site)	SSDC not aware of any known contamination issues
Radon	Map indicates 0-1% of homes shown to be at or above the Action Level. Further site specific assessment should be undertaken to confirm radon levels indicated on map
Made ground	Likely in isolated areas

Drift geology	None
Solid geology	Beacon Limestone Formation; Bridford Sand Formation (Sandstone) and Dryham Formation (Sandstone)
Source Protection Zones	None
Aquifer status	Principal Aquifer and Secondary Aquifer (A)
Groundwater quality	Good
Groundwater vulnerability	Groundwater vulnerability is assigned as I1 ¹⁸ above the Principal Aquifer, indicating soils with intermediate leaching potential that can possibly transmit a wide range of pollutants. An area of H1 is also present on-site, indicating soils of high leaching potential.

Qualitative Risk Assessment

7.2.13 The site setting is considered to be of medium to high sensitivity due to the presence of a Principal Aquifer and a Secondary Aquifer (A), as well as the absence of any low permeability drift deposits. A number of potential receptors have been identified including existing site users, future site users and controlled waters. It is considered that there is potential for contaminants of concern to be present within the in-filled areas on-site. In addition, the presence of radon will require further investigation to confirm the indication provided on the HPA radon map. The overall risk rating is considered to be medium.

Noise and Vibration

7.2.14 Brimsmore Key Site is a large site with space for designed-in mitigation. The site is located on the urban fringe and the adjacent minor road and nearby commercial area may already contribute to ambient noise for existing receptors to the southwest of the site.

7.2.15 The site has consent for a moderately sized housing scheme which potentially reduces the noise sensitivity of the site and its immediate surroundings. In addition, being very large, the site has ample scope for appropriate siting such that particularly noisy activities can be sited away from potentially sensitive receptors and there is scope for appropriate mitigation; the Masterplan already incorporates indicative mitigation using planting and other such measures and there is the space to allow for the construction of appropriate earth bunds for the purposes of noise mitigation should this be required. The expansion into the rural environment means adjacent rural receptors to the north and west of the site may be more sensitive to

¹⁸ 'I1' refers to soils with an intermediate leaching potential i.e. soils which can possible transmit a wide range of pollutants. (I indicates the Intermediate leaching potential of the soils). 'H1' refers to soils that have HIGH leaching potential and are unlikely to offer any protection to aquifers.

development, but the separation distances are significant and these properties are unlikely to be significantly adversely affected by noise from this development.

Air Quality

7.2.16 Although the land within Brimsmore Key Site is located in Yeovil's rural area it is inside the Yeovil AQMA and background concentrations of NO₂ at the nearest monitoring locations are in excess of the annual mean Objective. This indicates that the area and surrounding receptors will be more sensitive to increases in NO₂ caused by any increased congestion or slow flowing traffic than locations outside the AQMA. Air Quality is capable of being a material planning consideration, especially where the development proposed is within an AQMA. However, the presence of an AQMA should not be a presumption against development or result in the sterilisation of a site from development. The traffic generated by the Sport Zone may only moderately impact on the existing air quality problems in the area.

Transport and Access

7.2.17 The site is remote from Yeovil's urban conurbation and as such the site has no significant existing pedestrian catchment area.

7.2.18 The site is bound by Thorne Lane along the entire length of its southern boundary with open fields on all other sides. Larkhill Road runs in a north / south direction through the centre of the site and forms a roundabout junction with Thorne Lane approximately half way along the sites southern boundary.

7.2.19 There are currently a number of gated vehicular entrances to the site, however it appears that these are rarely used. Should the Sport Zone come forward on this site, a new vehicular access will be required from Thorne Lane or Larkhill Road.

7.2.20 In the vicinity of the site, Thorne Lane is a two-way urban road, with a pedestrian footway running along its southern side only. There is a pedestrian access with an adjacent dropped kerb/tactile paving/refuge island pedestrian crossing provided on Thorne Lane adjacent to the south east corner of the site. No designated cycle routes are currently located in the vicinity of this site.

7.2.21 Tintinhull Road which forms a roundabout junction with Thorne Lane just beyond the southeast corner of the site is served by bus route 52. Bus route 52 is an hourly service linking Yeovil with Bower Hinton, via Tintinhull, Ash and Martock. In addition the number 3 bus service stops along Wessex Road which is located approximately 120 metres south of the sites boundary. Bus route 3 is a half hourly service providing a link with Yeovil Town Centre.

- 7.2.22 The site is remote to the existing urban conurbation although public transport accessibility is provided along Tintinhull Road by bus service (route 52), which connects Yeovil with Bower Hinton and along Wessex Road (route 3), which provides a link with the Town Centre. Currently, the site does not retain a pedestrian or public transport catchment area and no cycle routes are in existence in the immediate vicinity of the site.
- 7.2.23 It is understood from the Council that the junction of Western Avenue/Thorne Lane experiences traffic congestion at peak times of demand and the proposed mixed-use development for Brimsmore Key Site, has the ability to impact on the existing highway's operation. A detailed assessment of development traffic impact will be required for the preferred development site, in advance of any planning application being made together with the need to consider how and where the Sport Zone impacts on the network and what additional mitigation measures are required. Such mitigation measures would include those being provided by the committed developments in the vicinity as well as proposals to improve the capacity of the Western Avenue/Thorne Lane junction.
- 7.2.24 In addition, detailed consultation will need to take place with the Local Transport Planning Team which is currently undertaking a review of the Western Corridor Study and introducing a Paramics model for the Western Corridor as a whole.

Historic Environment

- 7.2.25 Of significant interest is that 20 Listed Buildings are located within 1 kilometre of the site with some less than 500 metres away and the nearest being located 90 metres away. The Sport Zone could have potential negative impacts on the closest Listed Buildings however the implementation of appropriate mitigation impacts will reduce any negative impacts.
- 7.2.26 A geophysical survey (HER record no. 14102) and a trial evaluation (HER record no. 14454) have been carried out within the site boundary. The geophysical survey found a rectangular enclosure (HER record no. 14103) and geophysical anomalies (HER record no. 14104). The evaluation examined the anomalies and found evidence of Roman activity. Earthworks indicative of limestone quarrying are located in the eastern part of the site (HER record no. 55448). A WWII barrage balloon site is located along the southern boundary (HER record no. 13900). The Ilchester Roman Road runs through the site (HER record no. 55102). A quarry and spoil heap (HER record no. 55447). Thorne Coffin Conservation Area is located approximately 300m to the west of the site. The Sport Zone could have potential negative impacts

on the setting of the Thorne Coffin Conservation Area however the implementation of appropriate mitigation impacts will reduce any negative impacts.

7.2.27 There are no Scheduled Monuments, Historic Parks and Gardens, or Historic Battlefields within 1 kilometre nor does the site does lie within an Area of High Archaeological Potential.

7.2.28 The site is identified as falling within three areas (one at the east, west and northern extents of the site boundary) of moderate sensitivity for historic assets and their settings (Chris Blandford Associates, 2010) which could influence the character of development within these three small extents within the site boundary.

Flood Risk

7.2.29 The site currently comprises undeveloped Greenfield land and is located in Flood Zone 1 (i.e. outside the 1 in 1,000 year flood extent) and therefore is highly unlikely to experience fluvial flooding. The SFRA identifies that no historical flooding has been reported at the site.

7.2.30 Based on the above information it is anticipated that there will be low flood risk to the site.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraint to Development
+	Strong Potential for Development	--	Significant Constraint to Development
0	Average Potential for Development		

Brimsmore Key Site	Assessment Score
Assessment Topic	
Landscape	+
Ecology	-
Contaminated Land	0
Noise and Vibration	+
Air Quality	--
Transport and Access	+
Historic Environment	0

Brimsmore Key Site	
Flood Risk	++
Planning	++
Probability of acquisition	++
Overall Potential	++

7.3 SITE 10 KEYFORD

Planning

- 7.3.1 The subject site is situated at the southern edge of Yeovil bounded by the A37 Yeovil - Dorchester Road and the East Coker Road. The site comprises an area of high-grade agricultural land totalling 49.70 hectares. The site does not benefit from any land use allocations and is located outside Yeovil's existing Development Area, where development is strictly controlled and proposals would need to contribute to the regeneration of the town, maintains or enhances the environment and does not facilitate the need to travel. Adopted SSLP Policy ST3, states,
- “Outside the defined development areas of towns, rural centres and villages, development will be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.”*
- 7.3.2 The site does however lie within the Keyford and Barwick Area of Search for the potential Yeovil urban extension. It is envisaged that the Yeovil urban extension will contain a mix of land-uses, including leisure and supporting infrastructure and services to help meet existing and future community needs. This provides a medium to long-term development opportunity for the Sport Zone to be incorporated at an early stage into the urban extension master planning process.
- 7.3.3 The Sustainability Appraisal (SA) of Yeovil's Strategic Growth Options¹⁹ and the Draft Core Strategy identify the Keyford and Barwick area of search as one of the three best growth options to meet the District's growth requirements. Particular benefits identified by the SA include close proximity to Yeovil town centre, good access to key services, located close to the two mainline train stations (Yeovil Pen Mill and Yeovil Junction), the bus station and the Yeovil Country Park.
- 7.3.4 The South West Regional Spatial Strategy Proposed Changes Document has allocated 5,000 new homes to be located in an area of search on the edge of Yeovil. After initial discussions with planning officers it is the Council's intention to continue with the planning of the urban extension but with a reduced housing allocation to approximately 3,700 new homes.

¹⁹ South Somerset Local Development Framework, The Sustainability Appraisal of Yeovil's Strategic Growth Options, February 2010- Update

- 7.3.5 If the Keyford and Barwick growth option is included as part of an adopted Core Strategy or an Urban Extension Area Action Plan (AAP) there is the major opportunity for the Sport Zone to be provided as part of the urban extension. An adopted Core Strategy or Urban Extension AAP would provide the planning framework for the future development of the area. Any future masterplan created for the urban extension could be designed to include the Sport Zone.
- 7.3.6 However, if the Council decides to promote the Sport Zone through a separate Urban Extension AAP, rather than allocating the urban extension for mixed-use development in the Core Strategy then this could have serious implications in terms of delivering the Sport Zone in the short to medium term as it is anticipated that the preparation of the Urban Extension AAP will not commence until after the adoption of the Core Strategy in Winter 2011 and then the preparation of the Urban Extension AAP will take at least a further eighteen months to adopt.
- 7.3.7 Despite the site forming a contiguous area with the built up area of Yeovil the site falls outside the allocated Development Area and is located on the periphery of Yeovil's urban area, consequently it is considered that the deliverability of this site to accommodate the Sport Zone is largely dependent upon the progression of the Keyford and Barwick urban extension.
- 7.3.8 In terms of the sequential approach, the site is out of town and edge-of-town centre locations (SSLP Policy MC5) and has a relatively poor existing bus service accessibility although the site is within 3 kilometres and 2 kilometres of Yeovil Pen Mill and Yeovil Junction Rail Stations respectively. Consequently the site should only be considered if there are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300m of the defined Town Centre- Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).
- 7.3.9 In summary the delivery of the Sport Zone on this site would be more problematic compared with the other short listed sites given the site is not currently allocated for development in the SSLP or emerging Local Development Documents and it lies outside the defined Development Area, where development is strictly controlled. Notwithstanding the above, if the Keyford and Barwick growth option is selected as

the preferred urban extension area then the site's development potential increases. The Yeovil urban extension is also likely to deliver enhanced public transport services, walking and cycling facilities thereby considerably enhancing the accessibility and sustainability of the site.

Ownership and Acquisition

7.3.10 The site is in multiple ownership although it is considered that land to accommodate the Sport Zone could be purchased, however this would potentially involve negotiations involving more than one landowner which may create additional complications.

7.3.11 Overall, it is considered that the current landowners are willing to hold the land in the short to medium term and are prepared to wait until such a time as the prospects of securing planning consent for residential development are enhanced.

Landscape Setting

7.3.12 The site forms part of a characteristic regional landscape on the southern edge of the suburban residential area of Yeovil. It comprises large-scale open fields on a south-facing slope with open views to the countryside rising gently to the south. Pavyotts Lane, which would have been a historical access from Roman Road to Roman Villa located west of the site, has narrow tracks with dense vegetation which add to the historical and rural landscape character.

7.3.13 The site has moderate to high landscape sensitivity identified in the 'Peripheral Landscape Study – Yeovil'. Large buildings and hard surfaced areas have the potential to alter the local character of the area and should the Sport Zone development be sited here it is likely to be visually prominent. Most of this site area, except the northeastern area, is identified to have low visual sensitivity in the 'Peripheral landscape study – Yeovil', although the site has a wide zone of visual influence from the south. If the Sport Zone development is located near Pavyotts Lane, the characteristic road is likely to be affected.

7.3.14 This site is one of the areas of search for the potential Yeovil urban extension, possibly in the form of an eco-town. One of the requirements of an eco town standard is the provision of a 40% open space as part of the overall masterplan. Therefore, in the event that this site is progressed as the preferred Sport Zone location, it will be necessary to site the development with regard to the areas of known sensitivity together with the necessary provision of open land.

Ecology

7.3.15 This site comprises arable agricultural fields, separated into parcels of land by hedgerows, scattered trees, tracks and country lanes off the main A37 road. The Site includes species rich hedgerows (containing species such as hawthorn, beech and elder) and are of high ecological value. Patches of rough grassland and wildflower areas have been left at field edges in some areas of the site, which have attracted butterflies and other insects. The scattered trees present such as oak, willow and ash are of medium to high ecological value, with potential for some to support breeding birds and bats. No invasive species were identified.



Plate 4.1 View across fields looking east



Plate 4.2 View across fields looking east

Contaminated Land

Summary of Site Setting

Historical site use	Generally undeveloped, possible Smithy, Keyford House
Current site use	Agriculture (Grade 1 Agricultural Land Classification)
Landfills	None on site, historic landfill (Pavyotts Farm) located approximately 300m south
Pollution incidents (on-site)	None
Radon	3 – 5 % of homes in the Yeovil area are indicated to be at or above the Action Level, further site specific assessment should be undertaken to determine radon levels
Made ground	Likely in isolated areas
Drift geology	None
Solid geology	Bridport Sand Formation
Source Protection Zones	None
Aquifer status	Secondary Aquifer (A)

Groundwater quality	Good
Groundwater vulnerability	Assigned as I1 ²⁰ indicating soils with intermediate leaching potential, and can possibly transmit a wide range of pollutants

Qualitative Risk Assessment

7.3.16 The site setting is considered to be of medium sensitivity due to the presence of a Secondary Aquifer (A) and the absence of any low permeability drift deposits. Potential sources of contamination, with the exception of Radon, are likely to be associated with, and restricted to the area around the Smithy/Keyford House related oil storage. However, the off-site historical landfill could also be a potential source of contamination. A number of potential receptors have been identified including existing site users, future site users and controlled waters. As such a number of pollutant linkages may exist. The overall risk rating is considered to be medium.

Noise and Vibration

7.3.17 Keyford is a large site able to accommodate designed-in mitigation such as noise barriers and with ample room to allow for appropriate siting away from residential properties. The expansion into the rural environment means adjacent receptors may be more sensitive to the development but the large site area would allow the development to be located away from the sensitive receptors, with space for appropriate mitigation measures and the site has been evaluated accordingly.

Air Quality

7.3.18 Keyford is a rural location outside the Yeovil AQMA which would be accessed via an A-road. Keyford has the lowest monitored annual mean NO₂ concentration of 21µg.m⁻³ alongside Yeovil Showground. Air quality can therefore be described as relatively good. As a result, the sensitivity to changes in NO₂ concentration is lower than locations such as Yeovil Recreation Ground, Brimsmore Key Site and the land adjacent to Garador which are located inside the AQMA. The boundary of the Keyford site is within 20 metres of the nearest offsite receptor although there is the potential within the site area to locate the development away from this as discussed in the landscape section above.

²⁰ 'I1' refers to soils with an intermediate leaching potential i.e. soils which can possibly transmit a wide range of pollutants. (I indicates the Intermediate leaching potential of the soils). 'H1' refers to soils that have HIGH leaching potential and are unlikely to offer any protection to aquifers.

Transport and Access

- 7.3.19 The A37 (Dorchester Road) runs adjacent to the eastern boundary of the site in a north/south direction. This site is located on the opposite side of Dorchester Road to Site 11 Yeovil Showground. Whilst the site retains a significant frontage to Dorchester Road this boundary is largely defined by a substantial hedgerow/tree line.
- 7.3.20 Vehicular access to the site is currently provided from Pavyotts Lane, via a significant 4-arm roundabout junction with Dorchester Road. Approximately 40 metres from Dorchester Road, Pavyotts Lane becomes a two-way single-track road and is rural in nature. If this site was to be developed for a Sport Zone then the site's vehicular access must either be located close to the Dorchester Road junction, or Pavyotts Lane will require some upgrade in order to accommodate two-way traffic movement.
- 7.3.21 No pedestrian footway is currently provided along Pavyotts Lane. However there is a shared cycleway/footway running along the western side of the A37 adjacent to the site. Tarratt Lane, a bridleway, routes through the centre of this site in a north-south direction.
- 7.3.22 The site is located on the edge of Yeovil's urban area with residential development bounding the site on its northwestern side only. The site's pedestrian catchment area is therefore limited.
- 7.3.23 No bus routes operate in the immediate vicinity of the site. The closest services (routes 4 and 61) operate along the A30 (West Coker Road) near its junction with the A37, with bus stops located a walk distance of 600 metres from the north-east corner of the site.
- 7.3.24 Yeovil Pen Mill Rail Station located approximately 3 kilometres northeast of the site and Yeovil Junction Rail Station approximately 2 kilometres east of the site.
- 7.3.25 The site is able to connect with a shared off-street pedestrian/cycle route. However, the site is not easily accessible by bus public transport and the pedestrian catchment area is limited by its edge-of-town location. Whilst a vehicular access is provided to the site from Dorchester Road (A37) via Pavyotts Lane, some upgrade to this link may be required to accommodate two-way access to the Sport Zone.

Historic Environment

- 7.3.26 Of significant importance is the number of Listed Buildings that are located within 1 kilometre of the site, with Keyford House (Grade II) Listed Building (HER record no. 50481) and an Outbuilding (Grade II) Listed Building (HER record no. 50482) being

located within the site boundary. There are also a number of Listed Buildings immediately outside the boundary of the site. The Sport Zone could have adverse impacts on the setting of these historic assets however the implementation of appropriate mitigation impacts will reduce any negative impacts.

7.3.27 Trial trenching (HER record no. 11307) at the north end of the site did not reveal any archaeological interest and the Ilchester to Dorchester Roman Road (HER record no. 55102) runs along the eastern boundary of the site. A site (ring ditch) is recorded from aerial photographs (HER record no. 53922) however no further details are known, and a WWII barrage balloon site (HER record no. 17234) is located at the southern end of the site boundary though many of the features are likely to have been removed following more modern day activity.

7.3.28 A Scheduled Monument (Roman villa north of Dunnock Lane) is located approximately 120m away from the site. Barwick Park Historic Park and Garden (Grade II*) is located approximately 270 metres away from the site.

7.3.29 There are no Historic Battlefields or Conservation Areas within 1 kilometre of the site nor does site lie within an Area of High Archaeological Potential.

7.3.30 The site lies within an area of moderate historic landscape sensitivity with areas of moderate to high landscape sensitivity in relation to the setting of designated historic assets (Chris Blandford Associates, 2010), which could influence the character of development within areas of the site boundary (mainly the west, the south east and the north east due to the proximity of the Listed Buildings and Scheduled Monument described above).

Flood Risk

7.3.31 The site currently comprises undeveloped greenfield land and is located in Flood Zone 1 and therefore is highly unlikely to experience fluvial flooding. The SFRA identified that historical localised flooding occurred in both April 1998 and December 2007 to the West of the site in Barwick. The sources of flooding are believed to be fluvial flooding and an overflowing watercourse with a 1 in 5 year return period identified for the 2007 event. Based on the above information it is anticipated that there will be low flood risk to the site.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraints to Development
+	Strong Potential for Development	--	Significant Constraints to Development
0	Average Potential for Development		

Keyford	Assessment Score
Assessment Topic	
Landscape	-
Ecology	-
Contaminated Land	0
Noise and Vibration	++
Air Quality	+
Transport and Access	0
Historic Environment	-
Flood Risk	++
Planning	0
Probability of acquisition	0
Overall Potential	0

7.4 SITE 11 YEOVIL SHOWGROUND

Planning

- 7.4.1 The site is situated on the periphery of Yeovil's urban area, at its southern edge off the A37 Yeovil - Dorchester Road. The site adjoins the playing fields used regularly by Yeovil Rugby Club and the local community for horse trials, steam fairs, car boot sales and firework displays.
- 7.4.2 Similar to Site 10 Keyford the site does not benefit from any land use allocations and is located outside Yeovil's existing Development Area, thereby subject to SSLP Policy ST3, which states,
- “Outside the defined development areas of towns, rural centres and villages, development will be strictly controlled and restricted to that which benefits economic activity, maintains or enhances the environment and does not foster growth in the need to travel.”*
- 7.4.3 Although the site lies outside Yeovil's Development Area the site benefits from lying within the Keyford and Barwick Area of Search for the potential Yeovil urban extension. It is envisaged that the Yeovil urban extension will contain a mix of land-uses, including leisure and supporting infrastructure and services to help meet existing and future community needs. This provides medium to long-term development opportunity for the Sport Zone to be incorporated at an early stage into the urban extension master planning process.
- 7.4.4 If the Keyford and Barwick growth option is included as part of an adopted Core Strategy or an Urban Extension AAP there is the major opportunity for the Sport Zone to be provided as part of the urban extension. Any future masterplan created for the urban extension could be designed to include the Sport Zone.
- 7.4.5 Despite the site currently being used for amenity uses the site is located on the periphery of Yeovil's urban area and falls outside Yeovil's allocated Development Area, consequently it is considered that the deliverability of this site to accommodate the Sport Zone is largely dependent upon the progression of the Keyford and Barwick urban extension.
- 7.4.6 In terms of the sequential approach, the site is out of town and edge-of-town centre locations (SSLP Policy MC5) and suffers from a relatively poor bus service although the site is within 3 kilometres and 2 kilometres of Yeovil Pen Mill and Yeovil Junction Rail Stations respectively. Consequently the site should only be considered if there

are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300 metres of the defined Town Centre - Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).

- 7.4.7 In summary the delivery of the Sport Zone on this site would be more problematic compared with the other short listed sites given the site is not currently allocated for development in the SSLP or emerging Local Development Documents, it lies outside the defined Development Area, where development is strictly controlled. Notwithstanding the above, if the Keyford and Barwick growth option is selected as the preferred urban extension area then the site's development potential increases. The Yeovil urban extension is also likely to deliver enhanced public transport services, walking and cycling facilities thereby considerably enhancing the accessibility and sustainability of the site.

Ownership and Acquisition

- 7.4.8 The landowners are willing to enter into discussions with the Council regarding the opportunity of incorporating the Sport Zone within the site, subject to replacing existing community uses on suitable alternative sites.
- 7.4.9 The site lies within the area of search for the potential Yeovil Urban Extension, thereby the site's long-term future alternative use is likely to be residential in nature. However given the site is unlikely to come forward as residential development in the short or medium term there may be the opportunity to purchase the land at or around amenity use value.

Landscape setting

- 7.4.10 Similar to the Keyford site, Yeovil Showground is located outside Yeovil's urban area and due to the local topography it is visible from a wider surrounding countryside to the south.
- 7.4.11 The site is adjacent to Barwick Park, a Registered Historic Park and Garden, and the site contributes to the setting of the designated site. A development with a large built form and hard surfaced area, such as the proposed Sport Zone, would affect the historical setting. Development within the site if it is set to the north of the Rugby

Ground and facilities, will be exposed and the landscape character affected, when viewed from wider countryside to the south. This is reflected in the 'Peripheral Landscape Study – Yeovil' in which the site is identified to have moderate landscape sensitivity and high visual sensitivity.

7.4.12 In the event that this site is progressed as the preferred Sport Zone location, it will be necessary to site the development with regard to the areas of known sensitivity together with the necessary provision of open land (refer to paragraph 7.3.14).

Ecology

7.4.13 The site predominantly consists of open grassland with access tracks and of low ecological value. The site has vegetated boundary edges on all sides, with large mature trees to its northern and eastern edges of high ecological value, and scattered hedgerows and medium value trees and bushes to the south and west. There are small patches of rough grassland which may hold potential for reptiles in the area. No invasive species were identified.



Plate 5.1 View looking north toward the show ground

Contaminated Land

Summary of Site Setting

Historical site use	Undeveloped
Current site use	Showground (Grade 1 Agricultural Land Classification)
Landfills	None on site, historic landfill (Pavyotts Farm) located approx 300 metres south
Pollution incidents (on-site)	None
Radon	3 – 5 % of homes in the Yeovil area are indicated to be at or above the Action Level, further site specific assessment should be undertaken to determine radon levels
Made ground	Likely in isolated areas

Drift geology	None
Solid geology	Bridport Sand Formation
Source Protection Zones	None
Aquifer status	Secondary Aquifer (A)
Groundwater quality	Good
Groundwater vulnerability	Groundwater vulnerability assigned as I1 ²¹ indicating soils with intermediate leaching potential that can possibly transmit a wide range of pollutants

Qualitative Risk Assessment

7.4.14 The site setting is considered to be of medium sensitivity due to the presence of a Secondary Aquifer (A) and the absence of any low permeability drift deposits. However, the off-site historical landfill could also be a potential source. A number of potential receptors have been identified including existing site users, future site users and controlled waters. As such a number of pollutant linkages may exist. The overall risk rating is considered to be medium.

Noise and Vibration

7.4.15 The Yeovil Showground is a moderate sized plot allowing some flexibility in design. The number of adjacent receptors is limited and the adjacent main road and uses already contribute to the ambient noise environment. The site may be suitable for the use of noise barriers. The expansion into the rural environment means adjacent receptors may be more sensitive to development and there is also the potential for disturbance to adjacent ecological and recreational amenity uses. However, the large size of the site may allow the development to be located away from the sensitive receptors and there is ample space for the provision of noise mitigation such as barriers etc, and the site has been evaluated accordingly.

Air Quality

7.4.16 Yeovil Showground is a rural location outside the Yeovil AQMA which has the lowest monitored annual mean NO₂ concentration of 21µg.m⁻³ alongside Keyford.

7.4.17 As a result, the sensitivity to changes in NO₂ concentration is lower than locations such as Yeovil Recreation Ground, Brimsmore Key Site and the land adjacent to Garador which are located inside the AQMA. The nearest off-site receptor location is

²¹ 'I1' refers to soils with an intermediate leaching potential i.e. soils which can possible transmit a wide range of pollutants. (I indicates the Intermediate leaching potential of the soils). 'H1' refers to soils that have HIGH leaching potential and are unlikely to offer any protection to aquifers.

20-30 metres from Yeovil Showground which is further away than the nearest receptor to Keyford.

Transport and Access

- 7.4.18 The site is located on the opposite side of the Dorchester Road (A37) from Site 10: Keyford. This site retains highway frontage on three sides, with open fields located directly to the east.
- 7.4.19 Dorchester Road runs adjacent to the western boundary of the site in a north / south direction. There is no existing access provided directly from Dorchester Road, which is divided from the site by an embankment.
- 7.4.20 A vehicular access is currently provided to the site from Two Tower Lane, on the site's northern boundary. The site is located on the edge of Yeovil's urban area and as such the ability to attract pedestrian trips will be limited. However, the site is connected to the designated pedestrian/cycle routes that route alongside Dorchester Road and connect with Church Lane and Two Tower Lane.
- 7.4.21 No bus routes operate in the immediate vicinity of the site. The closest services operate along the A30 (West Coker Road) near its junction with the A37, with bus stops located a walk distance of 500 metres from the northwest corner of the site.
- 7.4.22 Yeovil Pen Mill Rail Station located approximately 2.5 kilometres northeast of the site and Yeovil Junction Rail Station is located approximately 1.7 kilometres to the east.
- 7.4.23 The site is not easily accessible by public transport and the pedestrian catchment area is limited by the site's relative peripheral location. An existing point of vehicular access exists to the site from Dorchester Road (A37) Two Tower Lane. The site is able to connect with a shared off-street pedestrian/cycle route.

Historic Environment

- 7.4.24 Of key interest and importance is the presence of Barwick Park Historic Park and Garden (Grade II*) which is located approximately 50 metres away. In addition, a number of Listed Buildings are located less than 500 metres away. The Sport Zone could have adverse impacts on the setting of these historic assets.
- 7.4.25 A Scheduled Monument (Roman villa north of Dunnock Lane) is located approximately 700 metres away. A number of Listed Buildings are located between 500m and 1 kilometre away.
- 7.4.26 The presence of the Historic Park and Garden and Roman Road nearby, as well as possible medieval and post-medieval pottery found in the watching brief for the water

main indicate the potential for further archaeological sites particularly given the relatively undisturbed history of the site.

7.4.27 The site lies within an area of moderate historic landscape sensitivity and a high sensitivity in relation to the setting of designated historic assets (Chris Blandford Associates, 2010), which could influence the character of development within the whole site boundary (due to the proximity to the Historic Park and Garden described above).

7.4.28 Due to the level of sensitivity presented by this site detailed consultation with SSDC and English Heritage should be undertaken, in the event that this site is selected as the preferred option, with a view to identifying the potential for mitigating adverse impacts through design.

Flood Risk

7.4.29 The site currently comprises undeveloped greenfield land and is located in Flood Zone 1 and therefore is highly unlikely to experience fluvial flooding. The SFRA identified that historical localised flooding has occurred in both April 1998 and December 2007 to the South of the site in Barwick. The sources of flooding are believed to be fluvial flooding from an overflowing watercourse with a 1 in 5 year return period.

7.4.30 Based on the above information it is anticipated that the site is subject to a low risk of flooding.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraints to Development
+	Strong Potential for Development	--	Significant Constraints to Development
0	Average Potential for Development		

Yeovil Showground	Assessment Score
Assessment Topic	
Landscape	-
Ecology	0

SITE OPTIONS RE-APPRAISAL FOR YEOVIL SPORT ZONE

Contaminated Land	0
Noise and Vibration	++
Air Quality	+
Transport and Access	0
Historic Environment	-
Flood Risk	++
Planning	0
Probability of acquisition	0
Overall Potential	0

7.5 SITE 26- LAND EAST OF HUISH PARK

Planning

- 7.5.1 The site situated on the western side of Yeovil with Huish Park Football Stadium to the west, Western Avenue Road to the east and located close to a key Yeovil commercial quarter with Houndstone Business and Retail Parks nearby. The site is currently used as practice grounds by Yeovil Town Football Club.
- 7.5.2 The site is identified on the SSLP Proposals Map as lying within Yeovil's Development Area, however the site does not benefit from any specific land use allocation or existing planning consent. As stipulated in the SSLP 'Development Areas' are defined to show where, in principle, development is normally permitted, provided that it is in accordance with other Local Plan Policies.
- 7.5.3 In terms of the sequential approach, the site is out of town and edge-of-town centre location (SSLP Policy MC5) and is relatively well served by existing bus services. Consequently the site should only be considered if there are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300 metres of the defined Town Centre- Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).
- 7.5.4 There are no apparent planning constraints to prevent this site coming forward for the Sport Zone. The site falls within Yeovil's 'Development Area' and there are no policies restricting the development of the site. Although the site is subject to Ministry of Defence, Abbey Manor Group and SSDC covenants which control its use. To bring this site forward the restrictive covenants that have been put on the site will need to be overcome.
- 7.5.5 It is considered that the development of the Sport Zone adjacent to Huish Park Football Ground provides the opportunity for the co-location of sports facilities and provide a major leisure hub for South Somerset. However if the site is progressed as the preferred option this could have implications on Yeovil Town Football Club's aspiration to expand their stadium and associated training facilities and proposals may need to demonstrate that there would be no net loss of playing fields. In addition there could be potential clashes on match days which could constrain community use

of the Sport Zone, with potential adverse impacts on the Sport Zone's viability, traffic and parking issues.

Ownership and Acquisition

- 7.5.6 The Council owns some 4.5 acres of land at this site and the site is legally subject to public recreational use. The site has various covenants which control its current use. This results in an added degree of complexity in terms of overcoming any restrictive covenants.

Landscape Setting

- 7.5.7 The site forms part of the eastern edge of Huish Park which is located along the northern end of Western Avenue. Its immediate neighbouring context is an innovation centre to the north, business park to the south, residential area to the east and the stadium of Huish Park to the west.
- 7.5.8 The Sport Zone has the potential to alter the open nature of the site even though the recreational land use will remain the same. The residential properties overlooking the site from Western Avenue are likely to experience adverse visual impact. The site is located on the edge of an island of large-scale developments and the scheme will fill the open space within the island which currently provides a relief within the developed area and a good transition to the abutting residential area to the east. Consideration of siting the development away from Western Avenue could minimise the impact of the development.

Ecology

- 7.5.9 This site consists of heavily mown grassland used for training football pitches for Yeovil Town Football club, of low ecological value in its current state. Ecological potential of the site is from the medium value trees with line all sides of the site which are predominately scattered lime trees, of medium value. These trees could support breeding birds, but less likely to support bats. Some areas of rough grassland that is cut less frequently to the southern edges could provide potential habitat for reptiles. No invasive species were identified.



Contaminated Land

Summary of Site Setting

Historical site use	Undeveloped
Current site use	Recreational field with hardstanding in the south. Deciduous trees in the centre of the site. The site is located within a business park, adjacent to a football ground.
Landfills	None on site or in close proximity
Pollution incidents (on-site)	None identified. The military camp is largely redeveloped but areas to the southwest of the football stadium remain in MOD control.
Radon	Map indicates 0-1% of homes shown to be at or above the Action Level. Further site specific assessment should be undertaken to confirm radon levels indicated on map
Made ground	Potential to be present in isolated areas
Drift geology	None
Solid geology	Beacon Limestone Formation
Source Protection Zones	None
Aquifer status	Secondary A
Groundwater quality	Good
Groundwater vulnerability	Groundwater vulnerability is assigned as HU ²² indicating soils with a high leaching potential. A worst-case vulnerability classification H is assumed as soil information for urban areas is based on fewer observations than elsewhere.

²² The nature of the overlying soils can affect the downward passage of water and contaminants which could then impact sensitive aquifers. The soil vulnerability classification system provides an indication on the potential risk to aquifers based on the nature of the overlying soils. 'HU' refers to soils with a high leaching potential i.e. the soils offer little protection to the aquifer because they are unlikely to be able to attenuate pollutants. (the H indicates the High Leaching Potential and the U indicates the urban/built up nature to the environment)

Qualitative Risk Assessment

7.5.10 The site is considered to be of medium sensitivity due to presence of a Secondary Aquifer (A) and the absence of any low permeability drift deposits. Although a number of potential receptors have been identified including existing site users, future site users and controlled waters, the potential presence of contaminants of concern is considered to be limited, largely to the southern half of the site. It is unknown whether there were any structures formerly present on top of the hardstanding in the south of the site, and the composition of the material present underneath the hardstanding is also unknown. The presence of made ground (and potential contamination) in the northern section of the site is likely to be limited to isolated areas. Radon will require further investigation to confirm the indication provided on the HPA radon map. The overall risk rating is considered to be medium.

Noise and Vibration

7.5.11 The Land East of Huish Park is an urban location next to busy local road on the edge of a commercial area and Yeovil Town Football Club stadium, which may already contribute significantly to the ambient noise. The site may be suitable for the use of noise barriers but these may have to be limited in height on eastern side nearest to existing receptors. However, the site is suitably sized and positioned such that development towards the western side of the site would increase the separation distance to the adjacent potentially sensitive receptors.

Air Quality

7.5.12 The land East of Huish Park is inside the Yeovil AQMA in an urban setting and would be accessed by urban roads. Although local monitoring data is not available, it is likely that the annual mean Objective is exceeded here and existing air quality will be poor, which may only be moderately impacted by the Sport Zone. Although there are sensitive receptors located within 20 metres of the site, it is adjacent to Yeovil Town Football Club's existing stadium. Air Quality is capable of being a material planning consideration, especially where the development proposed is within an AQMA. However, the presence of an AQMA should not be a presumption against development or result in the sterilisation of a site from development.

Transport and Access

7.5.13 The site is bound by Copse Road to the north, Western Avenue to the east and the Yeovil Town Football Club – Supporters Car Park access road to the west. Copse Road and Western Avenue form a priority junction just beyond the northeast

boundary of the site including pedestrian crossing facilities. There appears to be no existing vehicular access to the site which is divided from Western Avenue by a grass verge. There is a footway along the opposite side of Western Avenue.

7.5.14 Pedestrian access is provided off Western Avenue located approximately half way along the site's eastern boundary. Directly adjacent to the pedestrian access there is a signalised pedestrian crossing on Western Avenue. The surrounding area is predominantly residential, with the Westminster residential estate located immediately opposite the site. The site therefore has potential to attract a moderate level of pedestrian movements.

7.5.15 Yeovil Pen Mill Rail Station is located approximately 4.2 kilometres east of the site and Yeovil Junction Rail Station approximately 5 kilometres south east of the site. There are bus stops at the Copse Road/Western Avenue junction in association with bus service no.1. Whilst there are no bus stops along Western Road for the no.1 service, a 'hail and ride' system is in operation.

7.5.16 The site is accessible by bus and has a moderate pedestrian catchment area. There is no existing dedicated cycle link. A new vehicular access will have to be provided as the site is currently served by the football club's vehicular access.

Historic Environment

7.5.17 Thorne Coffin Conservation Area is located approximately 350 metres to the north of the site and there are 24 Grade II and 1 Grade II* Listed Buildings located within 1 kilometre of the site, with the nearest being 90 metres outside the site boundary. The Sport Zone is unlikely to have significant impacts on these historic resources.

7.5.18 An extensive WWII military camp called Houndstone Camp is partially within the site (HER record no. 57019) and a 9-hole golf course is partially covered by the site and fell out of use during WWII (HER record no. 29815). Previous disturbance from the WWII military camp and golf course may have affected the preservation of unrecorded sites, though as these activities may not have resulted in extensive disturbance a potential remains for unrecorded heritage assets to be preserved within the site. There are no Scheduled Monuments, Historic Parks and Gardens, or Historic Battlefields within 1 kilometre of the site nor does it lie within an Area of High Archaeological Potential.

7.5.19 The site is not identified as being an area of moderate or high historic landscape sensitivity (Chris Blandford Associates, 2010), being as it is in an area of post-tithe

(1840 AD) settlement and having limited if any visibility or influence on the setting of designated historic assets.

Flood Risk

7.5.20 The site currently comprises undeveloped greenfield land and is located in Flood Zone 1 and therefore is highly unlikely to experience fluvial flooding. The SFRA identified that no historical flooding has been reported at the site. It is anticipated that there will be low flood risk to the site.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraints to Development
+	Strong Potential for Development	--	Significant Constraints to Development
0	Average Potential for Development		

Land East of Huish Part	Assessment Score
Assessment Topic	
Landscape	0
Ecology	+
Contaminated Land	0
Noise and Vibration	0
Air Quality	-
Transport and Access	+
Historic Environment	+
Flood Risk	++
Planning	+
Probability of acquisition	0
Overall Potential	+

7.6 SITE 44 BUNFORD

Planning

- 7.6.1 Bunford Park comprising some 16 hectares (40 acres) is located on the south-western edge of Yeovil, to the immediate west of Bunford Lane (A3088).
- 7.6.2 Saved SSLP Policy ME2 (Proposal ME/WECO/1) allocates 16.5 hectares of land off Bunford Lane for employment use (high quality business park). There are no other planning designations affecting the site.
- 7.6.3 The site benefits from outline planning consent for approximately 600,000 sq ft of employment uses. The Section 106 Agreement is currently being negotiated.
- 7.6.4 The landowner has indicated they would be willing to enter into discussions with the Council regarding the possible incorporation of the Sport Zone within the development proposals for the site. This presents the opportunity for the establishment of an employment led mixed-use scheme, incorporating a high quality business park and the Sport Zone.
- 7.6.5 The principle of the development of the site has been clearly established in the grant of planning permission for employment uses. The main issue in this case however, is the variation in the nature of the permission, from a wholly employment development to a mixed-use employment/leisure scheme and the resulting loss of employment land.
- 7.6.6 Saved SSLP Policy ME6 is concerned with the issue of the protection of employment land. It sets a general policy requirement for the protection of existing and allocated employment land. Policy ME6 states,

“Proposals for the alternative use of existing and allocated employment land and premises which would have a significant adverse effect on employment opportunities will not be permitted except where:

- 1. There is an overriding need which outweighs the employment value of the land or premises and for which there is no suitable alternative site; or*
- 2. Significant environmental benefits would result which outweigh the employment value of the land or premises.*

Such exceptions will only be permitted where the following criteria are satisfied:

- The development satisfactorily respects the form, character and setting of the settlement and its historical and architectural heritage;*

- *There is no significant adverse impact on the amenities of nearby residents resulting from noise, disturbance, smell, or litter;*
- *The development would not give rise to serious problems of access, road safety or traffic congestion;*
- *Proposals attracting large numbers of people should be easily accessible by a variety of means of transport, including public transport.”*

7.6.7 Loss of employment land will not usually be permitted except in the exceptional circumstances indicated in the aforementioned policy. Therefore, if the Council progresses this site as the preferred Sport Zone site option there are a number of policy issues that the Council would need to overcome. First, the Council would either need to demonstrate how the loss of 1.5 hectares would not be a material consideration or provide an additional 1.5 hectares employment allocation elsewhere in the District. Alternatively amending the employment site boundary to compensate for the loss of 1.5 hectares could be an additional option. It is worth noting that the Draft Core Strategy indicates that the quantum of employment land required to meet the needs of Yeovil within the plan period to 2026 is 28 hectares and the existing supply is 39 hectares.

7.6.8 In addition it is considered that the development of the Sport Zone at this site could be recognised by the Council as an exceptional case given the clear community and recreational need for the Sport Zone as indicated in the Draft Core Strategy, therefore the Sport Zone is in accordance with SSLP Policy ME6.

7.6.9 In terms of the sequential approach, the site is out of town and edge-of-town centre location (SSLP Policy MC5) and has relatively poor existing public transport accessibility. Consequently the site should only be considered if there are no alternative sites at the edge or within, the town centre (SSLP Policy MC6). Through the site options re-appraisal process it has been demonstrated that there are no appropriate town centre or edge of centre sites (within 300 metres of the defined Town Centre- Ref: SSLP Paragraph 8.33) able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6 (Refer to Section 6.2.17).

7.6.10 Development of the site as a major employment led mixed-use scheme including the Sport Zone is also likely to deliver enhanced public transport, walking and cycling

facilities thereby considerably enhancing the accessibility and sustainability of the site.

- 7.6.11 The location is strategically well placed for a mixed use employment/leisure scheme, however the principal uncertainty is associated with the planning risk, and whether a mixed use scheme comprising the Sport Zone has to be approved following a public inquiry, if it is deemed that a mixed use scheme is considered to be a major departure from planning policy. This could result in delays to the progression of the next stage of the project.

Ownership and Acquisition

- 7.6.12 Bunford Park comprises some 40 acres. The site is allocated for employment purposes and outline planning permission has been secured for some 600,000 sq ft of employment uses.
- 7.6.13 The landowner has indicated a willingness to enter into discussions with the Council regarding the possible incorporation of the Sport Zone within the development proposals for the site. Although the landowner is unlikely to sell for less than commercial development value.

Landscape Setting

- 7.6.14 The site is a Greenfield site located to the southwest of Lynx West Trading Estate. It is currently agricultural land with small wooded areas along sections of the north western and southeastern boundaries. The site is generally flat at approximately 50mAOD with the northwestern part of the site gently falling towards the west where a pond is located. It is divided to the north and south by a mature hedge line. This site has been allocated for employment uses within the SSLP.
- 7.6.15 Through the recent planning process the principle of development has been established at this site. It is understood that a design code has been submitted that provides guidance on building scale relative to location, building tones and surface treatment. In addition it allows for robust landscape provision which will assist in developing the design of the proposed Sport Zone paying regard to minimising landscape and visual impact.
- 7.6.16 The local landscape character has the potential to be altered by the proposed Sport Zone development; however, the land to the south rises with some small wooded areas and the site is not significantly visible from wide surrounding landscape. The residential area to the east is screened by a mature boundary hedge along A3088 with a wooded area to the eastern part of the site. Therefore, main visual receptors

are limited to Broadleaze Farm and users of A3088, as there are only a few small trees along the boundary to the road. Some residents in Alvington may also experience distant views to the site. However, when viewed from the northwest and southwest the site would not be prominent in the landscape due to the topography and vegetation cover in the area together with the Lynx West Trading Estate which provides some continuity of the built up area.

Ecology

7.6.17 The Bunford site is situated to the west of the Lynx West Trading Estate and comprises agricultural arable fields, which are lined by hedgerows (bramble, hawthorn) and scattered trees of varying sizes. Site features such as the hedgerows, are of high ecological value, as they provide habitat for a range of species, such as birds, insects and butterflies, as well as acting as wildlife corridors across the landscape. The scattered trees present, such as oak and willow, are of medium to high ecological value, with potential for some to support breeding birds and bats. Patches of rough grassland and wildflower areas have been left at field edges in some areas of the site, which provide habitat for butterflies and insects. No invasive species were identified.



Plate 7.1 Hedgerows and tree lined field boundaries

Contaminated Land

Summary of Site Setting

Historical site use	Undeveloped
Current site use	Agriculture (3a Agricultural Land Classification)
Landfills	None on site or in the immediate vicinity
Pollution incidents (on-site)	None
Radon	3 – 5 % of homes in the Yeovil area are indicated to be at or above the Action Level, further site specific

	assessment should be undertaken to determine radon levels
Made ground	Likely in isolated areas
Drift geology	Localised drift deposits
Solid geology	Bridport Sand Formation
Source Protection Zones	None
Aquifer status	Secondary Aquifer (A) (Superficial deposits associated with surface water), and Principal aquifer (Bedrock)
Groundwater quality	Good
Groundwater vulnerability	Groundwater vulnerability is assigned as I1 ²³ , indicating soils with intermediate leaching potential that can possibly transmit a wide range of pollutants

Qualitative Risk Assessment

7.6.18 The site is considered to be of a medium sensitivity due to the presence of a Secondary Aquifer (A) and the general absence of any low permeability drift deposits. Although a number of potential receptors have been identified including existing site users, future site users and controlled waters, the potential presence of contaminants of concern is considered unlikely. However, the presence of radon will require further investigation. The overall risk rating is considered to be low.

Noise and Vibration

7.6.19 Bunford is a large site with space for designed-in mitigation, such as noise barriers and the provision of a large separation distance to the nearest (and only) potentially sensitive receptor to the south of the site boundary. There are no other potentially sensitive receptors that might be significantly adversely affected by the development.

Air Quality

7.6.20 The site lies outside the Yeovil AQMA which would be accessed via an A-road. As local monitoring data is not available, it is possible that the annual mean Objective is exceeded here and air quality could be poor. The site would therefore be sensitive to changes to any changes to NO₂ concentration produced by the scheme. However, the nearest off-site receptor location is approximately 200 metres.

Transport and Access

7.6.21 The Western Relief Road (A3088) runs in a north / south direction adjacent to the eastern boundary of the site. There is currently no vehicular access provided from

²³ 'I1' refers to soils with an intermediate leaching potential i.e. soils which can possible transmit a wide range of pollutants. (I indicates the Intermediate leaching potential of the soils). 'H1' refers to soils that have HIGH leaching potential and are unlikely to offer any protection to aquifers.

the Western Relief Road, which is separated from the site by grass verge. If this site is selected for the Sport Zone then the development would be accessed through a new road junction planned for the employment site.

- 7.6.22 A shared footway/cycleway is provided along the western relief road, on its eastern side. No pedestrian footway is provided on the western side of the carriageway, along the site frontage.
- 7.6.23 The site is remote from existing high-density residential development and the pedestrian catchment area of this site is therefore limited. Pedestrians walking to the site from the east must negotiate informal pedestrian crossings at the roundabout junction of the Western Relief Road/Watercombe Lane/Lysander Road.
- 7.6.24 No bus routes currently operate in the immediate vicinity of the site. Yeovil Pen Mill Rail Station located approximately 4 kilometres northeast of the site and Yeovil Junction Rail Station approximately 4.1 kilometres southeast of the site.
- 7.6.25 The site is not currently accessible by bus public transport and is located opposite a trading estate, away from residential development. The site therefore has a limited pedestrian catchment area and pedestrian movement to this site is not currently catered for. The site benefits from local off-street cycle routes.
- 7.6.26 A detailed assessment of development traffic impact will be required in advance of any planning application being made together with the need to consider how and where the Sport Zone impacts on the network and what additional mitigation measures are required. Such mitigation measures would include those being provided by any committed developments in the vicinity.
- 7.6.27 In addition, detailed consultation will need to take place with the Local Transport Planning Team which is currently undertaking a review of the Western Corridor Study and introducing a Paramics model for the Western Corridor as a whole.

Historic Environment

- 7.6.28 Of most significant interest is the Brympton D'Evercy Park Historic Park and Garden (Grade II*) which is located approximately 450 metres away and a number of Listed Buildings which are located less than 500 metres away. In addition, a Scheduled Monument (Chessels Roman villa) is located approximately 800 metres away. The Sport Zone is unlikely to have significant impacts on these assets. Design of any future development on this site will need to be undertaken with due regard to these historic assets particularly with respect to building height, lighting and materials.

7.6.29 A number of Listed Buildings are located between 500 metres and 1 kilometre away. The presence of the Bronze Age find and Medieval Hamlet adjacent to the site could indicate the potential for further archaeological sites particularly given the relatively undisturbed history of the site. There are no Historic Battlefields or Conservation Areas within 1 kilometre site nor does the site does lie within an Area of High Archaeological Potential.

7.6.30 No existing undesignated sites are recorded in the HER are located within or adjacent to the site.

7.6.31 The site lies within an area of high sensitivity in relation to the setting of designated historic assets (Chris Blandford Associates, 2010), which could influence the character of development within the majority of the site boundary (due to the proximity to the Historic Park and Garden described above).

Flood Risk

7.6.32 The proposed site is predominantly located in Flood Zone 1. However the northern boundary is within Flood Zones 2 and 3 and therefore may be subject to fluvial flooding. The SFRA identified no historical flooding to the site but the northern boundary is located within a flood-warning zone, due to the presence of a watercourse.

7.6.33 The proposed site is situated in a designated employment area subject to SLP Policies ME1 and ME2.

7.6.34 Based on the above information it is anticipated that there will be low flood risk to the majority of the site with the exception of the northern boundary.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraints to Development
+	Strong Potential for Development	--	Significant Constraints to Development
0	Average Potential for Development		

Bunford	Assessment Score
Assessment Topic	
Landscape	+
Ecology	-
Contaminated Land	+
Noise and Vibration	++
Air Quality	+
Transport and Access	0
Historic Environment	-
Flood Risk	+
Planning	+
Probability of acquisition	+
Overall Potential	+

7.7 SITE 45 LAND NEXT TO GARADOR

Planning

- 7.7.1 The site comprising 4.85 hectares is situated on the western outskirts of Yeovil, framed by Bunford Lane (a private road) to the north, Watercombe Lane to the east and Western Relief Road to the northwest.
- 7.7.2 The site is identified on the SSLP Proposals Map as lying within Yeovil's Development Area and is allocated for B1, B2 and B8 employment use under saved SSLP Policy ME2 (Proposal ME/YEOV/4).
- 7.7.3 As stipulated in the SSLP 'Development Areas' are defined to show where, in principle, development is normally permitted, provided that it is in accordance with other Local Plan Policies. There are no other planning designations affecting the site.
- 7.7.4 The site benefits from an extant outline planning permission for a mix of B1, B2 and B8 uses. The owner of the site has indicated that they are willing to make the site available for the Sport Zone.
- 7.7.5 The principle of the development of the site has been clearly established in the grant of planning permission for employment uses. The main issue in this case therefore, is the variation in the nature of the permission, from a wholly employment development to a leisure scheme. Saved SSLP Policy ME6 sets a general policy requirement for the protection of existing and allocated employment land.
- 7.7.6 Loss of employment land will not usually be permitted except in the exceptional circumstances indicated in SSLP Policy ME6. Therefore, if the Council progresses this site as the preferred Sport Zone site option there are a number of policy issues that would need to overcome. First, the Council would either need to demonstrate how the loss of 1.5 hectares would not be a material consideration or provide an additional 1.5 hectares employment allocation elsewhere in the District.
- 7.7.7 Similar to Site 44 Bunford it is considered that the development of the Sport Zone at this site could be recognised by the Council as an exceptional case given the clear community and recreational need for the Sport Zone.
- 7.7.8 In terms of the sequential approach, the site is out of town and edge-of-town centre location and has relatively poor existing public transport accessibility. Consequently the site should only be considered if there are no alternative sites at the edge or within, the town centre. The site options re-appraisal process has demonstrated that

there are no appropriate town centre or edge of centre sites able to accommodate the Sport Zone. Therefore in national and local planning terms the site would be acceptable for the Sport Zone subject to local planning policy and compliance of criteria relating to need, scale and viability of town centres under SSLP Policy MC6.

- 7.7.9 It could therefore reasonably be argued that the location is strategically well placed for a leisure scheme, however similar to Bunford the principal uncertainty is associated with the planning risk, and whether a wholly leisure scheme has to be approved following a public inquiry, if it is deemed that the scheme is considered to be a major departure from planning policy. This could result in delays to the progression of the next stage of the project.

Ownership and Acquisition

- 7.7.10 The site is allocated for employment purposes and outline planning permission has been secured for B1, B2 and B8 uses.
- 7.7.11 The landowner has confirmed that he is prepared to consider this site as a location for The Yeovil Sport Zone.
- 7.7.12 If the land is not acquired for the Sport Zone the land will be developed for commercial, employment use. The owner is unlikely to sell for less than commercial development land value.

Landscape Setting

- 7.7.13 The site is currently not being but historically it has been used as a playing field bordered by Lynx Trading Estate, a factory and Yeovil Airfield. The current recreational land use will remain the same should the Sport Zone be sited at this location. The potential change to the open nature of the site would not alter the landscape setting and character of the area because of the adjacent large green space of the airfield. Due to the large units in close proximity and shallow valley topography, the site is not exposed to wider surrounding views. Residential areas north of the airfield would have distant views to the site; however, because of the distance and the large-scale developments being a backdrop, the visual impact is considered to be minimal.

Ecology

- 7.7.14 This site consists of heavily mown grassland, to the north of the Lynx West industrial estate. The majority of the site, as with the recreational sites within the area, is heavily mown grassland of low ecological value in its current state. Ecological potential of the site is from the medium value trees and shrubs which line the

recreational area. Some of the larger trees present, could support breeding birds, but unlikely for bats. Some areas of rough grassland that is cut less frequently to the southern edges could hold potential habitat for reptiles. No invasive species were identified.

Contaminated Land

Summary of Site Setting

Historical site use	Largely undeveloped with a former railway line and embankment along the northern boundary. Bunford Flax Factory formerly present to the immediate east of the site.
Current site use	Recreational ground located adjacent to a factory.
Landfills	None on site. Alvington Lane historic landfill approximately 900 metres northwest.
Pollution incidents (on-site)	None identified. Site surrounded by industrial uses, a steel fabricator to the west, Westlands to the north and a textile maker to the east.
Radon	Map indicates 0-1% of homes shown to be at or above the Action Level. Further site specific assessment should be undertaken to confirm radon levels indicated on map
Made ground	Likely to be present in isolated areas.
Drift geology	None
Solid geology	Bridport Sand Formation
Source Protection Zones	None
Aquifer status	Principal Aquifer
Groundwater quality	Current chemical quality 'Good'
Groundwater vulnerability	Groundwater vulnerability is assigned as HU ²⁴ indicating soils with a high leaching potential. A worst-case vulnerability classification H is assumed as soil information for urban areas is based on fewer observations than elsewhere.

Qualitative Risk Assessment

7.7.15 The site setting is considered to be of a high sensitivity due to the presence of a Principal Aquifer and the general absence of any low permeability drift deposits. It is

²⁴ The nature of the overlying soils can affect the downward passage of water and contaminants which could then impact sensitive aquifers. The soil vulnerability classification system provides an indication on the potential risk to aquifers based on the nature of the overlying soils. 'HU' refers to soils with a high leaching potential i.e. the soils offer little protection to the aquifer because they are unlikely to be able to attenuate pollutants. (the H indicates the High Leaching Potential and the U indicates the urban/built up nature to the environment)

considered that there is potential for residual contaminants to be present within soils and groundwater on-site resulting from the former railway line and embankment along the northern site boundary. It is also considered that there is potential for contaminants associated with adjacent factories to migrate towards the site within the underlying groundwater. A number of potential receptors have been identified including existing site users, future site users and controlled waters.

7.7.16 As such a number of pollutant linkages may exist. The overall risk rating is considered to be Medium. Radon will require further investigation to confirm the indication provided on the HPA radon map.

Noise and Vibration

7.7.17 The land adjacent to Garador is a small site with no particularly sensitive adjacent receptors. The site is suitable for the use of noise mitigation although these are unlikely to be necessary in the context of the site's setting.

Air Quality

7.7.18 The land adjacent to Garador is located within an urban setting inside the Yeovil AQMA and would be accessed by urban roads. The key source of air pollution is likely to be from road traffic. Although background concentrations of NO₂ from local monitoring are unavailable, it is likely that the Objective will be exceeded at this location and existing air quality would therefore be described as poor, which may be only moderately impacted by the Sport Zone. Surrounding receptors would be sensitive to increases in NO₂, however, the nearest sensitive residential receptor is over 200m from the site. Air Quality is capable of being a material planning consideration, especially where the development proposed is within an AQMA. However, the presence of an AQMA should not be a presumption against development or result in the sterilisation of a site from development.

Transport and Access

7.7.19 The site is bound by Bunford Lane (a private road) to the north, Watercombe Lane to the east. Bunford Lane forms a roundabout junction with the Western Relief Road to the north west of the site.

7.7.20 There are no footways provided along Watercombe Lane which adopts the appearance of a two way, unmarked rural lane. However there is a shared pedestrian/cycle way located along the entire northern side of Bunford Lane from its junction with the Western Relief Road, which could connect to the site. Dropped kerb

pedestrian/cycle crossings (with tactile paving) are provided at the Bunford Lane roundabout junction with the Western Relief Road.

- 7.7.21 A new vehicular access to the site would need to be provided as part of any development of this site, preferably from Bunford Lane to the north which has good pedestrian/cycle links with the surrounding area and strategic road network.
- 7.7.22 The surrounding area is predominantly commercial / industrial development and there are no immediate residential areas. Therefore the potential pedestrian catchment area for a leisure development here is limited.
- 7.7.23 No bus routes operate in the immediate vicinity of the site. Yeovil Pen Mill Rail Station located approximately 3.5 kilometres northeast of the site and Yeovil Junction Rail Station approximately 3.8 kilometres southeast of the site.
- 7.7.24 Whilst the site benefits from a shared pedestrian / cycle link to the surrounding area, the site is remote from any existing residential areas and pedestrian catchment is therefore limited. A new vehicular access to the site would need to be provided, preferably along Bunford Lane. The site is not currently accessible by bus public transport.

Historic Environment

- 7.7.25 Of significant interest is the presence of fifteen Grade II and two Grade I Listed Buildings within 1 kilometre of the site, with the nearest being 400 metres outside the site boundary. The Sport Zone is unlikely to have significant impacts on the majority of these assets, but there could be an element of disturbance which could arise on the setting of the nearest Listed Building.
- 7.7.26 A WWII barrage balloon site was present within the site (HER record no. 17243). The Yeovil branch line was built in 1853 and closed in 1964 and since built over by a road in the 1980's (HER record no. 56978) it runs along the northern boundary of the site. Limited disturbance appears to have taken place on the site and consequently it could potentially contain preserved heritage assets.
- 7.7.27 The site does not lie within an Area of High Archaeological Potential nor are there any Scheduled Monuments, Historic Parks and Gardens, Historic Battlefields, or Conservation Areas within 1 kilometre of the site.
- 7.7.28 The site lies within an area of moderate sensitivity in relation to the setting of designated historic assets (Chris Blandford Associates, 2010), which could influence

the character of development within the north-eastern area of the site boundary (due to the proximity to the Listed Buildings described above).

Flood Risk

7.7.29 The proposed site is predominantly located in Flood Zone 1; however the southern boundary is within Flood Zones 2 and 3 therefore may be subject to fluvial flooding. The SFRA identified no historical flooding to the site but the southern boundary is located within a flood-warning zone, where a watercourse runs along the southern boundary.

7.7.30 Based on the above information it is anticipated that there will be low flood risk to the majority of the site with the exception of the southern boundary. Application of the Sequential Test, in line with PPS25 guidance, should avoid development of the land along the southern boundary of the site.

Assessment Summary

Score	Description		
++	Significant Potential for Development	-	Potential for Constraints to Development
+	Strong Potential for Development	--	Significant Constraints to Development
0	Average Potential for Development		

Land Next to Garador		Assessment Score
Assessment Topic		
Landscape		+
Ecology		0
Contaminated Land		0
Noise and Vibration		++
Air Quality		-
Transport and Access		-
Historic Environment		0
Flood Risk		+

Land Next to Garador	
Planning	+
Probability of acquisition	+
Overall Potential	0

7.8 TASK 2: MEMBERS SITE OPTIONS EVALUATION WORKSHOP

- 7.8.1 To help inform the site selection process and help shape the final recommendations a Members site options evaluation workshop was held on the 21st July 2010. The event was attended by 19 Members plus Council officers and members of the project team. The primary objective of the workshop was to engage with Members and work towards achieving consensus on the optimum site option for the Sport Zone.
- 7.8.2 An initial presentation was given introducing the workshop, which was followed by presentations outlining the study process, the findings of the environmental and land acquisition assessments, a brief synopsis of the findings of the stakeholder workshop and the public exhibition and the remaining project steps.
- 7.8.3 Members provided valuable information and feedback on the planning history of sites which has helped shape the development proposals and final recommendations.

8. RECOMMENDATIONS AND CONCLUSIONS

8.1 INTRODUCTION

8.1.1 Alliance Planning in association with Royal Haskoning and Greenslade Taylor Hunt were commissioned by South Somerset District Council to re-appraise the site options for the proposed Yeovil Sport Zone and to identify the optimum site for the Sport Zone.

8.1.2 The main findings of the re-appraisal project are as follows:

- The site options re-appraisal project has been prepared in an inclusive and transparent manner and with the full involvement of the local community, stakeholders and interest groups, who have made valuable contributions during the study process, which have helped shape the assessment criteria and the identification of potential site options.
- Participants at the stakeholder workshop identified land around Brympton and Bunford, Yeovil Recreation Ground, and land within and adjacent to Brimsmore Key Site as their top three preferred Sport Zone locations.
- Based on the desktop analysis, the review of the previous sites identified in 2006 and feedback from stakeholders a total of 39 sites were identified on the initial long list of potential Sport Zone sites.
- A site verification meeting was conducted and 20 sites were subsequently removed from the initial long list and 6 sites were added, resulting in a final long list of 25 potential Sport Zone sites.
- In order to identify the sites with the greatest development potential a high level assessment and walk over site surveys of the long listed sites was conducted. Each site was assessed against a suite of environmental, social and economic assessment criteria (Findings located at Appendix F).
- Following the site assessments the ten sites which performed the best against the assessment criteria were taken forward to the draft short list stage.
- An important element of the PPS4 sequential approach is to consider the sites' availability and deliverability. Consequently the ten sites on the draft short list were subject to commercial review and assessment. Meetings between the landowner of each short listed site and representatives from Greenslade Taylor

Hunt were conducted to gauge the willingness of the landowner to make the site available for the Sport Zone.

- Following the landowner meetings and initial commercial review, three sites were discounted and a final short list of seven sites with the greatest development potential for the Sport Zone emerged. The final shortlist listed in alphabetical order is: Site 4 - Brimsmore Key Site, Site 44 - Bunford, Site 10 - Keyford, Site 45 - Land adjacent to Garador, Site 26 - Land East of Huish Park, Site 2 - Yeovil Recreation Ground and Site 11 - Yeovil Showground.
- The seven short listed sites were subject to public consultation. The Public Exhibition was a key part of the study process and provided the public with the opportunity to put forward their views on the short listed sites and to identify their preferred Sport Zone locations.
- All comments received at the Exhibition were analysed and the participants' top three sites were aggregated in order to identify the public's preferred site options. In terms of the Public Exhibition results Bunford was ranked first, Brimsmore Key Site second and Yeovil Recreation Ground third.
- Following the Public Exhibition the short listed sites were subject to a further level of analysis and were assessed in terms of environmental and planning matters.
- National planning policy set out in PPS4 and local planning policy (SSLP Policies MC5 and MC6) require that town centre uses (those that attract a lot of people) including leisure uses such as the Sport Zone should be located within town centres. If the development cannot be located in the town centre, then there should be a preference given to edge-of-centre sites followed by out-of-centre sites, with priority given to sites that are well served by a choice of transport modes.
- The sequential site analysis has demonstrated that there are no appropriate town centre or edge of centre sites (within 300 metres of the defined Town Centre-Ref: SSLP Paragraph 8.33) capable of accommodating the Sport Zone. Therefore an out of centre location would be acceptable subject to meeting the tests outlined in SSLP Policy MC6.
- The seven short listed site options are all out of centre locations and are all deemed deliverable. Each have their individual merits and weaknesses but overall it is considered that based on the consultation findings, along with the findings of the environmental, commercial and planning assessments and the

sequential site analysis that **Site 4 - Brimsmore** and **Site 44 - Bunford** consistently outperformed the five other short listed sites. It is clear that both the sites are appropriate in size and shape to deliver the required facility mix, both have strong support of the community and stakeholders and comply with the assessment criteria.

- Overall, it is considered given **Site 4 - Brimsmore's** performance against the assessment criteria, the principles of PPS4 and the site's accessibility to a choice of transport modes including existing bus services that in our opinion this site offers the best opportunity to deliver the Sport Zone and should be progressed by the Council as the preferred Sport Zone location. If however, it is decided not to progress the Sport Zone at this site or it is not possible to incorporate the Sport Zone as part of a wider masterplan for the site then Site 44 - Bunford provides a highly suitable fallback option.
- The consultation findings, the environmental, commercial and planning assessments and the sequential site analysis have been given equal importance in the re-appraisal project. This holistic and structured approach has ensured the selection of the preferred Sport Zone site option has been founded on a sound evidence base as well as representing the views and interests of stakeholders and the local community.

Site 4 - Brimsmore offers the following advantages:

- The site is strategically well placed to serve both the wider sub-region and the residents of Yeovil.
- The site is well located to serve Yeovil's existing communities as well as future residents as part of the Key Site development.
- PPS1 re-affirms the importance of the plan-led system and provides that proposals should be determined in accordance with the Development Plan unless there are material circumstances which indicate otherwise. In this case, the site is located within the defined Development Area of Yeovil and is allocated as a key development site under saved SSLP policies and is proposed to be allocated for development in the emerging LDF. Therefore, as a matter of principle, the nature of the overall development and mix of leisure and residential development is supported by the existing and proposed Development Plan.
- The SSLP and emerging LDF establishes the scale and locational strategy for new development, and supports development in this locale, with significant

emphasis on the role of Yeovil as one of the key drivers and locations for new development as part of the growth of South Somerset. Development of the site would therefore accord with both the SSLP and the principles of PPS1, PPS4 and PPG13, notably providing development in accessible locations with good access to homes, jobs, and public transport services.

- Under the sequential approach defined in PPS4, out-of-centre sites which are well served by a choice of means of transport, such as Brimsmore should be given preference. In addition PPG 13: Transport Paragraph 19 states,
*“A key planning objective is to ensure that jobs, shopping, **leisure facilities** and services are accessible by public transport, walking and cycling.”*
- The principle of the development of the site has been clearly established in both the SSLP and the grant of planning permission for its redevelopment for a major residential led mixed-use scheme in August 2007.
- In planning terms the Sport Zone could be delivered as part of the comprehensive development of the Brimsmore Key Site.
- The site is available and the landowner has confirmed they would be willing to enter into discussions with the Council regarding incorporating the Sport Zone within a revised site masterplan.
- A mixed use scheme including the Sport Zone would deliver a range of significant planning and regeneration benefits, in terms of employment, health and leisure objectives.
- Development of the Key Site for a major mixed use scheme including the Sport Zone provides the opportunity to further enhance the accessibility of the site as part of the package of enhancements delivered through the site's comprehensive development, including enhanced walking and cycling facilities thereby considerably enhancing the sustainability of the site.
- The development proposals, will respond to the site characteristics and will provide an overall layout that maintains both the strong environmental and landscaping characteristics of the site, while enabling optimum use of the open areas and spaces within the site and protecting the environment and amenities of nearby residents.
- If however the Council decide not to progress the Sport Zone at Site 4 - Brimsmore then Site 44 - Bunford provides the next best option.

Site 44 - Bunford offers the following advantages:

- Strategically located on the A3088, links to the A30 and proximity to the potential Yeovil Urban Extension.
- The site is in a sustainable location contiguous with Yeovil's urban area, is a relatively short distance from a wide range of local facilities and services, including the Lynx West Trading Estate. The site is adjoined by employment development to the northeast and residential development to the southeast as well as significant elements of open space. It also has a strong landscape context.
- The site is allocated for employment uses subject to Saved SSLP Policy ME2 (Proposal ME/WECO/1). There are no other planning designations affecting the site. The site benefits from outline planning consent for approximately 600,000 sq ft of employment uses. Thereby the principle of the development of the site has been clearly established through the grant of planning permission. A design code has been submitted that sets out guidance on building scale relative to location, building tones and surface treatment and allows for robust landscape provision. The Sport Zone will need to be designed within the agreed parameters and it will also need to be sited with specific regard to the proximity of historical assets.
- The Site presents the opportunity for the comprehensive development of the site through the delivery of an employment led mixed use scheme, incorporating a high quality business park and the Sport Zone. Planning permission would enable the delivery of an employment generating facility whilst also making an important contribution to the Council's health and well-being objectives.
- The site is available and the landowner has indicated a willingness to enter into discussions with the Council regarding the possible incorporation of the Sport Zone within the development proposals for the site.
- Development of the site as a major mixed use scheme including the Sport Zone is likely to deliver enhanced public transport, walking and cycling facilities thereby considerably enhancing accessibility and the sustainability of the site, which will minimise the need to travel by car.

Risk

- The principal uncertainty with Site 44 - Bunford is associated with the planning risk, and whether a mixed-use scheme comprising the Sport Zone has to be

approved following a Public Inquiry, if it is deemed that a mixed-use scheme is considered to be a major departure from planning policy. This could result in delays to the progression of the next stage of the project.

- If the Council decide to progress Site 44 - Bunford as the preferred Sport Zone site option there are a number of policy issues that the Council would need to overcome. First, the Council would either need to demonstrate how the loss of 1.5 hectares would not be a material consideration or provide an additional 1.5 hectares employment allocation elsewhere in the District. Alternatively amending the employment site boundary to compensate for the loss of 1.5 hectares could be an additional option.



SOUTH SOMERSET DISTRICT COUNCIL

Site Options Re-Appraisal for Yeovil Sports Zone

CONSULTANTS BRIEF

5th November 2009

Version Details:	
Programme:	Sport, Arts and Leisure Service: - Facility Development and Management: Yeovil Sports Zone
Version:	0.3 Dated: 5 th November 2009
Element Name:	Site Options Re-Appraisal Brief
Author:	Steve Joel
Authorisation:	Project Board, Yeovil Vision, District Executive
Authorisation Date:	September 09

1 Introduction

- 1.1 South Somerset District Council (SSDC) wishes to commission a consultancy to conduct a re-appraisal of site options to determine the site for a new Sports Zone within Yeovil.

2 Background

- 2.1 The Sport Zone is the working title for the project aiming to provide residents with first class sport and recreation facilities, which will meet both present and projected future needs as the population grows. The project commenced in January 2006 and aims to widen the range of opportunities for people of all ages to participate in leisure, stimulate healthy lifestyles, increase participation, enable more young people to achieve their potential in sport and a create a sub-regional sports venue.
- 2.2 Delivering a package of specialist strategic facilities that will meet the needs of those living in the area of Yeovil and throughout the district, the Sport Zone proposal comes at a time when the country is preparing to stage the London 2012 Olympic Games, and presents an opportunity to secure a lasting Olympic legacy for the district. It is a project that would take South Somerset's sport and leisure facilities to the next level and help Yeovil to become a destination of choice for leisure, shopping and entertainment, supporting the Council's economic regeneration agenda. In addition, provision of this facility will be totally in conformity with Yeovil's role and function within the regional context and will fulfil its designation as a Strategically Significant City or Town (SSCT).
- 2.3 Previously significant stages in the development of this project include:
- 2.3.1 The Sport Zone concept was strongly supported through the Yeovil Vision consultation exercise in 2005, leading to the Sport Zone becoming a central component in the drive to increase economic vitality and prosperity through our Corporate Plan 2005 – 2012.
- 2.3.2 The Corporate Plan committed the council to the completion of Phase One of the proposed project, comprising the needs analysis, together with the identification of the site and funding package.
- 2.3.3 To minimise the risks of abortive expenditure, the District Executive Committee resolved to proceed with a phased approach to this project, agreeing to move forward to the next stage only after determining there was sufficient evidence to justify proceeding further.
- 2.3.4 District Executive allocated funding to carry out the first phase of the project. In November 2006 the council commissioned two specialist consultants to undertake this work. RPS Planning were commissioned to identify and evaluate the suitability of a range of

potential sites based on a sequential approach, and PMP Leisure Management were engaged to conduct the needs analysis, concept design layouts, capital cost/business plan viability appraisals.

- 3.1.1. The analysis conducted in March 2007 to test demand and supply for each major sports facility demonstrated that there was a clear need for additional facility provision and for the council to put plans in place for delivering the required infrastructure.
- 3.1.2. An analysis of the different strategic options to deliver the new provision in Yeovil identified that the lowest capital cost, most affordable, most sustainable, and appropriate solution to meet these deficiencies would be through the adoption of a single site approach. The single site approach being £1m per year cheaper to operate than through the adoption of a multi-site dispersed approach.
- 3.1.3. The detailed site appraisal investigations concluded that Yeovil Recreation Centre was the most suitable and sustainable site for a proposed Sport Zone. The selection of this site created considerable public interest particularly from residents living in close proximity to the site.
- 3.1.4. A high-level phased project execution plan was prepared, taking account of the issues emerging from the consultation process and based upon the traditional design and build procurement model. This set out 6 key phases:
 - Stage A – Feasibility
 - Stage B – Site Identification
 - Stage C – Outline Business Case
 - Stage D – Outline Planning Permission
 - Stage E – Financing and Setting of Detailed Design Brief
 - Stage F – Detailed Design Production and Full Planning Permission
 - Stage G – Contractor and Operator Procurement
 - Stage H – Contract and Construction
 - Stage I – Handover and Operation
- 3.1.5. The Council approved the Project Brief for Stages B and C of the project as part of the 2008-9 Medium Term Financial Plan process. The brief contained three objectives:

3.1.6. To conduct the site surveys required ensuring the Council has complete and robust information to identify whether the Yeovil Recreation Centre site could accommodate a Sport Zone.

3.1.7. To conduct a comprehensive capital financing appraisal to enable the Council to determine the most suitable funding package.

3.1.8. To prepare a report detailing the outcomes of the feasibility studies in order to provide the necessary information for members to make decisions concerning the future of the proposed project.

3.2. Upon the completion of this work, the Council:

- Approved the facility mix recommended by the Sport Zone Project Board.
- Allocated £6m of capital towards the delivery of the project between 2009/10 to 2014/15.

3.3. However, in the face of public opposition to the proposed site, the Council decided to not to authorise the submission of a capital bid to progress to Stage D of the project to proceed with an outline planning application for the Sport Zone at the Yeovil Recreation Centre.

3.4. Further details of the scheme and its associated published reports can be obtained from the Council's website at www.yeovilsportzone.com

4. Brief

4.1. The purpose of this work is to critically re-appraise the site options for the proposed Sports Zone within Yeovil, to facilitate a site decision to be taken, thereby enabling the project to progress.

4.2. Consultants should note that the final report and its findings may be used as part of the evidence base for the LDF Core Strategy should the Council subsequently designate the proposed site as a strategic allocation.

5. Sports Facility Mix and Potential Land-Take

5.1. The table below details the facility mix approved by Full Council in January 2009.

Facility Mix
<ul style="list-style-type: none">• 8 lane, 50m x 17m pool with moveable boom and moveable floor (850 m²)• Combined leisure and learner pool (530 m²)
<ul style="list-style-type: none">• 8 court multi-purpose sports hall

<ul style="list-style-type: none"> • 4 court indoor tennis centre
<ul style="list-style-type: none"> • 125 station health and fitness gym
<ul style="list-style-type: none"> • Multi-purpose aerobics / dance studio and meeting room
<ul style="list-style-type: none"> • Health consultation rooms
<ul style="list-style-type: none"> • Climbing wall
<ul style="list-style-type: none"> • Full sized synthetic turf pitch
<ul style="list-style-type: none"> • Crèche
<ul style="list-style-type: none"> • Café and supporting changing facilities

5.2. Roberts Limbrick prepared concept designs set out a footprint of 9777 sq m, which would initially indicates an estimated site size in the order of 1.25 – 2 hectares subject to existing site specific infrastructure / site development opportunities.

5.3. However, the recent economic changes have impacted the affordability of the approved mix. As a result the Council has:

- Identified a number of phased construction options for the scheme to enable the Council to make informed choices on scope and affordability at each stage. The project could be delivered utilising a ‘wet to dry’ or ‘dry to wet’ phasing approach. Demonstration designs have been prepared for each of these options.
- Reviewed the facility mix and how this may impact upon the site appraisal process. In particular, this could lead to the Indoor Tennis and synthetic turf pitch provision being delivered in a different way.

6 Site Options Re-Appraisal Details

6.1 Based upon the sports facility mix and potential land-take outlined above, the site options re-appraisal exercise will comprise:

Phase 1:

- Reviewing facility mix planning and land take requirement.
- Reviewing previously identified sites and identifying any potential new site options, evaluating their suitability based upon the revised sport facility mix and potential land-take using a sequential approach (as directed by PPS6), to determine whether a more suitable site exists, identifying and ranking the preferred site options.
- Ascertain availability and willingness to treat using the Council’s Land Availability Assessment.

- d) Assessing site options on the basis of their sequential ranking, community value, likelihood and cost of acquisition with the Project Board.
- e) Making a recommendation on the optimum site, with appropriate justification.

6.2 In conducting the re-appraisal, SSDC would like to highlight to Consultants:

- Given the high level of public interest in the scheme, the Council is particularly interested to explore the ways in which the public could be engaged in parts of the process. Consultants should set out there proposals within their submission to the Council.
- Consultants should also give consideration as to how they might work engage with Councillors to facilitate the fundamental site decision to be taken.
- Depending on the findings of the re-appraisal, the Council may require the Consultants to work with the Council in seeking independent Counsel’s advice on the significance of the sequential ranking in planning terms.

7 Final Reporting

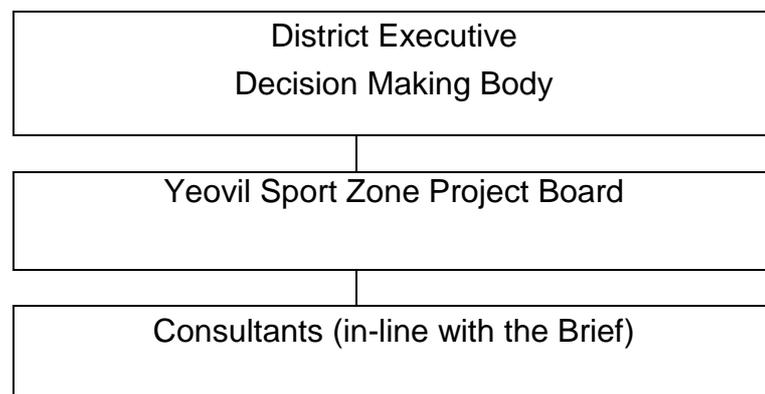
7.1 The Council expects the results of these appraisals to provide the necessary information for Councillors to make the necessary key strategic decisions concerning the future delivery of the proposed sport zone.

7.2 The final report will incorporate all the options appraisal material into a Yeovil Sports Zone Options Re-Appraisal Document.

8 Proposed Project Structure

8.1 An overview of the proposed project structure is set out in diagram below.

8.2 The District Council has formed a Yeovil Sport Zone Project Board to guide the development of the project.



9 Selection of consultants

- 9.1 Consultants will be selected to the short list on the basis of their written submissions but the final selection will be on the basis of interview.
- 9.2 Consultants will be selected on the basis of their expertise, proven experience, public and Councilor engagement proposals, value for money and anticipated quality of outputs.
- 9.3 Submissions should clearly show what will be delivered for each re-appraisal element, how much support resource will be invested and provide a cost breakdown for each element.
- 9.4 Curriculum vitae for the actual individuals who are to undertake the work in the study should be submitted.
- 9.5 Consultants will have indemnity cover appropriate for this study.
- 9.6 Consultants should also declare any interest they have or have previously had in the study area and any relationship to any Elected Member or Officer of the Council.

10 Consultancy Structure

- 10.1 The successful consultants should expect to work largely under their own direction within this Brief. Any assistance or information required from the Council should be specified in the submission.
- 10.2 Consultants will report on a day-to-day basis directly to the Lead Project Officer appointed by the Council.
- 10.3 It is anticipated that there will be an initial briefing meeting and thereafter a series of update meetings at an agreed set of regular intervals throughout the contract. The Consultants will report to the Project Board. Consultants should set out the intervals they would prefer in their submission.
- 10.4 The Council would expect the work to be completed in 3-4 months duration, commencing from either December 2009 or January 2010.
- 10.5 Consultants should show a fully costed cost breakdown including all expenses etc. for each aspect of the work within Section 6 of this Brief. Once agreed following selection, there will be no additions to the agreed sum.
- 10.6 Payment terms will be 30% on commission, and then the remainder on the satisfactory completion.
- 10.7 Copyright of both printed and electronic material produced will be held by South Somerset District Council,

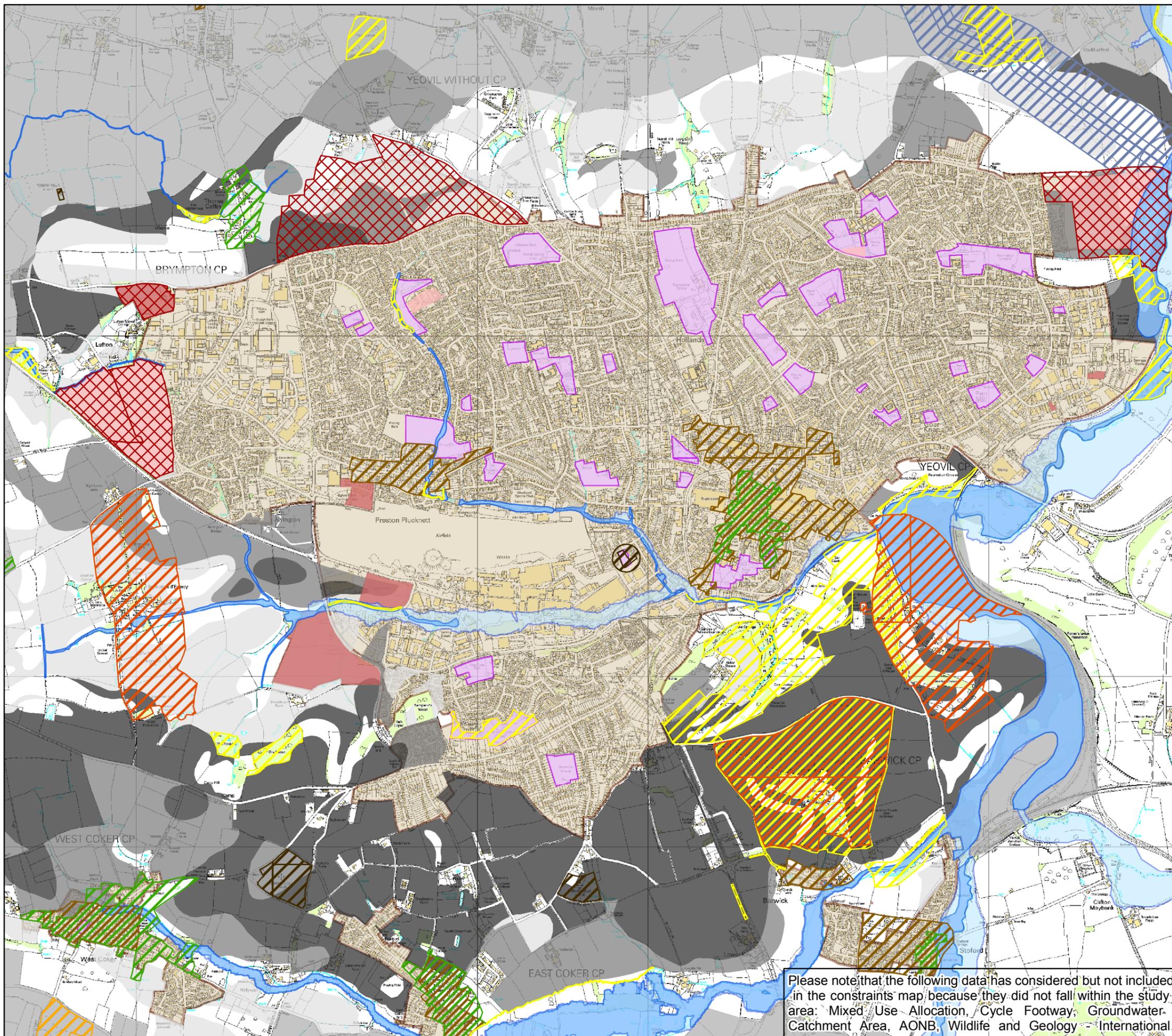
11 Timetable:-

Invitation	6 th November 2009
Closing date	10.00 a.m. 26 th November 2009
Selection Interviews and Appointment	4 th December 2009
Expected Consultancy Duration	3-4 Months

12 South Somerset District Council Contacts:-

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Legend

- Development Area
- No Development Area
- Key Sites
- Housing Allocation
- Employment
- Hazardous Installations
- Flood Zone 3
- Flood Zone 2
- Areas of High Archaeological potential
- Archaeological Sites of National Importance
- Historic Parks, Gardens & Battlefields
- Conservation Area
- Wildlife and Geology - Local
- Wildlife and Geology - National

Agricultural Land Classification

- Grade 1
- Grade 2
- Grade 3
- Grade 3a

Title:
ENVIRONMENTAL CONSTRAINTS

Project:
SOUTH SOMERSET DISTRICT COUNCIL

Source:
Main Map: South Somerset District Council

Client:
SOUTH SOMERSET DISTRICT COUNCIL

Drawn by: EAW	Checked: JH	Drawing No: 9V7361/01/001
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Date: 08/07/2010	Figure: 001
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Scale: 0 250 500 Meters	Revision No: 001
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Please note that the following data has considered but not included in the constraints map because they did not fall within the study area: Mixed Use Allocation, Cycle Footway, Groundwater-Catchment Area, AONB, Wildlife and Geology - International.



STAGE 1: INITIAL STEPS

TASK 2: STAKEHOLDER WORKSHOP

Purpose

The consultant team conducted a stakeholder workshop held at Yeovil Town Football Club on 22nd April 2010 with sport clubs, schools and potential funders to:

- 1) Introduce the Yeovil Sport Zone site options re-appraisal project;
- 2) Engage stakeholders in discussion about the key issues concerning the site selection process;
- 3) Debate and to secure early views from stakeholders on priorities for the environmental, social and economic criteria to assist in the site selection process;
- 4) Provide the opportunity for stakeholders to identify their preferred areas for the Sport Zone; and
- 5) Provide an opportunity for stakeholders to speak to members of the consultant team regarding the project and the site selection process.

Attendance

The following organisations were invited to the stakeholder workshop (highlighted organisations sent representatives):

- Aerosystems Badminton Club
- Barwick and Stoford Parish Council
- **Brympton Parish Council**
- Bucklers Mead Community School
- Chard and District Swimming Club
- Chard Tennis Club
- Closworth Parish Council
- **East Coker Parish Council**
- Fiveways School
- **Goldenstones Swim School**
- Hardington Mandeville Parish Council
- **Iminster Bowling and Tennis Club**
- Iminster Swimming Club

- Jumping Beans Pre School Gym Club
- **Lawn Tennis Association**
- **Lyde United Football Club**
- Martock Tennis Club
- **Misterton Tennis Club**
- **NHS Somerset**
- **North Cadbury Tennis Club**
- **Odcombe Parish Council**
- Orchard Gymnastics
- **Parcroft Youth Football Club**
- Pen Mill Football Club
- **Preston School**
- **Shuttlebusters Badminton Club**
- **Somerset Amateur Swimming Association**
- **Somerset Badminton Association**
- Somerset Karate
- **Somerton Tennis Club**
- South Petherton Tennis Club
- Spirit Gymnastics Club
- **Sport England (South West)**
- St Michael's Gym Club
- Stanchester Netball Club
- Swift Trampoline Group
- **Wessex Wanderers Badminton Club**
- **West Coker Parish Council**
- Westfield Community School
- Westland Badminton Club
- Westland Judo Club
- Westlands Sports Cricket Club
- Wincanton Tennis Club

- **Yeovil and District Swimming Club**
- Yeovil Amateur Boxing Club
- Yeovil and Sherborne Hockey Club
- Yeovil Apollo Swimming Club
- **Yeovil College**
- Yeovil District Hospital
- **Yeovil Graduates Badminton Club**
- Yeovil Jets Basketball Club
- Yeovil Judokai
- **Yeovil Lifesaving Club**
- **Yeovil Netball Club**
- Yeovil Olympiads Athletics Club
- Yeovil Tae Kwon Do and Kickboxing Club
- **Yeovil TAGB Tae Kwon Do School**
- **Yeovil Tennis Club**
- **Yeovil Town Football Club**
- Yeovil Volleyball Club
- **Yeovil Town Council**
- **Yeovil Without Parish Council**
- **Area South Somerset County Councillors**
- **South Somerset District Council Councillors**

Workshop Format

Alliance Planning provided an explanation of the site selection process and the format of the workshop. These presentations were followed by two breakout group sessions, as follows:

- Workshop Session One - Site Assessment Criteria
- Workshop Session Two - Sport Zone Preferred Areas

WORKSHOP SESSION ONE- SITE ASSESSMENT CRITERIA

Purpose

The purpose of breakout session one was for stakeholders to review and comment on the draft criteria that would be used to assess potential sites in Stage 2 and to identify which assessment criteria should be given additional priority in the site selection process. The workshop provided the opportunity for any issues, amendments to the proposed assessment criteria to be discussed and agreed prior to the identification of any sites and commencement of initial site surveys. Participants were also invited to identify any additional criteria which should be used in the re-appraisal process.

Approach

Participants were organised into four groups (broadly 15 participants in each), which were pre-determined prior to the workshop to ensure a spread of different interests in each group. Each group was facilitated by a member of the consultant team to introduce the session, the assessment criteria and to take notes of issues raised.

Workshop participants were asked to individually prioritise their top two criteria for each theme (social, economic and the environment) and to identify them on post-it notes. Participants numbered each of their post-it notes, labelling the criteria they considered to be most important as number 1 and second most important as number 2. Participants were also asked to identify any additional criteria which should be used in the site options re-appraisal process.

The group facilitator then asked the group to identify their top three priorities overall. To conclude the breakout session the groups' top three priorities were reported back to the wider workshop group.

One additional criterion emerged concerning "Seeking a location which is a suitable size to allow the future expansion of the Sport Zone".

Findings

The stakeholders views on priorities for the environmental, social and economic criteria to be used in the site selection process is summarised in Table 1.

Table 1: Summary of stakeholder discussions from Workshop Session One

Assessment Criteria	1 st Priority	2 nd Priority	Bonus Points	Total Score	Ranking
Environment					
1. Is the site subject to an environmental protection designation? (e.g. AONB, Wildlife/ Geology Sites)	9	-	-	9	12th=
2. Will the development of the site have an impact on existing views and the wider landscape?	45	8	-	53	4th
3. Is the site subject to a cultural heritage designation? (e.g. Conservation Area, Archaeological Site of National Importance, Areas of High Archaeological Potential, Historic Parks & Gardens)	-	4	3	7	13th=
4. Does the site fall within a Flood Risk Zone?	12	2	-	14	10th=
5. Is the Sport Zone appropriate for the location and will not prejudice townscape character?	24	22	3	49	6th
6. Will development of the site detract from the existing character of the urban edge?	9	8	-	17	8th
7. Will development of the site detract from existing residential amenity?	6	10	-	16	9th
Social					
8. Should the site be located in areas with the largest catchment size to ensure greatest regular accessibility?	54	18	1,2, 1	76	2nd
9. Should the site be located in areas of social deprivation?	9	-	-	9	12th=
10. Should the site be located close to existing schools?	3	4	-	7	13th=
11. Is the site subject to an Open Space designation?	12	2	-	14	10th=
12. Should the site be within and adjoining the existing urban area?	27	20	3	50	5th
13. Will the development of the site involve the loss of high-grade agricultural land (Grades 1-2)?	9	4	-	13	11th
Economic					
14. Should the site be located close to existing employment areas?	3	-	-	3	14th
15. Should the site be located close to existing retail facilities?	-	-	-	-	-

16. Should the site be located close to existing cycle and pedestrian routes?	24	8	2	34	7th
17. Should the site be located close to existing public transport services?	36	20	2,1	59	3rd
18. Should the site be located within a planned urban extension?	12	-	2	14	10th=
19. Is the site well located to serve the wider sub-region?	39	38	1,3, 1,2	84	1st
Group 1 top 3 criteria	5,16/17 and 19				
Group 2 top 3 criteria	19,18 and 8				
Group 3 top 3 criteria	3, 8,17/19				
Group 4 top 3 criteria	12,19 and 8				

Workshop One- Summary of Stakeholder Feedback

Key issues which were raised during the workshop one are summarised as follows:

Environment

- Need to avoid urban sprawl
- The Sport Zone should integrate high quality sustainable design and construction with energy efficiency
- Need to consider potential adverse effects of the Sport Zone on the landscape, but was recognised that planting and visual screening could reduce any adverse effects
- Select a location which will not have an adverse effect on landscape character and value
- Seek a location which does not impact on any designated sites for nature conservation
- Need to avoid the loss of high quality agricultural land
- All flood risk areas should be avoided
- Light pollution of Yeovil's countryside should be avoided
- The outputs of the Chris Bamford's Associates study on Yeovil's historic environment should feed into the site selection process
- Avoid areas and sites of archaeological and historic interest
- The selected site should maximise the opportunity for users to utilise pedestrian and cycle routes
- Seek a location that would facilitate modal shift away from the private car

Social

- Select a site that is highly accessible to public transport and close to existing residential areas thereby reinforcing the link between where people live and play whilst minimising travel distances
- Seek a sustainable location accessible by walking, cycling and within close proximity to Yeovil town centre
- Important that the selected site does not render existing leisure facilities unviable
- Select a site in an area of high accessibility by non car modes with access to a full range of public transport options and to a wide range of facilities
- The Sport Zone should be an addition to South Somerset's leisure offer and not at the expense of existing facilities and playing fields
- Try to avoid the loss of amenity open land or urban open spaces
- Need to consider Westland airfield flight zone
- Community severance and air quality in relation to the additional traffic generated as a result of the Sport Zone should be carefully considered in the site selection process
- Seek a location which avoids the loss of existing playing fields
- The Sport Zone should include both outdoor and indoor leisure facilities

Economic

- Seek a location which will contribute to the vitality of Yeovil Town Centre
- Widespread consensus that the selected site should be an appropriate size to enable future expansion of the Sport Zone to cater for outdoor provision
- The site should be north of Yeovil as south is too close to Dorset
- Ensure adequate car parking is available to cater for demand
- Ensure that the site has good links with the A303
- Seek a location which is well related to Yeovil's existing urban area
- Sport Zone should be located in an accessible location and is supported by existing transport infrastructure
- Select a location close to existing facilities and public transport access thereby maximising the opportunity for residents and workers to use facilities
- The Sport Zone should be close to existing communities
- The selected site should have good road access

WORKSHOP SESSION TWO – SPORT ZONE PREFERRED AREAS

Purpose

To secure views from stakeholders on their preferred areas for the Sport Zone, stakeholders were also invited to put forward any additional sites that may not been considered in the previous studies conducted in 2006/07, and asked to identify their preferred locations.

Approach

Participants remained in the same breakout groups as workshop session one. Each group was provided with an A1 map of Yeovil illustrating planning and environmental constraints to allow them to make strategic choices on preferred locations for the Sport Zone. Participants worked together to place tiles representing the footprint of the Sport Zone on the base map in their preferred locations. The task allowed all site selection issues to be understood, weighed appropriately and considered.

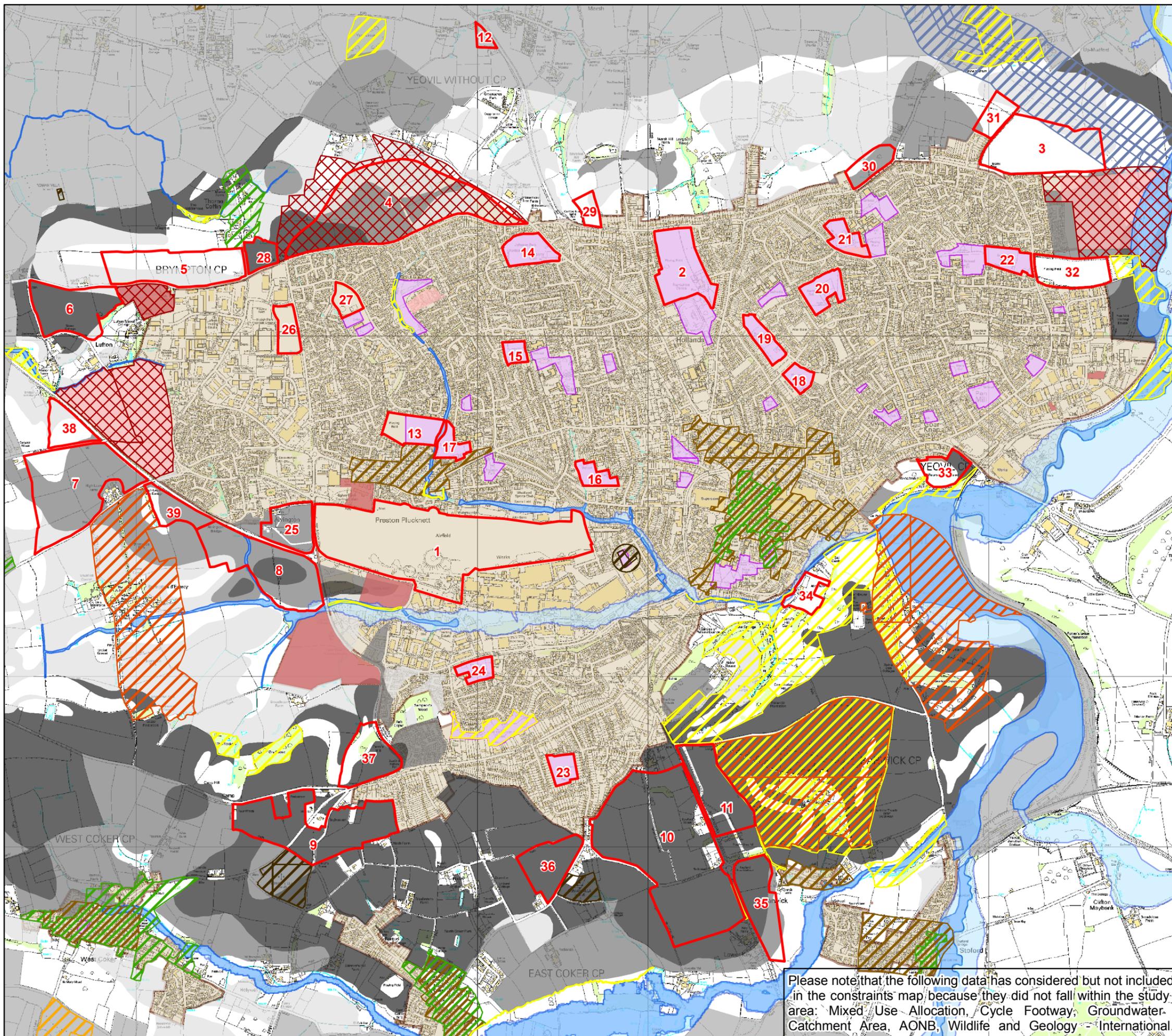
After experimenting with placing the tiles in different locations on the base map, participants were then asked to identify their preferred site options by placing a green sticker at their preferred location, a yellow sticker at their second preferred location and an orange sticker at their third preferred choice.

This task was designed to understand stakeholders' preferred locations. It also assisted the consultant team in identifying the initial long-list of potential sites, before any consideration of whether these sites would be available for the Sport Zone.

Findings

The top three sites identified by the stakeholders are:

- 1) Land around Brympton (land off the junction linking the A3088 and Bunford Lane) and Bunford.
- 2) Yeovil Recreation Ground.
- 3) Land within and adjacent to Brimsmore Key Site.



Legend

- Potential Areas for Sports Zone
- Development Area
- No Development Area
- Key Sites
- Housing Allocation
- Employment
- Hazardous Installations
- Flood Zone 3
- Flood Zone 2
- Areas of High Archaeological potential
- Archaeological Sites of National Importance
- Historic Parks, Gardens & Battlefields
- Conservation Area
- Wildlife and Geology - Local
- Wildlife and Geology - National

Agricultural Land Classification

- Grade 1
- Grade 2
- Grade 3
- Grade 3a

Title:
**ENVIRONMENTAL CONSTRAINTS:
 PRELIMINARY AREAS**

Project:
SOUTH SOMERSET DISTRICT COUNCIL

Source:
 Main Map: South Somerset District Council

Client:
SOUTH SOMERSET DISTRICT COUNCIL

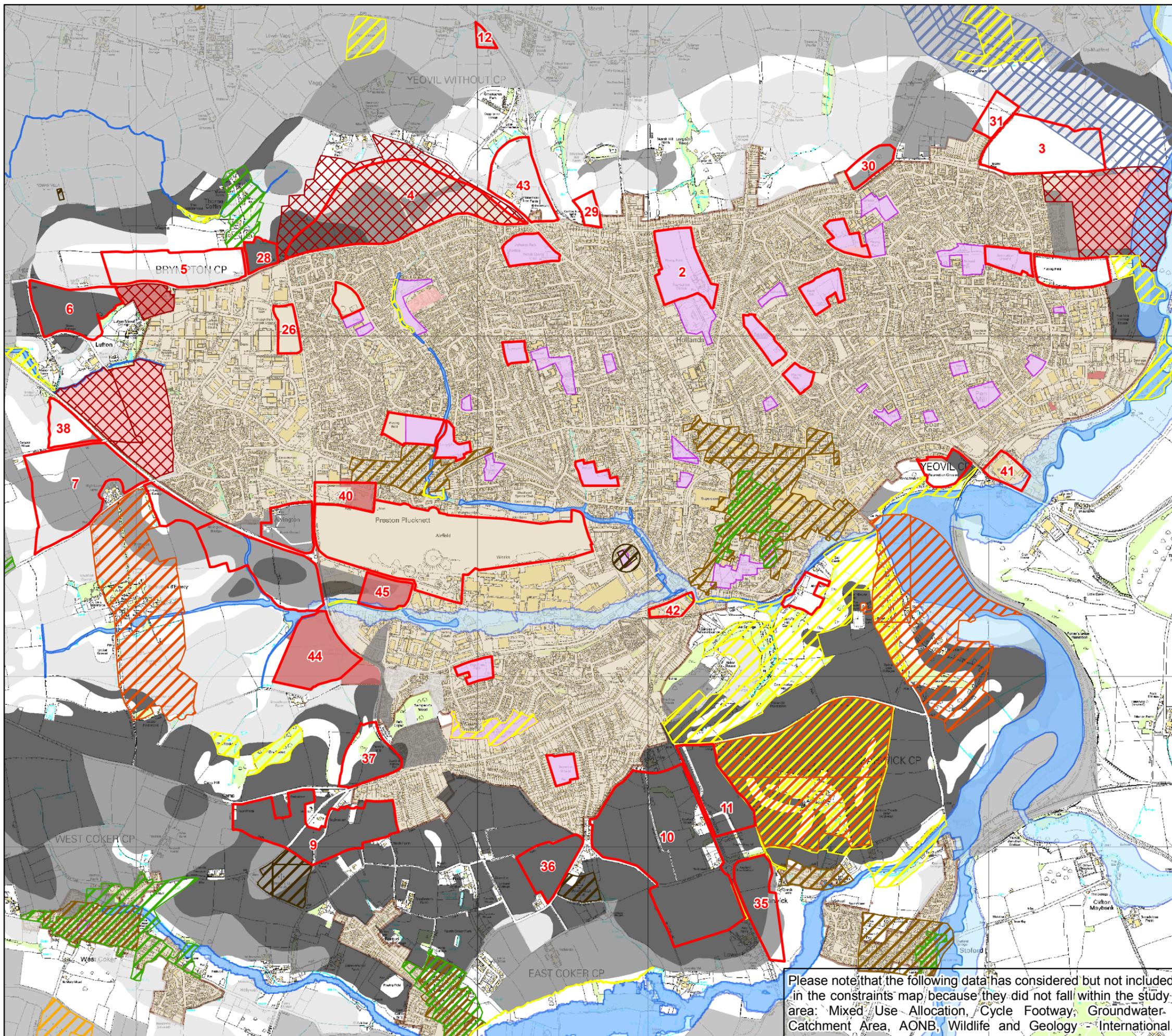
Drawn by: EAW	Checked: JH	Drawing No: 9V7361/01/002
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Date: 09/07/2010	Figure: 002
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Scale: 0 250 500 Meters	Revision No: 002
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Please note that the following data has considered but not included in the constraints map because they did not fall within the study area: Mixed Use Allocation, Cycle Footway, Groundwater-Catchment Area, AONB, Wildlife and Geology - International.





Legend

- Potential Areas for Sports Zone
- Development Area
- No Development Area
- Key Sites
- Housing Allocation
- Employment
- Hazardous Installations
- Flood Zone 3
- Flood Zone 2
- Areas of High Archaeological potential
- Archaeological Sites of National Importance
- Historic Parks, Gardens & Battlefields
- Conservation Area
- Wildlife and Geology - Local
- Wildlife and Geology - National

Agricultural Land Classification

- Grade 1
- Grade 2
- Grade 3
- Grade 3a

Title:
**ENVIRONMENTAL CONSTRAINTS:
 LONG LIST OF SITE OPTIONS**

Project:
SOUTH SOMERSET DISTRICT COUNCIL

Source:
 Main Map: South Somerset District Council

Client:
SOUTH SOMERSET DISTRICT COUNCIL

Drawn by: EAW	Checked: JH	Drawing No: 9V7361/01/001
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Date: 08/07/2010	Figure:
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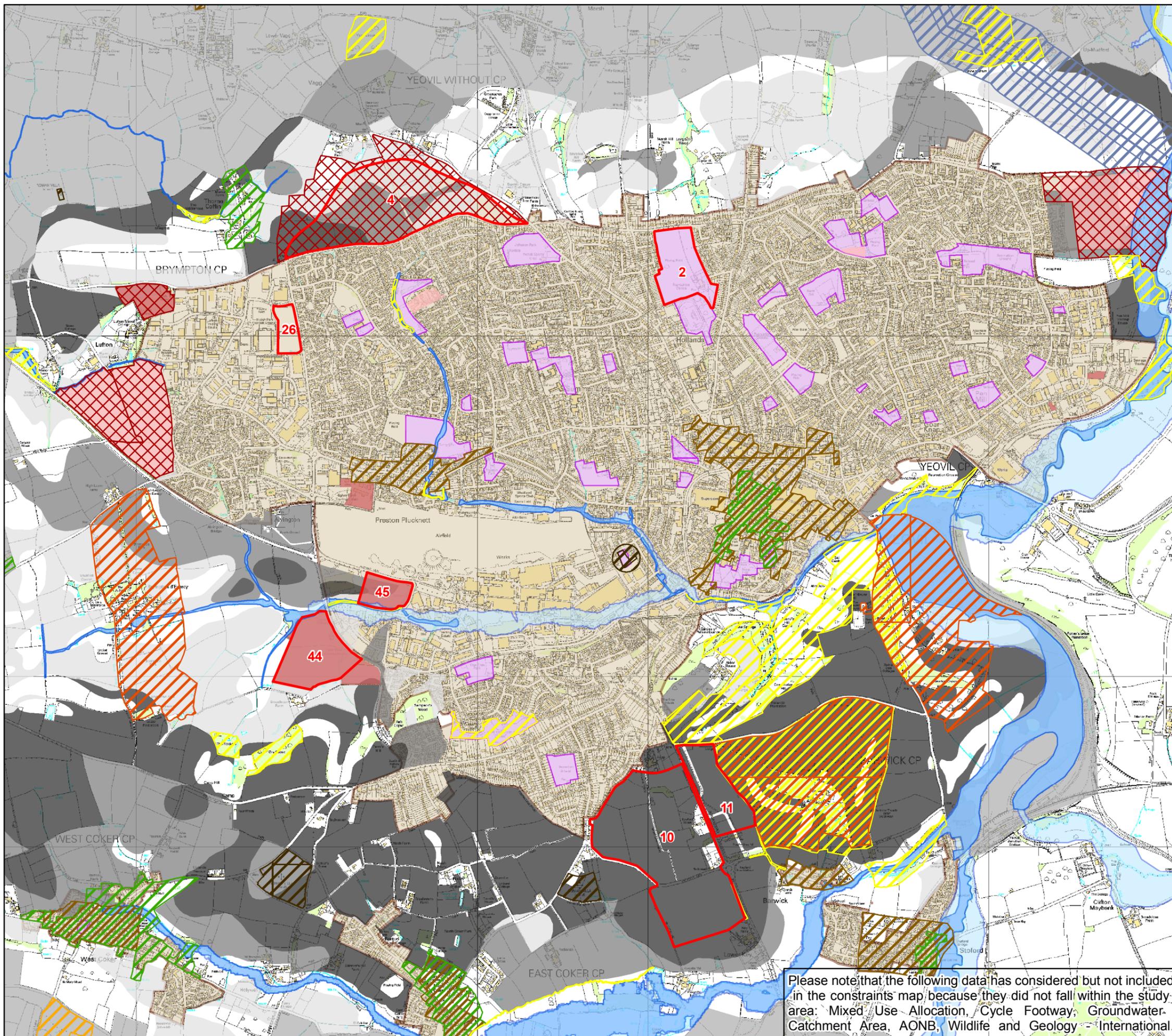
Scale: 0 250 500 Meters	Revision No: 004
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Please note that the following data has considered but not included in the constraints map because they did not fall within the study area: Mixed Use Allocation, Cycle Footway, Groundwater-Catchment Area, AONB, Wildlife and Geology - International.



Site ID	RPS2	RPS3	RPS4	RPS5	RPS6	RPS7	RPS9	RPS10	CON11	CON12	AP26	AP28	AP29	AP30	AP31	AP35	AP36	AP37	AP38	AP40	AP41	AP42	AP43	AP44	AP45
Name	Yeovil Recreation Ground	Primrose Lane	Land within Brimsmore Key Site	North of Thorne Lane	North of Lufton	High Lease Farm	West Coker Road	Keyford	Yeovil Showground	Yeovil Marsh	Land East of Huish Park	Land south east of Thorne Coffin	Land East of Combe Street Lane RAB	Land North of Mudford Road	Land West of Primrose Lane	Land East of Keyford Roundabout	Land at junction of Yeovil Road and Pavoyotts Lane	Land at Perrys Hill	Land north of New Road	Land next to Palmers Fish and Chip Shop	Pittards Site	Bradforfs	Brimsmore	Bunford	Land Adjacent to Garador
Appropriate size/shape?	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	✓	x	x	✓	✓	✓	✓	✓	✓	✓	x	x	✓	✓	✓
Allocated within LDF/Local Plan?	✓	x	x	x	x	x	x	x	x	x	✓	x	x	x	x	x	x	x	x	x	x	x	x	Allocated as employment site and Development Area.	Allocated as employment site and Development Area.
Suitable topography?	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	x	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing land use	Recreation Ground	Agriculture	Agriculture	Field and small orchard	Agriculture	Agriculture	Agriculture	Agriculture	Showground	Open farmland	Yeovil Town Football Club training pitches	Agriculture	Agriculture-Cattle grazing	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Fish and chip takeaway, MOT/Tyre Centre, Caravan Sales, Open hardstanding	Employment-manufacture of leather goods	Builders merchants and supplies	Garden centre and agriculture	Agriculture	grassland
Surrounding land use	Recreation and residential	Residential to south west and agriculture	Agriculture	Agriculture	Agriculture	Agriculture, Farm buildings	Predominantly agriculture with housing to east	Agriculture, farm buildings, residential to north west, Rugby Club	Open countryside	Agriculture	Employment, car showrooms, recreation, residential	Agriculture	Residential to east and south and open countryside	Agriculture to north, residential to south	Residential to south and agriculture use surrounding site	Agriculture, farm buildings, open countryside	Predominantly agriculture with residential to the north and east	Residential to east of site, agriculture to west	Agriculture and farm buildings	Airfield, supermarket, retail, Office uses	Sewage works, car showroom, farming supplies	Residential, retail and community	Agriculture	Residential, light industrial, arable farming, airfield	Residential, light industrial, Lynx Trading Estate, airfield
Subject to env'nal designation? (no=1, yes=0)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Will the development impact on views and the wider landscape (no scores 3, slight adverse scores 2 and yes scores 0)	2	0	0	0	0	0	0	0	3	3	0	0	0	0	0	3	3	0	0	0	3	3	3	3	3
Subject to cultural heritage designation? (no=1, yes=0)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Flood Risk Zone? (no=1, yes=0)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0.5	0	1	1	1
Evidence of contamination (no=1, yes=0)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1
Will Sport Zone prejudice townscape? (no=3, slight adverse=2, yes=0)	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Development detract from character of urban edge? (no=1, yes=0)	1	0	0	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	0	1	1	1	0	1
Will development detract from existing residential amenity? (no=1, yes=0)	0	0	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	0	0	0	1	1	1	0	1
Located in large catchment area? (yes=3, no=0)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Close to areas of social deprivation? (yes=1, no=0)	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0
Close to existing schools? (yes=1, no=0)	1	1	0	0	0	0	0	1	1	0	0	0	0	1	1	1	0	0	0	0	0	0	0	1	0
Open space designation? (no=1, yes=0)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Within or adjoining existing urban area? (yes=3, no=0)	3	3	3	3	0	0	0	0	3	0	0	3	3	3	3	0	3	3	0	3	3	3	3	3	3
Loss of high grade agricultural land? (no=1, yes=0)	1	1	0.5	1	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1	1	No	1	1	1	1
	No Agricultural Land Classification	Mixed 3A/ No ALC	Mix 1,2 and 3	Mixed 3A and No ALC	Grade 1	Mixed 2 and 3A	Mixed 1 and 2	Grade 1	Grade 1	Grade 3	No ALC	Grade 1	Mixed 3A and No ALC	Grade 2	Mixed 2,3A and no ALC	Mixed 1, 2 and No ALC	Grade 1	Mixed 1 and 2	Mixed 3A and No ALC	ALC	No ALC	No ALC	Mixed 3/3A	Grade 3A	No ALC

Close to existing employment areas? (yes=1, no=0)	1	1	1	1	1	1	0	1	0	0	0	0	0	1	1	0	0	0	0	0	0	1	0	1	1	1	0	1	1	
Close to existing retail uses? (yes=1, no=0)	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	1
Close to cycle and pedestrian routes? (yes=1, no=0)	1	1	1	1	1	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	1	0	1	1	1	1	1	1	1	
Close to existing public transport services? (yes=3, no=0)	3	3	3	3	3	0	0	3	3	3	3	3	3	3	3	3	3	0	3	0	3	0	3	3	3	3	3	3	3	
Within a planned urban extension or key site? (yes=1, no=0)	0	0	1	0	0	0	1	1	1	1	1	1	1	0	0	0	0	1	1	1	1	0	0	1	1	1	1	0	0	
Well located to serve sub region? (yes=3, no=0)	3	0	3	0	0	0	0	3	3	0	3	3	0	3	0	0	0	3	0	3	0	3	3	3	3	3	3	3	3	
Good road access? (yes=1, no=0)	1	0	0	0	0	0	0	1	1	1	1	1	1	1	0	1	0	1	0	0	1	1	0	1	1	1	1	1	1	
Site suitable for future expansion of the Sports Zone? (yes=1, no=0)	1	1	1	1	1	1	1	1	1	1	0	1	1	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	
Key Site Strengths	Potential for co-location of existing sports facilities. Focuses development near town centre and main employment areas, potentially helping to reduce the need to travel long distances to access leisure facilities. Development within Yeovil's Development Area. Free of environmental or heritage designations. Good existing road access. Existing car parking facilities. Site able to accommodate future expansion. No loss of high grade agricultural land. Site owned by SSDC and would incur no land acquisition costs. Good links to wider sub region, centrally located, with large catchment area. Close proximity to College and Schools.	Adjacent to Lyde Road Key Site- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations. Site able to accommodate future expansion.	Land within Brimsmore Key Site- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. The Sports Zone would form part of a revised site masterplan for the residential area which already has outline planning permission. Site free of environmental or heritage designations. Site able to accommodate future expansion. Located in large catchment area.	Site able to accommodate future expansion. Urban edge location. Acceptable topography. No environmental or heritage designations. Close to existing employment area.	Close to existing employment area. Site able to accommodate future expansion. Site close to Lufton Key Site- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations.	Site able to accommodate future expansion. Site close to Lufton Key Site- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations.	Site able to accommodate future expansion. Site within Brympton and Coker urban extension Area of Search. Good existing road access. Landscape moderate sensitivity. Well positioned to serve Yeovil and towns to the south. Site within Keyford and Barwick urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations.	Good links to wider sub region. Site able to accommodate future expansion. Good existing road access. Site within Keyford and Barwick urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. Position can serve Yeovil and towns to the south. Free of environmental and heritage designations.	Good links to wider sub region. Site able to accommodate future expansion. Good existing road access. Site within Keyford and Barwick urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. Position can serve Yeovil and towns to the south. Free of environmental and heritage designations.	Good road access via A37. No environmental or heritage designations.	Accessible location with links to main road network. Brownfield site within Yeovil's Development Area. Located in high catchment area. Potential co-location of sports facilities. Focuses development reasonably close to large residential and employment areas, potentially helping to reduce the need to travel long distances to access leisure facilities. Free of environmental and heritage designations.	Adjacent to Thorne Lane Key Site. No environmental or heritage designations.	No environmental or heritage designations.	No environmental or heritage designations.	No environmental or heritage designations. Site able to accommodate future expansion.	No environmental or heritage designations. Site able to accommodate future expansion. Moderate high capacity to accommodate built development. Site within Brympton and Coker urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations.	Good links to wider sub region. Good road access. Site within Brympton and Coker urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community and social facilities, and public transport. No environmental or heritage designations.	Good accessibility. Close to existing residential, retail, employment uses. Brownfield site within Yeovil urban area. No environmental or heritage designations. Focuses development near town centre and main employment areas, potentially helping to reduce the need to travel long distances to leisure facilities.	Brownfield site within Yeovil urban area. Good road accessibility. Close to Penn Mill Train Station. Site within East Yeovil and Over Compton urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community, social facilities, and public transport. No environmental or heritage designations.	Brownfield site within Yeovil urban area. Good access. No environmental or heritage designations. Focuses development near town centre and main employment areas, potentially helping to reduce the need to travel long distances to leisure facilities.	Adjacent to Thorne Lane Key Site- increasing critical mass thereby increasing viability of Sports Zone and supporting community, social facilities, and public transport. Good road access. Site able to accommodate future expansion.	Site allocated within Yeovil's Development Area. Good access to the wider sub region. Good existing road access. Close to employment uses. Free of environmental or heritage designations. Site within Brympton and Coker urban extension Area of Search- increasing critical mass thereby increasing viability of Sports Zone and supporting community, social facilities, and public transport. Located in close proximity to large catchment area. Site able to accommodate future expansion. Good access to the wider sub region. Previous recreation designation.	Site located within Yeovil's urban area. Allocated as Development Area, Site free of environmental or heritage designations. Located in close proximity to large catchment area. Site able to accommodate future expansion. Good access to the wider sub region. Previous recreation designation.							
Key Site weaknesses	Loss of outdoor recreational land. Impacts on residential amenity	Open countryside. Visually sensitive. Poor access. Part of site within hazardous installation Buffer Zone.	Poor existing accessibility which would need to be addressed through new plans for the key site. Visually sensitive area. Potential impacts on setting of Thorne Coffin Conservation Area and open countryside however impacts can be eliminated by suitable mitigation.	Open countryside. Poor access via minor roads only. Potential adverse visual impacts on setting of Thorne Coffin Conservation Area. Visually sensitive. Site relatively dislocated. Poor road access	High value landscape. Relatively peripheral location. Open countryside. Poor transport links. Grade 1 agricultural land	Open countryside. High quality agricultural land. Visually sensitive. Adjacent to Brympton House Historic Park and Garden. Site relatively dislocated from Yeovil urban area.	Site relatively dislocated. Grade 1 Agricultural land. Visually sensitive. Adjacent to the site of a Roman Villa. Potential impacts on West and East Coker Conservation Area.	Visual impacts on open countryside. Site is on periphery of Yeovil's urban area. Potential loss of high quality agricultural land.	Visual impact on open countryside, impacts can be mitigated. The site is on the periphery of Yeovil's urban area. Potential loss of high quality agricultural land. Adjacent to Barwick House Historic Park and Garden, impacts could be mitigated.	Dislocated from Yeovil urban area. Open countryside. Sensitive landscape area. Slightly constrained in terms of site size for future expansion.	Slightly constrained in terms of site size for future expansion. Loss of outside recreation land. Complex land arrangements. May constrain Yeovil Town Football Club's aspirations to develop their stadium. Match day clashes could constrain community use, generate additional traffic and parking issues.	Poorly located on narrow country lane. Peripheral to main town area. Restricted in size. High quality agricultural land. Potential visual impacts on setting of Thorne Coffin Conservation Area. Visually sensitive. Site relatively dislocated.	Slightly constrained in terms of site size for future expansion. Poor topography	Sensitive landscape. Open countryside. Poor access to sub region.	Poor access via country lane. Sensitive landscape location. Peripheral location.	Open countryside. Relatively peripheral from town. Close proximity to two local wildlife and geology sites and Barwick House Historic Park and Garden.	Poor existing road access. Site relatively dislocated. Adjacent to the Site of a Roman Villa. Site is undeveloped and a clear border to the urban area.	Topography could be an issue. Comprises some areas of high quality agricultural land. Site is undeveloped and a clear border to the urban area.	Open countryside. Visually sensitive. Adjacent to Brympton House Historic Park and Garden. Site relatively dislocated from Yeovil urban area.	Adjacent to an Area of High Archaeological Importance. Existing employment use.	Existing employment use. Close to sewage works. Part of site at risk from flooding. Expansion could be an issue.	Existing employment use. Could exacerbate traffic congestion. Slightly constrained in terms of site size for future expansion.	Sensitive landscape location. Relatively peripheral undeveloped land.	Site allocated for employment allocation. Site subject to existing planning application. Visual impacts on open countryside but capable of mitigation.	Site allocated for employment. Site subject to existing planning application.					
Total Score	30	22	25.5	22	14	13	20	29	25	Site discounted as it is unsuitable for future expansion of the Sports Zone	31	Site discounted as it is unsuitable for future expansion of the Sports Zone	Site discounted as it is unsuitable for future expansion of the Sports Zone	20	18	24	19	25	14	31	Site discounted as it is unsuitable for future expansion of the Sports Zone	Site discounted as it is unsuitable for future expansion of the Sports Zone	25	32	31					
Potential short list Sports Zone Site	Yes	No	Yes	No	No	No	No	Yes	Yes	No	Yes	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	Yes	Yes	Yes				



Legend

- Potential Areas for Sports Zone
- Development Area
- No Development Area
- Key Sites
- Housing Allocation
- Employment
- Hazardous Installations
- Flood Zone 3
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- Archaeological Sites of National Importance
- Historic Parks, Gardens & Battlefields
- Conservation Area
- Wildlife and Geology - Local
- Wildlife and Geology - National

Agricultural Land Classification

- Grade 1
- Grade 2
- Grade 3
- Grade 3a

Title:
**ENVIRONMENTAL CONSTRAINTS:
 SHORTLISTED POTENTIAL AREAS**

Project:
SOUTH SOMERSET DISTRICT COUNCIL

Source:
 Main Map: South Somerset District Council

Client:
SOUTH SOMERSET DISTRICT COUNCIL

Drawn by: EAW	Checked: JH	Drawing No: 9V7361/01/003
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Date: 08/07/2010	Figure: 003
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Scale: 0 250 500 Meters	Revision No: 001
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Please note that the following data has considered but not included in the constraints map because they did not fall within the study area: Mixed Use Allocation, Cycle Footway, Groundwater-Catchment Area, AONB, Wildlife and Geology - International.

