

# INDEPENDENT EXAMINATION

## RESUMED HEARING SESSIONS JUNE 2014

### ISSUE 3: South Yeovil Sustainable Urban Extension (PMM2)

Wednesday 11 June 2014  
10:00am

Submission Made on All Questions on behalf of

Wessex Farms Trust (WFT)  
**ID Reference 4320449**

by

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## Questions

### 3.1 Is the vision for growth and change in this area justified and based on an appropriate sustainability appraisal?

3.1.1 Substantial growth in this general area has long been identified and the subject of significant levels of independent testing, scrutiny and background research in respect of its sustainability credentials and appropriateness for development. The scale of development now proposed corresponds closely to the (Keyford) area considered by the last Local Plan Inspector. He concluded that development there was an appropriate and acceptable location for sustainable growth to serve Yeovil. His conclusions and recommendations – which were clear and positive – were based on thorough and detailed analysis of all the matters raised under question 3.2 (see below).

3.1.2 Since the earlier Inspector's assessment and conclusion, further significant assessment has been undertaken by the Council (and its appointed consultants). Officers have completed a number of Sustainability Appraisals and reviews. These have all also indicated the appropriateness for growth in this location based on recognised indicators. As a result, the proposal for growth to the south of Yeovil remains justified and sound.

### 3.2 Have the implications of development in the South Yeovil Sustainable Urban Extension been appropriately assessed with regard to:

- **Landscape and topography**
- **Biodiversity and geodiversity**
- **Historic assets**
- **Flood risk**
- **Highway safety**
- **Sustainable travel**
- **Agricultural land value**
- **The provision of infrastructure, services and facilities (including employment, waste water, education and health)**
- **Pollution**

3.2.1 As stated above, substantial growth in the area has been tested recently (and independently). More work has also been completed by the Council which supports growth of the scale proposed from a variety of perspectives.

3.2.2 The sponsors of development in this area have carried out a substantial amount of work themselves. This is submitted to the examination by Pegasus on behalf of Noel Property LLP, Charles Bishop Limited and Wessex Farms Trust and looks at all of the points made under question 3.2. Attention has been focused on heritage (historic assets) and agricultural land value to reflect recent and older discussions (even though firm conclusions were made on these matters by the last Inspector).

3.2.3 This work – which has been carried out and completed recently confirms (or reconfirms) – three key things:

- a) The absence of constraint on development. There are features and characteristics that will need to be considered and addressed, but these do not disturb the basic acceptability of development in this location and of this type and scale
- b) The capacity of the area to accommodate development
- c) That development can be delivered (quickly at no public cost) and create a high quality place that will connect to the town and add to the range and choice of housing and employment space available there. This is shown very well on the masterplan that has been prepared for the area (and which is attached at the end of this short submission).

- 3.2.4 These are important points and are based on a comprehensive and a recent assessment of the land. This has allowed progress to be made with the proposals too, which the Pegasus work also summarises.

**3.3 What will be the status of the buffer zone?**

- 3.3.1 Growth of the scale proposed to the south of Yeovil, means that the buffer is no longer relevant and can be dismissed. If it is to be retained in any shape or form then it should extend as a collar around the existing edges of East Coker – broadly following its current shape. The width of that collar could vary but should be clearly linked to the village and not to Yeovil.

**3.4 Is the Urban Extension viable and deliverable?**

- 3.4.1 The South Yeovil Urban Extension (in some form) has been proposed and pursued throughout the preparation of the South Somerset Local Plan and its predecessor. During this time the viability and deliverability of the scheme has not been raised as a cause for concern. The work completed by Pegasus (and submitted to this Examination) shows why. In short, the site and the scheme is wholly in the control of willing and committed parties. They are all represented at the examination and all support the proposals. Comprehensive analysis has been completed which demonstrates the acceptability of development and the absence of technical constraint.

Attachment:

Development Concept for Keyford

# Keyford Site - Version 2 Concept Masterplan

**Football Pitches, a Multi Use Games Area (MUGA) and a Neighbourhood Equipped area of Play (NEAP)** are planned on the high shoulder of land on the northern part of the development west of Tarratt Lane. The area would eventually be adopted and maintained by South Somerset District Council and would ensure that this more prominent area of the site in landscape terms would become a publicly owned green space in perpetuity.

**A Densely Planted Bank** will be provided around the perimeter of the Sports Area. Development west of Tarratt Lane would eventually be seen below the backdrop of this planting, and existing higher planting north of the Sports Area and along Tarratt Lane.

**Single Storey Dwellings** backing onto a densely planted strip along East Coker Road.

**A New Footpath Link** is proposed into the site from East Coker Road, close to its junction with Tarratt Road.

**A Green Landscaped Buffer** is proposed along the western boundary of the site facing the existing dwellings on East Coker Road and Lower East Coker Road on Yeovil's urban edge. **Drainage Tanks** under the landscaped buffer will be used as part of the proposed Sustainable Urban Drainage System (SUDS) for the site.

**Single Storey Dwellings** facing the green landscaped buffer.

**A Boulevard** leading to The Square, with a vista to St Michael's church, East Coker is proposed as a central feature within the site.

**A New Footpath Link** is proposed into the site from Lower East Coker Road, close to its junction with Sandhurst Road.

**Single Storey Dwellings** above a planted bank behind the four large bungalows on Yeovil Road.

**This Landscaped Strip** provides a continuous green space between the Landscaped Buffer and the triangular field south of Plackett Lane, effectively becoming a new wildlife corridor between these two areas.

A wide formally **Planted Bank** is proposed to further break up the massing of the development west of Tarratt Lane.

**More Formal Style Dwellings** within the Planted Bank area.

**Informal Rural Style Dwellings** not exceeding 2 - 2½ storeys outside the Planted Bank area.

The western end of **Plackett Lane** will be used as a bus access to the site through a camera controlled **Bus Gate** for use only by buses, pedestrians and cyclists. Plackett Lane will remain open to vehicular traffic.

**The Radial Pattern of Roads** keeps the length of walking and cycling routes to the Neighbourhood Centre to a minimum. The fact that most dwellings lie within 400 metres (or less than 5 minutes walk) from the shops may encourage residents to leave the car at home and walk instead. The road network within the site will generally be designed to keep internal traffic speeds below 20mph.

**A Tree Screen** will be planted on the northern edge of the triangular field in the south-west corner of the site, with the remainder of the field proposed as an area of **Informal Open Space**. A notional green 'buffer zone' will therefore effectively be created in the south west corner of the site by this 5.7 hectare (14 acre) triangular field coming into public ownership. The closest developed point of the Keyford site is 1.75km (comfortably over 1 mile) to the centre of the village of **East Coker** (measured to the Helyar Arms).

**The Northern Access** to the site will be derived from a re-shaping of the junction of Little Tarratt Lane and the A37 Dorchester Road.

**An Employment Area**, for high quality business use (professional offices, etc.) will be provided at this prominent location, at the northern end of the site.

**About 800 homes** are planned for Keyford, made up of a variety of dwelling types, sizes and tenures. A proportion of these will be affordable housing.

**A Care Home** with a group of 'extra care' dwellings will be provided between St Margaret's Hospice and the copse. In order to respect the quiet and sensitive nature of the Hospice, the area directly south of the Hospice will be used for a private linear garden serving the Care Home, with single storey extra care dwellings facing the linear garden.

**This Copse** is the larger of two small copses on the site which were predominantly planted by the existing landowners some years ago. Both will be fully retained, and a footpath linking with the Tarratt Lane footpath is planned through this copse.

**A Primary School** will be accessed directly from the Centre, and its playing fields will be located to the north of the school building, at the southern edge of an existing copse.

**A Vista to the Rose Tower** on Barwick Park is planned from this street on the eastern side of the Keyford development.

**Existing Mature Trees** will be used to provide the focal points of this public open space area, to provide 'instant landscaping' and give the development an immediate sense of maturity.

**Services** in the form of Gas, Water, Electric, Telephone and Foul Surface Water Sewers will be provided to accommodate the needs of the development. The 33KV overhead electric cables presently crossing the site will be placed underground.

**The Neighbourhood Centre** will be at the "heart" of the Keyford community. Shops, residential and office uses will be located around an elongated "Square" to create a real place with activity and character. The northern side of the Square is planned to provide a "set down" and access for the new primary school. It is also envisaged that the Square would support a health centre on its southern side. The design of the Square will provide a large south facing paved space which could be used for other activities such as a street cafe, farmers' market, etc. **Bus Services** will run to and from the neighbourhood centre, which will act as a focus for public transport.

**The Public Footpath known as Tarratt Way**, which forms part of the Monarch's Way, runs in a north south direction through the centre of the site. It will be retained, as will the hedges along both sides of it.

**A Children's Play Area** (a Locally Equipped Area of Play or LEAP) is proposed on this green space.

**Avenues** planted with trees are planned for a number of the more important roads within the site in order to give a greener feel. This new planting will help to break up the massing of the new development.

**An Employment Area** for high quality business units.

**The Southern Access** to the site will be derived from a pre-planned new fifth arm to be added to the Keyford Roundabout. The Red House public house and the dwelling known as Redmead will still be served off the existing Pavvyotts Lane access, as will approximately 30 new dwellings on the Keyford site.

**The Red House Consultation Event Venue**

**A large Balancing Pond** forming part of the Sustainable Urban Drainage System (SUDS) will be provided to the south of Pavvyott's Lane. The pond will become a recreational feature and will also provide a permanent habitat for wildlife.

