

# Land at Keyford South Yeovil

DEVELOPMENT FRAMEWORK  
STATEMENT UPDATE

PREPARED BY PEGASUS GROUP  
C.0479 | MAY 2014



**KEYFORD**

South Yeovil





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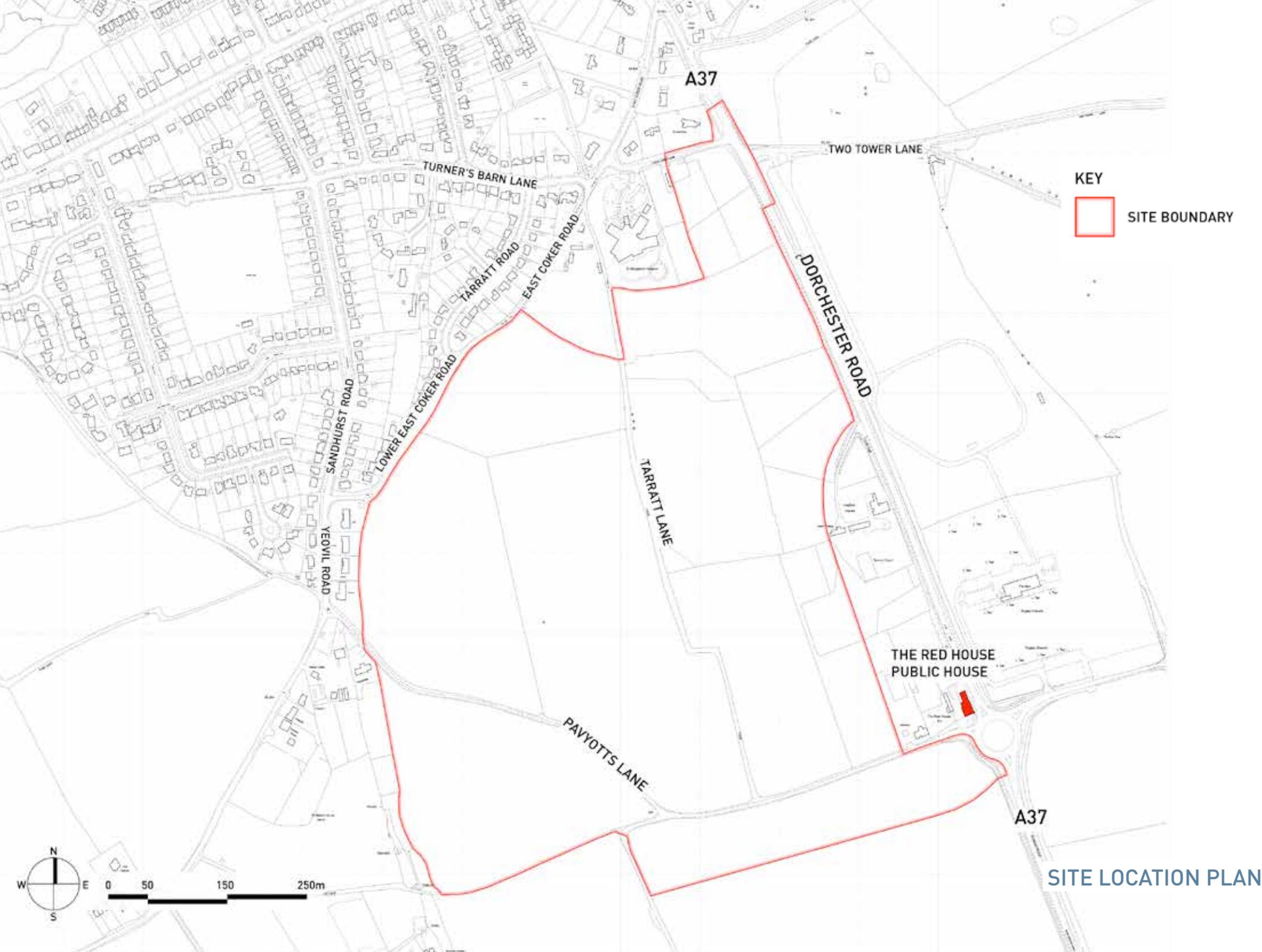
**Pegasus**  
Urban Design

Pegasus Urban Design  
Pegasus House  
Querns Business Centre  
Whitworth Road  
Cirencester  
GL7 1RT  
www.pegasuspg.co.uk | T 01285 641717 | F 01285 642348

Prepared by Pegasus Urban Design  
Pegasus Urban Design is part of Pegasus Group Ltd  
Prepared on behalf of Mr. & Mrs. A. H. Noel, Wessex Farm Trust and Charles Bishop Limited.  
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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A4 DOUBLE SIDED



A37

TWO TOWER LANE

KEY

SITE BOUNDARY

TURNER'S BARN LANE

TARRATT ROAD

EAST COKER ROAD

DORCHESTER ROAD

SANDHURST ROAD

LOWER EAST COKER ROAD

TARRATT LANE

YEOVIL ROAD

THE RED HOUSE  
PUBLIC HOUSE

PAVYOTTS LANE

A37



SITE LOCATION PLAN

# 1 | INTRODUCTION AND VISION

## INTRODUCTION

- 1.1 This statement has been prepared by Pegasus Group on behalf of Noel Property LLP, Wessex Farms Trust and Messrs Charles Bishop Limited to support the proposed Yeovil Sustainable Urban Extension for 800 dwellings at Keyford on the southern edge of Yeovil, as identified as a new development allocation in the South Somerset Local Plan.
- 1.2 The proposal for a new community known as Keyford is envisaged as a natural extension to the Yeovil, well integrated with the established urban edge, and with good links to the town centre.
- 1.3 This statement provides guidance on how the site could be developed in a sustainable way, providing integration with the existing urban edge of Yeovil, whilst maintaining a substantial buffer to the villages of Barwick, East Coker and North Coker.
- 1.4 This statement is intended to provide South Somerset District Council, the local community and other stakeholders, with confidence and guidance for the area so that it can be developed as an extension to the existing community using good design principles.
- 1.5 The Concept Masterplan was developed following public consultation with stakeholders and the local community; it is sufficiently specific to demonstrate that detailed consideration has already been given to the area and to provide guidance on the appropriate distribution of uses across the identified site.

## THE VISION

- 1.6 The Vision for Keyford is:-
  - To deliver the aspirations set out in the emerging South Somerset District Council Local Plan in terms of providing a high quality strategic urban extension to Yeovil to meet part of the growth needs of the town over the next 15 years.
  - To provide a range of housing, employment and other mixed uses focused upon a vibrant local centre also accommodating a primary school and health centre.
  - To produce a sustainable living environment of a high standard with a clear and recognisable identity incorporating a balance of well designed homes, community facilities, open space, recreation and employment.
  - To be a development of distinctiveness, and of high quality design and architecture, positively contributing towards the character of Yeovil.
  - To establish a safe, attractive and secure neighbourhood with streets and places which will promote social interaction and afford movement priority to pedestrians, cyclists and public transport users.
  - To produce a development that will enhance Yeovil, incorporating valued aspects of local landscape, attractive open spaces and recreational amenity and biodiversity.
  - To produce a form of development for housing, employment and supporting infrastructure which provides a satisfactory buffer to the adjoining rural settlements of Barwick, East Coker and North Coker.



## Key Consultants

A scheme of the size and complexity of Keyford requires an experienced team of consultants with specialist expertise in a wide range of disciplines. The consultants working on the project are as follows:

### Agricultural Issues

Reading Agricultural Consultants, Didcot



Askew Land & Soil Ltd

### Air Quality

Air Quality Consultants, Bristol



### Archaeology & Cultural Heritage

CgMs, Cheltenham



### Badger Consultant

Julian Brown Consultancy, Yeovil

### Ecology

Ecology Solutions, Stow-on-the-Wold



### Employment

Savills, Cardiff



### Planning & Environmental Issues

Pegasus Group, Cirencester



### Hydrology & Hydrogeology

Hydrock, Bristol



### Landscape & Visual Issues

Pegasus Group, Cirencester



### Noise

LF Acoustics, Bedford



### Project Management

Charles Bishop Limited, Yeovil



### Services/Infrastructure

Hydrock, Bristol



### Transport

IMA Transport Planning, Bath

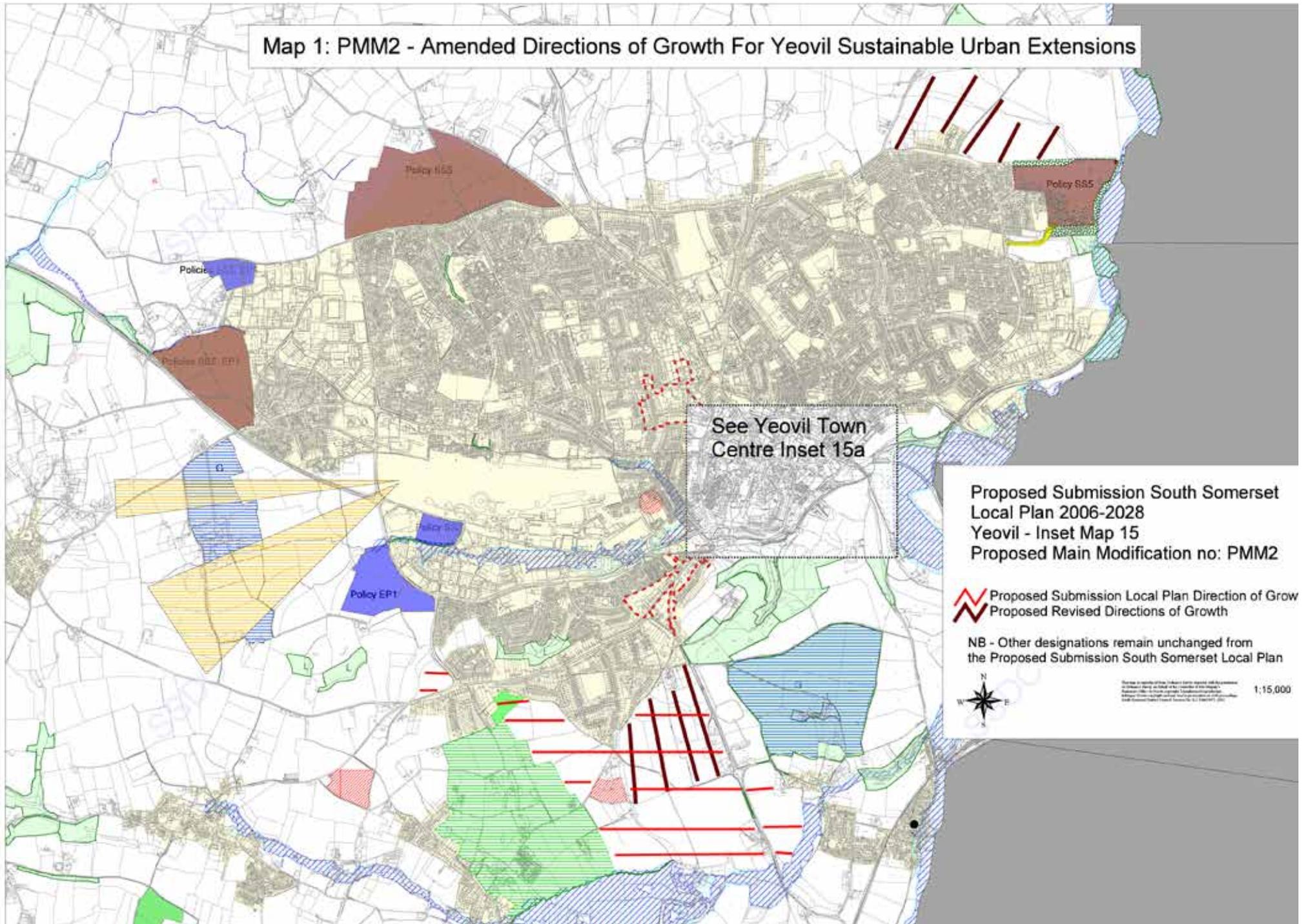


## THE KEYFORD PROPOSAL

- 1.7 The land at Keyford extends to some 42 hectares and is being promoted for a mixed use development comprising:
- about 800 houses
  - 2.58 hectares of employment land
  - a new primary school
  - a neighbourhood centre, and
  - a health centre.
- 1.8 The area of land proposed for development is shown here, outlined in red, and lies between the Lower East Coker Road to the north-west, Pavyotts Lane to the south and the A37 Dorchester Road to the east. This area of land forming the site will hereinafter be referred to simply as Keyford.
- 1.9 The site lies in the north east part of the parish of East Coker, some distance from the village of East Coker itself. It directly adjoins the southern urban edge of Yeovil, and in planning terms is treated as an urban extension to that larger town.



Map 1: PMM2 - Amended Directions of Growth For Yeovil Sustainable Urban Extensions



MAP 1 - PMM2 AMENDED DIRECTIONS OF GROWTH FOR YEOVIL SUSTAINABLE URBAN EXTENSIONS.

## 2 | UNDERSTANDING THE BACKGROUND CONTEXT

### PLANNING BACKGROUND

- 2.1 The area has a long planning history which is set out in part below.
- 2.2 The site was promoted through the previous South Somerset Local Plan and recommended for allocation by the Inspector (Mr David Fenton) in his 2003 Report following the 2001 Local Plan Public Inquiry. However, South Somerset District Council (SSDC) took the view that there was no need to release further development land for Yeovil at that time and consequently did not accept the recommendation of the Inspector.
- 2.3 In its submitted Local Plan in 2012, SSDC proposed a major urban extension for 2500 dwellings to the south and west of the existing Yeovil urban area. This proposed development was known as the Yeovil Sustainable Urban Extension (or YSUE) and was sited on land at Keyford, on additional adjoining land to the west, and also on a smaller area of land to the south-east of Keyford, to the east of the A37, adjoining the village of Barwick.
- 2.4 Of the 2500 dwellings proposed, it was anticipated that 1565 would be built within the Plan Period to 2028, with the balance of 935 being built post 2028.
- 2.5 The appointed Local Plan Inspector, Mr. David Hogger, in his preliminary findings following the Public Inquiry, indicated that he was dissatisfied with the Council's Strategic Environmental Assessment and recommended that the Authority undertake further work on this matter (and perhaps reconsider the location for further major development options).
- 2.6 Following further consideration of these matters the Council have put forward a Proposed Main Modification (PMM) to the Core Strategy which reduced the scale of the YSUE on the basis that this will aid deliverability and viability (see Paragraph 2.11 PMM).
- 2.7 Overall the total number of dwellings is now proposed to be restricted to the 1565 dwelling requirement for the Plan Period to 2028
- 2.8 Furthermore, as a result of the removal of the requirement for a new secondary school for the town, the need for all 1565 dwellings to be provided at a single location no longer applied.





2.9 As a result, the Council are now proposing to proceed with two smaller sustainable urban extensions, one at Keyford with 800 dwellings and another at Mudford with 765 dwellings (Paragraph 2.17 PMM). The Council's intention is to undertake further work on the site as part of a Sites Allocation Development Plan Document (DPD) but to work with landowners and developers in respect of any early application. Details of the Keyford proposal are set out in amended Policy YV2 which makes reference to:-

- 2.58 hectares of "B" Class Uses;
- approximately 800 dwellings;
- a primary school;
- a health centre;
- a neighbourhood centre.

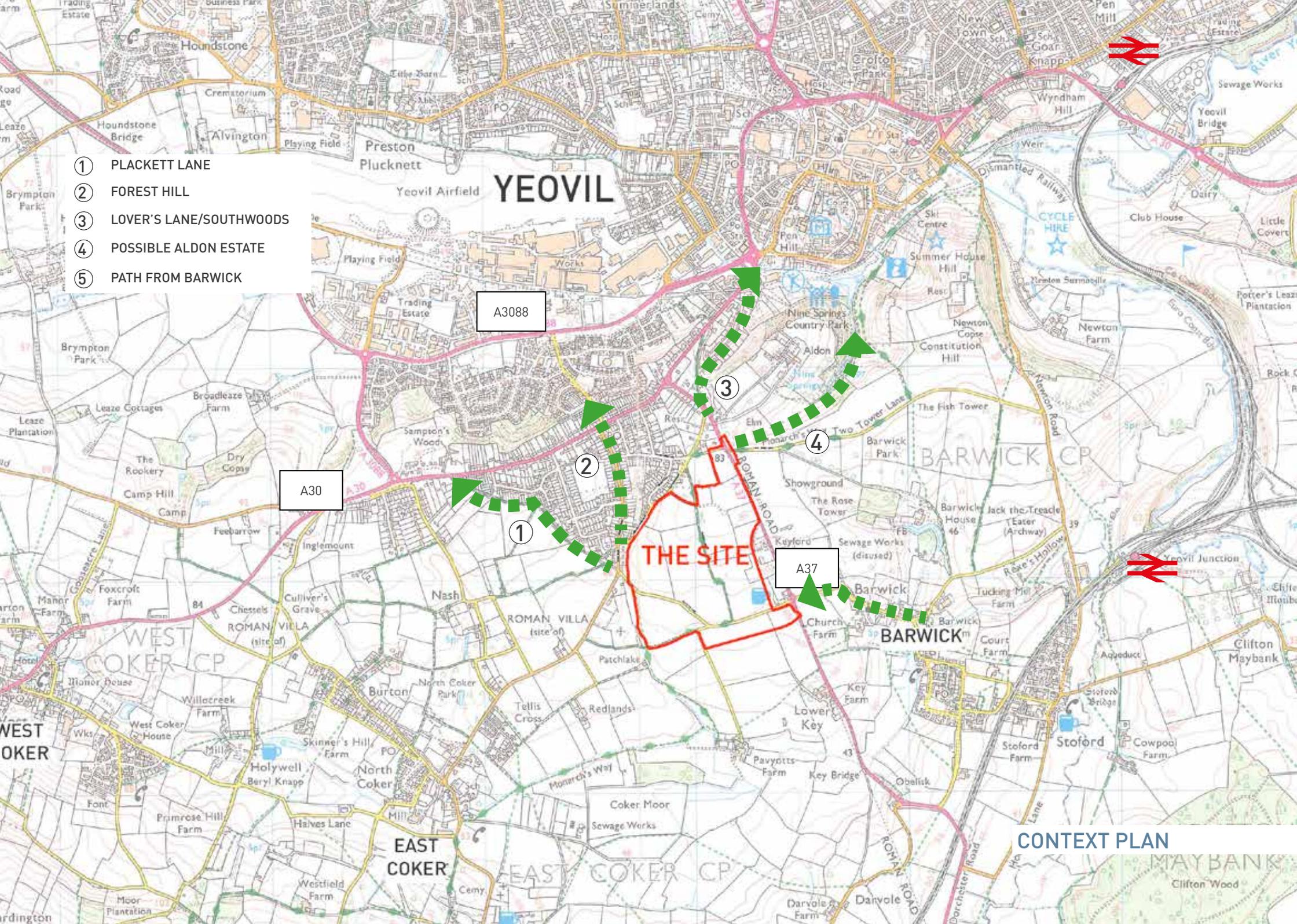
2.10 The general location of the development is shown on the Council's Map 1 PMM2 – Amended Directions of Growth for Yeovil Sustainable Urban Extensions.

2.11 The reduced area now proposed for development at Keyford is almost identical to the area previously recommended for release as a Key Site for development in the period to 2011 by the last Local Plan Inspector.

2.12 Although SSDC chose not to accept the Inspector's recommendations at that time, it is important to remember that the Inspector concluded in his Report in 2003 that there were no unacceptable objections to the release of the site on the grounds of landscape, coalescence, heritage, agricultural, archaeological, or sustainability. These conclusions continue to hold true today and provide appropriate reasons for the site now being identified for development.



- ① PLACKETT LANE
- ② FOREST HILL
- ③ LOVER'S LANE/SOUTHWOODS
- ④ POSSIBLE ALDON ESTATE
- ⑤ PATH FROM BARWICK



CONTEXT PLAN

# 3 | SITE CONTEXT

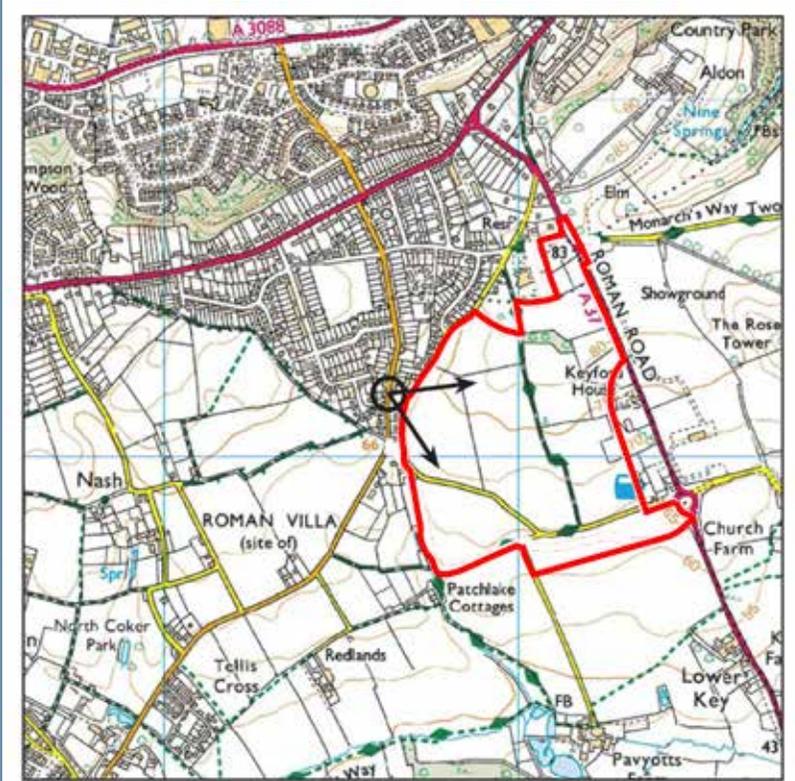
## SITE DESCRIPTION

- 3.1 The site lies just below the crest of an east west ridge on the south side of Yeovil and comprises the middle part of the south facing dip slope. The plan opposite shows that the site immediately abuts the urban area of Yeovil served by the Lower East Coker Road and extends eastwards and southwards as far as the roundabout on the A37 adjacent the Ivel Barbarians Rugby Club.
- 3.2 The land predominantly comprises arable farmland made up of large fields, with just the north-eastern edge around Keyford House adjacent to the A37 having a series of smaller, more pastoral, horse paddocks.
- 3.3 To the south the agricultural landscape falls away to the Coker Stream after which the land rises again allowing views back to the urban area.
- 3.4 The village of Barwick lies 0.6 km to the south east of Keyford on the eastern side of the A37 with the villages of North Coker and East Coker lying approximately 1.2 km and 1.6 km to the south west respectively.

## LOCAL FACILITIES

- 3.5 Yeovil town centre lies some 1.6 km to the north of the site and provides a range of services. There is also a convenience store and a hairdressers 600m to the north of the site on the West Coker Road at its junction with Sandhurst Road. The Red House public house is accessed off the Keyford roundabout at the south east corner of the site, and the Quicksilver Mail public house lies a short distance north of the site where the A37 Dorchester Road meets the A30 West Coker Road



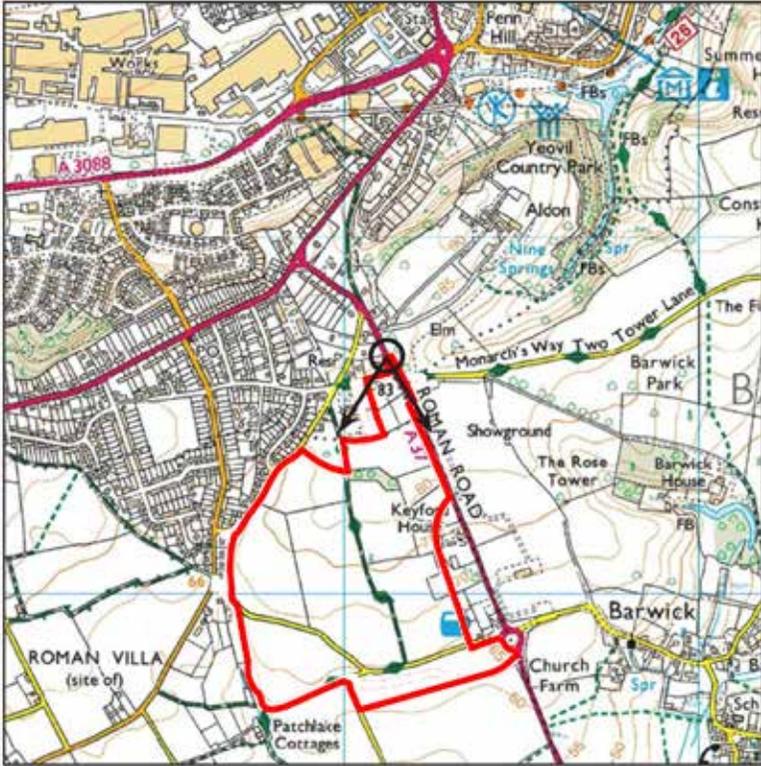


VIEW FROM JUNCTION OF LOWER EAST COKER ROAD AND YEOVIL ROAD/SANDHURST ROAD LOOKING EAST.



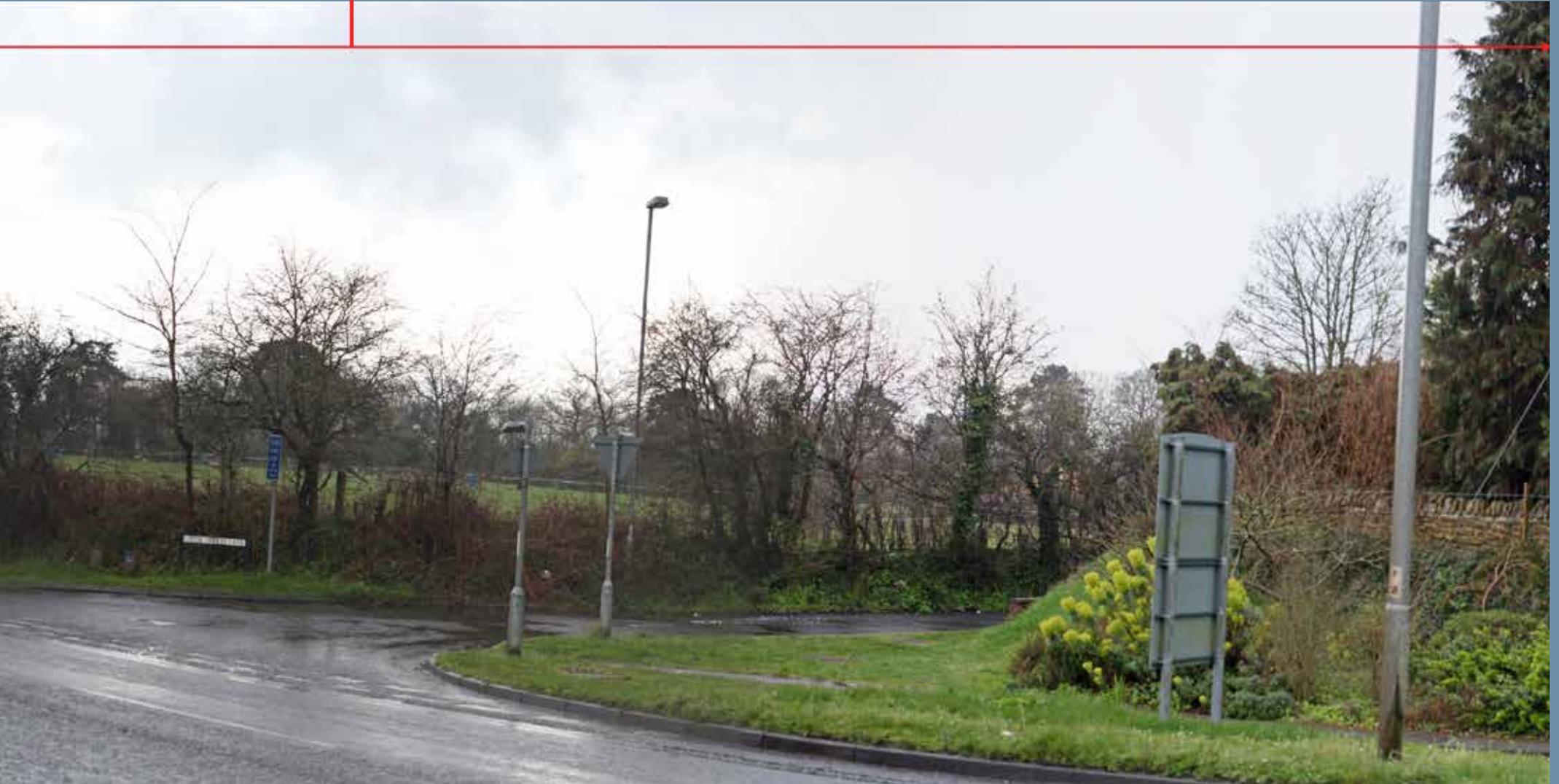
APPROXIMATE EXTENT OF  
APPLICATION SITE





VIEW FROM JUNCTION OF A37  
AND LITTLE TARRAT LANE  
LOOKING SOUTH

APPROXIMATE EXTENT OF  
APPLICATION SITE



APPROXIMATE EXTENT OF APPLICATION SITE



VIEW FROM EAST COKER CHURCHYARD LOOKING NORTH EAST





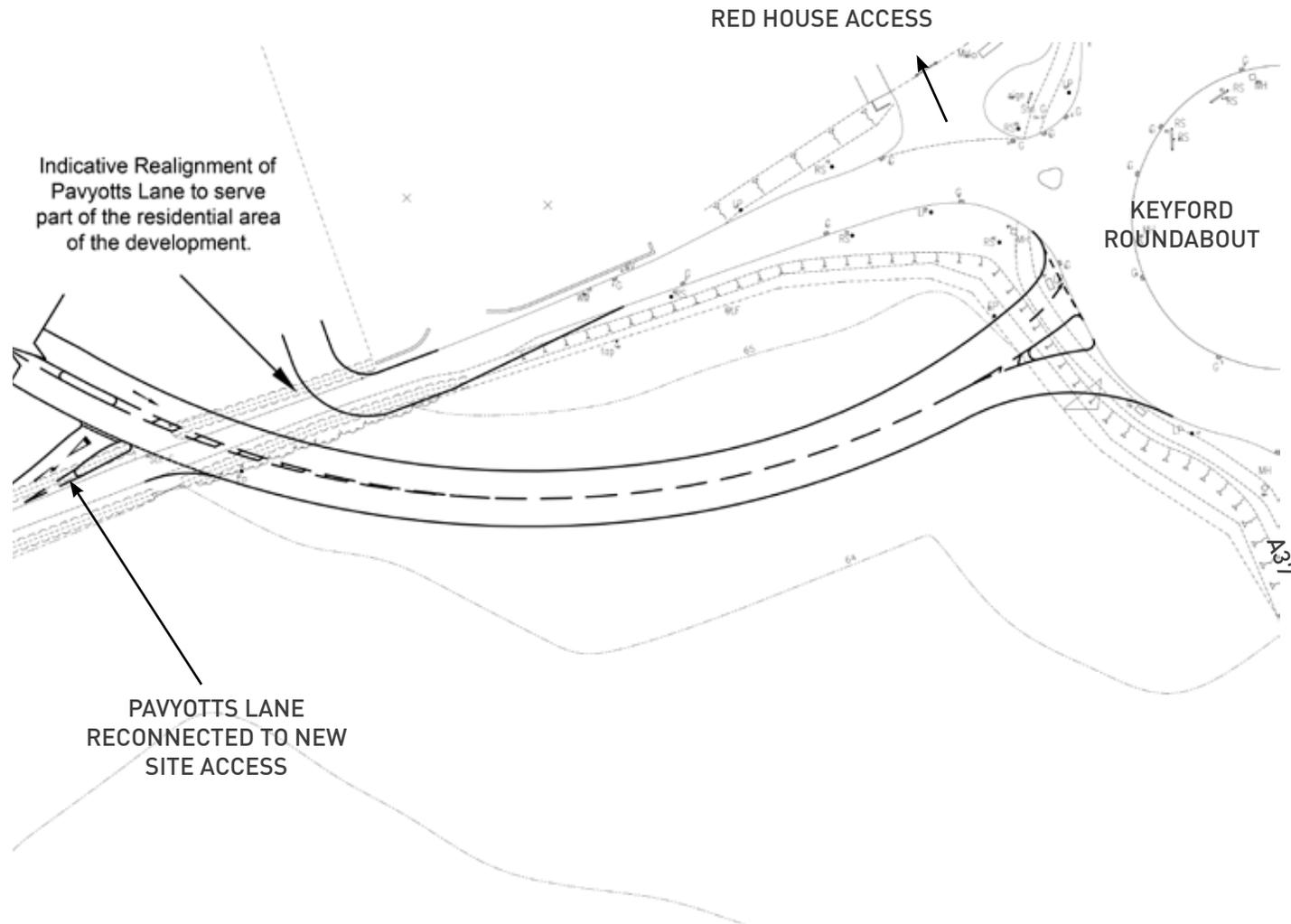
ROUNABOUT A37 RED HOUSE PUBLIC HOUSE

## SITE ACCESS

- 3.6 Access to the land at Keyford is currently derived from the various existing roads around its perimeter. Vehicular access to the development is proposed from two points on the A37 Dorchester Road, as follows:

### Southern Access

- 3.7 By means of a roadway forming a fifth arm from the existing 60 metre diameter Keyford Roundabout into the south east corner of the site. Specific provision for this future connection to access the Keyford site was agreed with the Highway Authority at the time the roundabout was designed and constructed (See Drawing 1 prepared by IMA Transportation)



## 1- SOUTHERN ACCESS



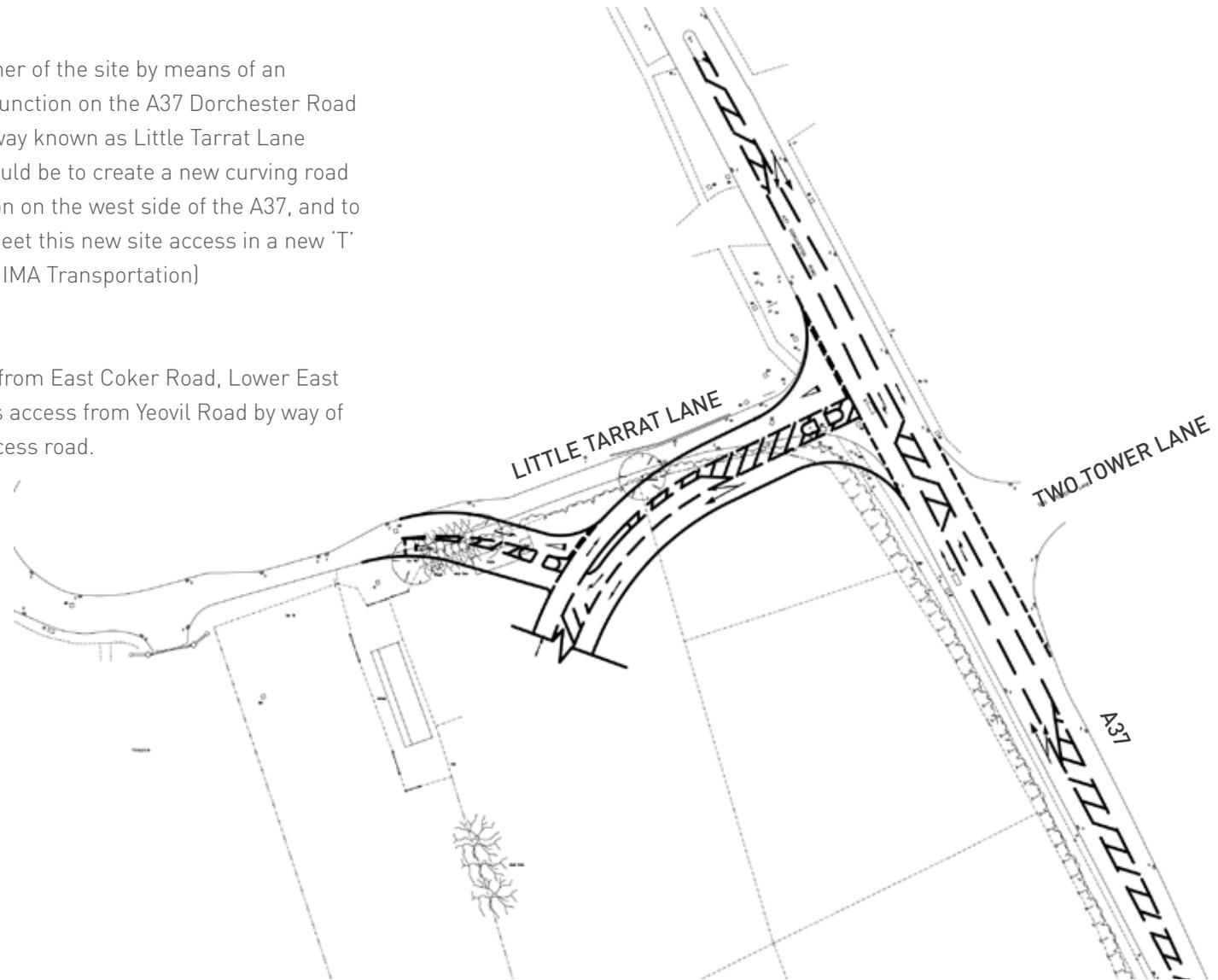


### Northern Access

- 3.8 An access into the north eastern corner of the site by means of an alteration to the right left staggered junction on the A37 Dorchester Road where Two Tower Lane and the roadway known as Little Tarrat Lane meets the A37. The proposal here would be to create a new curving road into the site using the existing junction on the west side of the A37, and to then re-shape Little Tarrat Lane to meet this new site access in a new 'T' junction. (See Drawing 2 prepared by IMA Transportation)

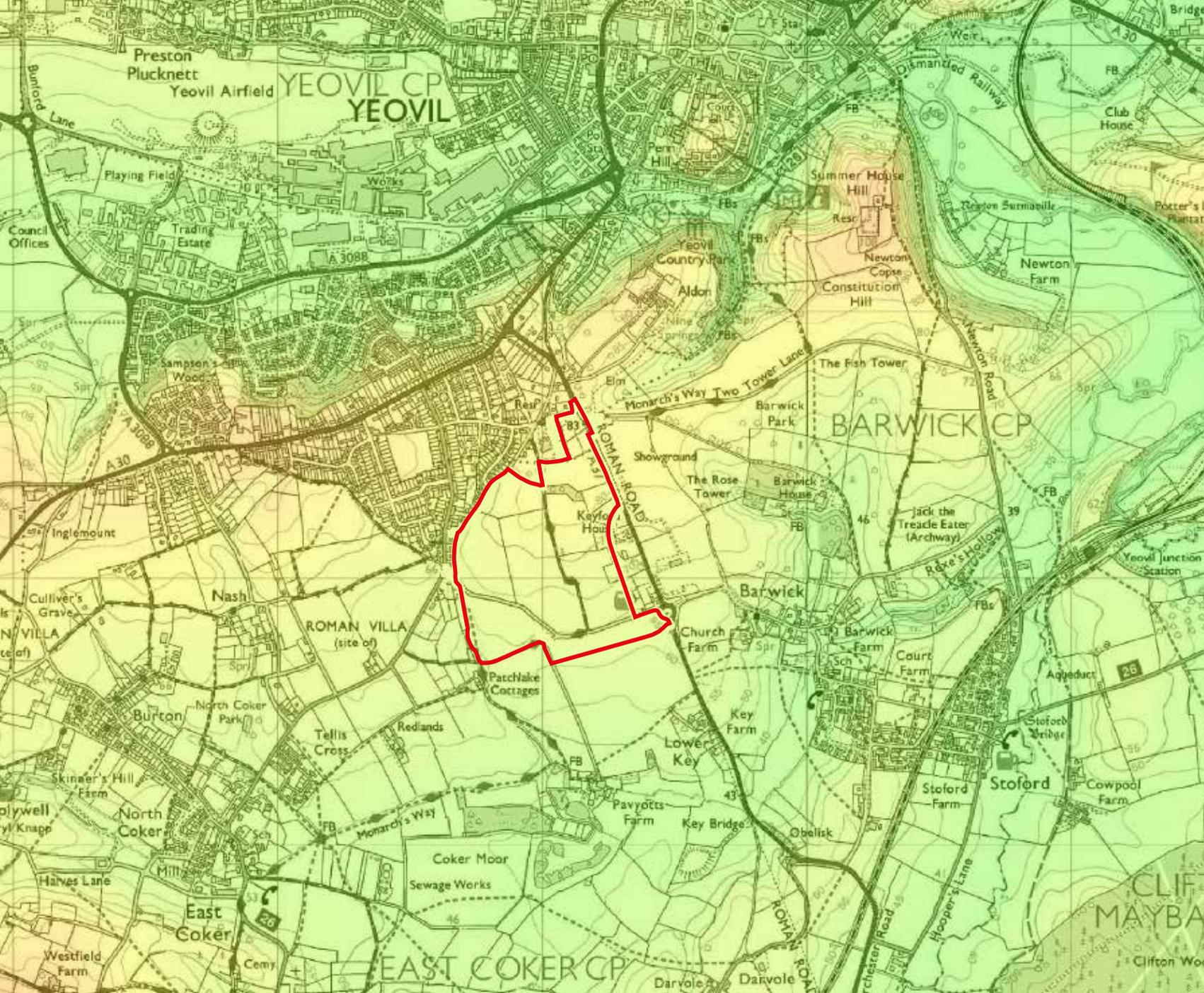
### Pedestrian Access

- 3.9 Pedestrian/cycle access is proposed from East Coker Road, Lower East Coker Road and Yeovil Road, with bus access from Yeovil Road by way of Payyotts Lane and a new bus only access road.



## 2 - NORTHERN ACCESS





**KEY**

-  Site Boundary
- DTM (metres above ordnance datum)**
- Value**
-  High : 140.1
- Low : 21.1

**TOPOGRAPHY PLAN**



## ON-SITE FEATURES

- 3.10 The Keyford area generally has mature hedgerows around the field boundaries and some larger copses and other trees towards the northern part of the site. The double hedgerows on either side of Placket Lane and Pavyotts Lane form a good visual buffer on the south side of the site.
- 3.11 A bridleway/footpath known as Tarratt Lane, runs in a north-south direction through the centre of the site, linking Pavyotts Lane to the East Coker Road. This lane, which forms part of the Monarch's Way cross-country footpath, also has mature hedgerows on both sides for the majority of its length.

## TOPOGRAPHY AND GROUND CONDITIONS

- 3.12 The Keyford area has a general south-facing gradient of approximately 1 in 20, which is a relatively flat site in South Somerset terms.
- 3.13 However, along the western boundary adjoining Yeovil's urban edge, there is a localised part of the site which is steeper than 1 in 8, and which will be used predominantly for landscaped banking.
- 3.14 The underlying ground conditions on the site are Yeovil sands with good weight bearing capacity.
- 3.15 Foundations to dwellings can generally be straightforward, normal depth strip foundations, and therefore easy and economical to construct.
- 3.16 Furthermore, the gentle south facing nature of the Keyford land is a naturally warm environment, and offers the opportunity for high levels of solar gain and an ideal basis for the construction of eco-friendly dwellings.





SMALL COPSE TO THE NORTH EAST OF THE SITE

## LANDSCAPE AND VISUAL CHARACTER

- 3.17 The landscape of the site is characteristic farmland comprising open, urban fringe arable field and with some grassland on the upper levels. The land falls away gently from a high point on the northern edge of the site and abuts existing residential development on the south side of Yeovil. Within the site there are a number of existing landscape features, including a green lane, two small blocks of woodland and a number of trees. Hedgerows form the perimeter to the large arable blocks of land, and border both edges of the green lane within the site, and the lanes to the south of the site.
- 3.18 All these features will be retained to form integral elements within the proposed development, as they will help the proposal to fit comfortably into the existing landscape and townscape.
- 3.19 Existing vegetation, buildings and topography will limit potential views of the proposed employment and residential development from the majority of the surrounding roads, although there would inevitably be views of the development from the higher ground to the south. From sections along public roads, bridleways and footpaths where there is little or no intervening vegetation or buildings, there would be views of the proposed scheme; however, substantial areas of new structural planting will screen, to a significant degree, much of the development proposed.





URBAN EDGE LOOKING NORTH EAST

- 3.20 Other than views from some housing on the southern edge of Yeovil, the village of East Coker, which lies some 1.6 km to the south-west would be the only settlement nearby to experience views of the proposed development. However, these views would be limited as a result of a substantial open valley between the development area and the village; while, for the majority of properties in the village, hedgerows and existing buildings will further restrict views of the development.
- 3.21 From the high ground in the countryside to the south of the proposed development, views of the development would only be slight because of the distances involved. Moreover, many of these views would also be significantly screened by vegetation in the intervening countryside. Occasional views of the proposed development would be possible from the surrounding countryside where there are few trees, although the scheme would form a small element within these views. Moreover, it would be seen against the background of existing development on the southern edge of Yeovil which is partially visible from these exposed viewpoints.
- 3.22 The landscape strategy for the proposed development will be designed to ensure that the appearance of the scheme would be acceptable through the creation of an attractive landscaped urban environment which mitigates longer distance views of the development from the south.





HEDGEROWS ON SITE WILL GENERALLY BE RETAINED

## ECOLOGY

- 3.23 The site itself is not subject to any statutory nature conservation designation. Large areas of the site are dominated by arable fields of negligible nature conservation value. However, in terms of flora the presence of Corn Marigold within some of the fields is of County interest.
- 3.24 Protected faunal species recorded within the site include badgers and farmland birds, with some potential for roosting bats within the mature trees. Mitigation measures will be put forward that will safeguard these species both during and post-development. In some cases, e.g. bats and birds, enhancements have been put forward that will positively benefit these groups.
- 3.25 The habitats of relatively greater ecological interest within the context of the site are the hedgerows, many of which are likely to be important using the criteria from the Hedgerow Regulations, and the woodland copses. There will be partial losses of hedgerows for the purpose of access road provision. However, in general, the large majority of these features will be retained and enhanced through subsequent management to maximize nature conservation interest.
- 3.26 The nearest statutory site designation to the proposed development is in Dorset; the Babylon Hill Site of Special Scientific Interest (SSSI) is located approximately 2.5km to the north-east of the site.
- 3.27 The nearest statutory site to the proposed development within the county of Somerset that has been designated for its nature conservation interest, is the Hardington Moor Site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR) which is located more than 3km to the west of the site.
- 3.28 The nearest non-statutory site to the application site is the Aldon Park County Wildlife Site (CWS), which is located almost adjacent to the north-east of the site, beyond the A37 main road.
- 3.29 It is considered that the proposals would not have any adverse impact upon any of these statutory or non-statutory designated sites of nature conservation interest. On the present evidence, there is nothing to suggest that there are any overriding ecological constraints to the development of the site. The development proposals appear to be in conformity with national, and local policy, and, as such, it appears that there are no ecological reasons why the site could not be developed.





SITE VIEW NORTH FROM PAVYOTTS LANE

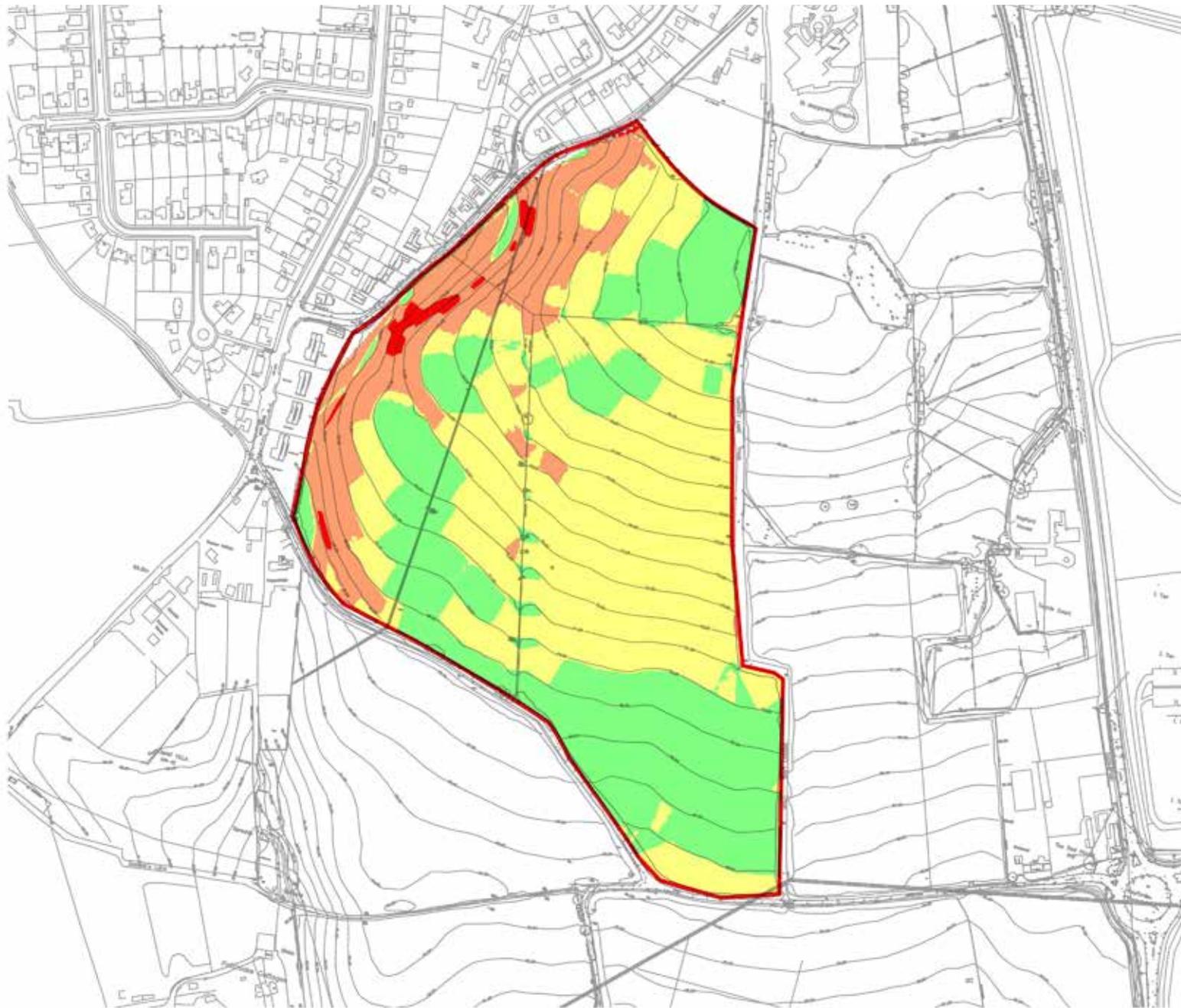
## ARCHAEOLOGY

- 3.30 The principal archaeological feature within the development area is a cropmark of a ring ditch, which lies within an area designated in the Local Plan as being an Archaeological Site of Local Importance. A complete geophysical survey of the site has already been completed by archaeological specialists. This did not reveal any archaeological remains of high significance within the site which would preclude the development of the site.
- 3.31 It is possible that the development area may also contain further, as yet undetected, archaeological remains which could be found following further detailed investigations as part of the planning application for the site. However, there is currently no evidence of anything so significant or widespread as to result in any impediment to the development of the site. In order that the potential and/or extent of any remains may be more fully determined, further archaeological investigation will therefore be undertaken within the development area, in consultation with the County Archaeological Officer. The results of the fieldwork will be used to provide an appropriate mitigation scheme for the development
- 3.32 While it is not affected by the proposed development in any way, the Keyford landowners' consortium do have ownership of the Roman Villa site which lies outside the site boundary to the south west. The opportunity therefore exists to provide this area as additional public open space, to enhance the setting of the Scheduled Ancient Monument, and to add explanatory interpretation boards.

## CULTURAL HERITAGE

- 3.33 There will be no physical impacts on the two Grade II Listed Buildings in close proximity to the site, namely Keyford House and its former stables and cottage. The historic setting of these structures will not be materially affected. There are three other Listed Buildings further away from this site; these are Key Farm House and adjoining listed barn together with Pavyotts Mill, all of which lie over 400m to the south of the site. None of these will be directly affected by the proposed development; nor will their settings be adversely affected.
- 3.34 There will be no physical impact on the Grade II\* Registered Park, Barwick Park, the boundary of which lies some 400m to the east of the proposed development. The historic setting of the park and any associated buildings will not be adversely affected.
- 3.35 The development of the site will retain within the site layout the historically important hedgerows and the course of Tarratt Lane, both of which are considered to be characteristic features of the historic landscape.





- Site boundary
- Very high risk (i.e. sandy soils on steep slopes  $>7^\circ$ )
- High risk (i.e. sandy soils on moderate slopes  $3^\circ$  to  $7^\circ$ )
- Moderate risk (i.e. sandy soils on gentle slopes  $2^\circ$  to  $3^\circ$ )
- Lower risk (i.e. sandy soils on level ground  $<2^\circ$ )

## SOIL RISK ASSESSMENT

## AGRICULTURAL LAND QUALITY

- 3.36 All sites in close proximity to the edge of Yeovil are shown on the old Ministry of Agriculture Food & Fisheries (MAFF) 1 inch Agricultural Land Quality Maps as falling within the “Best & Most Versatile” designation. The MAFF Land Quality Maps only provide general guidance on land quality and prior to any development occurring DEFRA recommend more detailed surveys be undertaken to determine precise soil quality.
- 3.37 The Keyford area was surveyed - at a semi-detailed level - by MAFF in 1996 and in common with much of the other peripheral Yeovil land, the Keyford land was determined to be Grade 1 quality.
- 3.38 The National Planning Policy Framework advises that, where possible development should avoid “Best & Most Versatile” soils; this covers Grades 1, 2 and 3A. All planning authorities routinely consult with DEFRA (and other Government departments and agencies) when promoting large scale developments in their development plans. When the original Local Plan was submitted DEFRA had no objection to the larger scale YSUE development proposal for the south of Yeovil, which included the Keyford area.
- 3.39 Reading Agricultural Consultants (RAC) has been involved with the possible development of land at Keyford since 2003 when it was instructed to undertake an agricultural land classification (ALC) and agricultural impact assessment (AIA) of potential development at Keyford to determine its precise agricultural land quality. This study was undertaken in accordance with DEFRA guidance, and required extensive sampling and test of the Keyford soils. .
- 3.40 RAC attended the site in 2003 and undertook a detailed examination of the site and provided a report that determined that whilst the physical characteristics of the soil were in agreement with the MAFF findings, there was a very real risk of erosion that limited the effective use of the land. The survey concluded that the most appropriate grading of the land was Grade 2. While these further tests by RAC confirmed that the Keyford soil was still “Best and Most Versatile”, the soil was classified as Grade 2 quality by RAC primarily because of erosion problems associated with droughtiness, risk and the and the tendency of the soil to dry out and lead to loss of crops during extended periods of dry weather.
- 3.41 In support of this erosion risk assertion RAC produced a briefing paper outlining the key issues. This document considered the appropriateness of the Grade 1 listing in the context of whether the land was really: **“Land with no or very minor limitations to agricultural use.”**
- 3.42 This was based on guidance provided in the MAFF (1988) guidance on assessing agricultural land classification which noted: **“Soil erosion is mainly caused by wind or water action, although the wastage of peat can also be regarded as a form of erosion. The incidence of erosion is determined by interactions between weather, soil type and condition, topography and the amount and type of vegetative cover. It is also strongly influenced by land management practices. In agricultural terms, the problem is most significant in the arable lowlands”.**
- 3.43



3.44 And the report concluded:

**“The land at Keyford is certainly not Grade 1. Erosion risk alone is considered sufficient to preclude farming to a Grade 1 potential, by restricting the choice of crops, their performance, and by imposing limitations on the way land work is carried out.**

**The combined effect of inherently weak topsoil structure, overall erosion risk and local droughtiness limitations is certainly sufficient to downgrade the land from Grade 1 to Grade 2.**

**This judgment would be applied to the same degree, or to a greater degree, elsewhere in the locality if, for example, slopes were greater and the landform more undulating than applies at this site”.**

3.45 The issue of soil erosion risk became more prominent during the 2000s and in 2005 Defra published a document “Controlling Soil Erosion” which opened with the following paragraphs:

**“The management of agricultural land  
Soil erosion is caused by the action of water, wind, grazing animals and human activity.  
It can affect the profitability of farm businesses, damage the environment and cause a public nuisance.  
Erosion has increased in recent years. Problems can occur almost anywhere but the main lowland areas at risk are shown on the map opposite. Problems are likely to increase if cropping and rainfall patterns alter due to climate change.  
Action now can protect the long-term productivity of your most valuable asset – your soil.”**

3.46 Thus the erosion risk topic that RAC referred to in 2003 was not new, having been referred to in the 1988 guidance, but was - by 2005 - more fully acknowledged as a very real risk for agricultural land.

3.47 At Keyford the climate, topography and nature of the soil militate towards a risk of soil erosion and in order to provide empirical data to prove that the land is not of Grade 1 quality Reading Agricultural Consultants commissioned a second opinion from Askew Land & Soil Limited. This company, based in the West Country is another specialist soils’ company, managed by Rob Askew, described in his response as a Chartered Scientist and a past President of the Institute of Professional Soil Scientists (IPSS) - the professional body of the British Society of Soil Science (BSSS); thus eminently well qualified to examine the issue.

3.48 Askew Land and Soil fundamentally agree with the 2003 RAC conclusion that the versatility of the land at Keyford is constrained by gradient. Askew Land and Soil applies a new methodology developed published by Defra in 2005 that assesses erosion risk according to:

- soil texture; and,
- steepness of slope.

3.49 Based on the generally fine sandy loam/light silty topsoils found across the site Askew Land and Soil has determined:

**“Due to the Very High to High Risk of soil erosion in the northwest and southwest of the Site, and the Moderate Risk of soil erosion in the large field in the east, this agricultural land is not suitable for certain ‘susceptible land uses’, as set out in Defra’s guidance on Controlling Soil Erosion (2005), and this limits its versatility.**

3.50 The Defra guidance on ‘Controlling Soil Erosion’ provides guidance on ‘Farm and Crop Planning’, which sets out ‘highly susceptible land uses’, including late sown winter cereals, potatoes, sugar beet, and forage maize, for example, that should be avoided on Very High and High Risk areas, unless certain precautions, such as additional hedge planting, etc, are carried out.

3.51 Therefore, whilst the risk of soil erosion at this Site could theoretically be reduced through appropriate farm management, the agricultural land cannot be regarded as ‘land with no or very minor limitations to agricultural use’ (i.e. the definition of Grade 1 give in the current ALC Guidelines).

3.52 Rather, by following Defra’s guidance on Farm and Crop Planning to minimize the risk of soil erosion, the agricultural land at Keyford, Yeovil, is more appropriately classified as Grade 2 land overall, i.e. land with minor limitations which affect crop yield, cultivations or harvesting - and in that regard I agree with the findings of the 2003 RAC report.”

3.53 No-one disagrees that the land at Keyford is capable of producing agricultural crops; but it cannot accurately be described as Grade 1 agricultural land described as “with no or very minor limitations to agricultural use”. In a small area it is definitively lower quality Subgrade 3b, due to a gradient greater than 7 degrees but across the rest it is either Subgrade 3a or Grade 2.





## HYDROLOGY AND DRAINAGE

- 3.54 The site is located on the southeastern slope of a ridge of high ground. Topographically, the site is located on the dip slope of an escarpment that trends broadly northeast/southwest. The surface elevation of the site falls from approximately 85mOD in the north to 65mOD in the south.
- 3.55 The site has been subject to a strategic Flood Risk Assessment as part of the Plan preparation. This demonstrates that none of the developed part of the site will be situated in either Flood Zones 2 or 3 and not susceptible to flooding.
- 3.56 There are no existing public surface water sewers in the vicinity of the site. Surface water will not be permitted to discharge into the foul sewer system. On-site soakaway tests have indicated that the use of soakaways at the required depths of between 1m and 3m below ground level on the site would not be fully effective although the ground is relatively permeable.
- 3.57 The other main potential impacts on water quality will be due to surface run-off carrying particulate matter and litter into surface watercourses. Groundwater is less vulnerable to water quality deterioration as the relatively thick unsaturated zone acts as a filter above the water table.
- 3.58 The storm drainage scheme will ultimately incorporate measures to slow the movement of water from the site and therefore replicate the natural environment. To achieve this it will be necessary to incorporate attenuation measures to ensure that run-off rates from the land do not exceed those under current undeveloped conditions.

- 3.59 It is intended to drain surface water from the site by means of a system of pipes, ditches and swales directly to a balancing pond situated just south of Pavyotts Lane. From here pipework would link to the existing Coker Stream watercourse some 600m to the south of the site near Key Bridge possibly via a further balancing pond. The control of flow at source using attenuation and storage techniques will be implemented to control surface water runoff from the proposed development.
- 3.60 Such a scheme would be designed according to published guidelines (CIRIA, 2000) on Sustainable Urban Drainage Systems (SUDS). SUDS schemes incorporate systems to transmit run-off more slowly than conventional pipe and channel systems with the run-off filtering through vegetation to remove nutrients and particles along the flow path. Ponds, basins and wetlands are used to hold water temporarily and settle solids. Infiltration to the ground is often incorporated into the systems to further control flow rates and water quality.
- 3.61 The drainage scheme adopted at the site will be designed to maximise current best practice for urban drainage (i.e. utilising SUDS). In this way, the development can be compatible with the sensitive hydrogeological and hydrological setting of the site and will ensure no issues downstream in Barwick as a result of surface water runoff.

- 3.62 The deliverability of the above surface water drainage measures is assured as the consortium of Keyford landowners own land all the way from the proposed development area, down to Coker Stream.
- 3.63 There is already an existing balancing pond in this area which attenuates surface water from the A37 Dorchester Road and which was constructed as part of the widening and general upgrading of this road some years ago. This pond lies within the ownership of the Keyford landowners, and has an agreed discharge rate into Coker Stream. One other possible option would be to substantially increase the size of this attenuation pond to accommodate the Keyford development, but to leave the existing discharge pipe and its existing discharge rate unchanged.





A37 DORCHESTER ROAD ROUNDABOUT

## NOISE

- 3.64 Although the site is currently rural, nearby residential properties are already subject to urban fringe noise levels from road traffic primarily from the A37 Dorchester Road.
- 3.65 An assessment has been undertaken to identify and evaluate noise from existing sources with respect to providing suitable amenity for the proposed residential development.
- 3.66 The assessment reveals that the site is suitable for the proposed development, although some mitigation of traffic noise is recommended. The noise impact from any increased road traffic is considered to be minor. Noise from the proposed commercial development would not cause any significant impact to existing and future residential areas and no material mitigation measures are necessary. An acoustic barrier in the form of a fence along the eastern boundary of the site would effectively mitigate noise generated by the A37 road traffic.
- 3.67 The effect of possible noise on St Margaret's Hospice at the northern end of the site has been considered. It is considered that noise levels at the Hospice from the A37 will reduce as a result of the massing of the development between the Hospice and the road, and the installation of the acoustic fencing mentioned above. A 'quiet' use (extra care bungalows and a private garden) is planned for the area to the south of the Hospice.

## POLLUTION

- 3.68 Consideration has been given to the potential for pollution effects to arise from the proposals.
- 3.69 Construction of the proposals has the potential to create dust. During construction a programme of best practice will be applied and a

Construction Environment Management Plan adopted which will reduce pollution effects of the construction process.

- 3.70 The operational effects of increased traffic emissions arising from the additional traffic on local roads has been considered. Concentrations have been modelled for 29 worst-case receptors, representing existing properties where impacts are expected to be greatest.
- 3.71 The impacts of traffic from local roads on the air quality for future residents have been assessed at locations within the proposed development area. In the case of nitrogen dioxide, the modelling has been carried out assuming both that vehicle emissions decrease (using 'official' emission factors), and that they do not decrease in future years. This is to allow for current uncertainty over emission factors for nitrogen oxides that has been identified by Defra.
- 3.72 It is concluded that concentrations of PM10 and PM2.5 will remain well below the objectives at all existing receptors in 2016, whether the scheme is developed or not. This conclusion is consistent with the outcomes of the reviews and assessments prepared by South Somerset District Council, which show that exceedences of the PM10 objective are unlikely at any location.
- 3.73 In the case of nitrogen dioxide, the annual mean concentrations remain well below the objective at all existing receptors in 2016, whether the scheme is developed or not, and whether or not a reduction in vehicle emissions of nitrogen oxides is assumed.
- 3.74 The impacts of local traffic on the air quality for residents living in the proposed development have been shown to be acceptable at the worst-case locations assessed, with concentrations being well below the air quality objectives.



## 4 | CONSTRAINTS & OPPORTUNITIES

- 4.1 The Council has undertaken an independent detailed review of its Sustainability Appraisal (November 2013) accompanying the Proposed Modifications to the Local Plan. Its conclusions are that the reduced Keyford scheme does not generate any adverse environmental consequences and that it represents a sustainable location for development. In coming to this conclusion the Council has relied upon:-
- (i) a detailed re-appraisal of the Landscape Character;
  - (ii) an assessment of heritage assets;
  - (iii) an assessment of agricultural land quality;
  - (iv) a re-appraisal of ecological and archaeological constraints.
- 4.2 These studies update a series of earlier studies carried out over the last 15 years which examine the opportunities for peripheral development.

## 5 | VISION & DESIGN CONCEPTS

- 5.1 The NPPF emphasizes (Paragraph 17 Core Principles) the importance of achieving a high quality design and good standards of amenity for both existing and future residents. Paragraph 57 goes on to re-iterate this and indicates that good design is indivisible from good planning with the need to contribute positively to making places better for people. However, the NPPF also emphasizes that although the visual appearance and architecture of individual buildings will be important this goes beyond mere aesthetic considerations. There is a need to ensure that schemes address connections between people and places with the integration of new development into the natural built and historic environment.
- 5.2 The NPPF recommends use of design codes to deliver high quality outcomes but warns against an overly prescriptive approach being taken to impose architectural styles or tastes which should avoid stifling innovation, initiative or originality (Paragraphs 59 and 60).

- 5.3 With this in mind the Design Principles are based upon the following objectives which have influenced the preparation of the indicative Master Plan (see below):-
- Creation of a socially and physically cohesive community which integrates well with the southern edge of the town;
  - Creation of a sustainable form of development with good public transport, cycling and walking linkages to reduce car usage levels;
  - Providing for a range and mix of dwellings and land uses to encourage a level of self containment;
  - Promoting a landscape strategy which delivers attractive open spaces which retains and reinforces local landscape features and improves biodiversity;
  - Incorporating an attractive readily accessed area of new employment for the town which will also provide a range of local job opportunities for new residents;





## 6 | INDICATIVE FRAMEWORK STRUCTURE

- 6.1 The Indicative Framework Plan opposite was prepared in December 2013 having regard to:-
- (i) the known constraints affecting the site especially relating to topography, ecology, archaeology, ground conditions and access arrangements;
  - (ii) the need to meet the policy requirements of the emerging Local Plan in terms of housing and employment;
  - (iii) the need to secure a viable, deliverable form of development.
- 6.2 The plan formed the basis of the Concept Masterplan used at the public consultation in April 2014.

- 6.3 The Land Use Budget is as follows:-
- |  |               |                    |
|--|---------------|--------------------|
| <b>Residential (760 dwellings @ 36 dph)</b>        | 21.1ha        | 52.1 acres         |
| <b>Neighbourhood Centre (40 residential flats)</b> | 1.0ha         | 2.5 acres          |
| <b>Primary school</b>                              | 1.24ha        | 3.0 acres          |
| <b>Health Centre</b>                               | 0.2ha         | 0.5 acres          |
| <b>Employment Land (B Class)</b>                   | 2.5ha         | 6.2 acres          |
| <b>Highways land</b>                               | 2.6ha         | 6.4 acres          |
| <b>Strategic landscaping:</b>                      |               |                    |
| Green Lane   | 0.4ha         | 1.0 acres          |
| Existing woodland                                  | 0.6ha         | 1.5 acres          |
| Strategic perimeter planting                       | 3.4ha         | 8.4 acres          |
| <b>Public Open Space:</b>                          |               |                    |
| Formal   | 2.4ha         | 5.9 acres          |
| Informal   | 2.4ha         | 5.9 acres          |
| <b>Sub Total</b>                                   | <b>37.8ha</b> | <b>93.4 acres</b>  |
| <b>Additional open space</b>                       | <b>4.5ha</b>  | <b>11.1 acres</b>  |
| <b>TOTAL</b>                                       | <b>42.3ha</b> | <b>104.5 acres</b> |
- 6.4 The Plan will be subject to further changes both before and after Public Consultation which will take place with Stakeholders in advance of the submission of a Planning Application.



# 7 | STAKEHOLDER ENGAGEMENT

## STAKEHOLDER ENGAGEMENT

- 7.1 In accordance with paragraph 188 of the National Planning Policy Framework, which notes:
- “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussions enables better coordination between public and private resources and improved outcomes for the community”.**
- 7.2 A programme of Stakeholder Engagement has informed the development proposals.

## PRE-APPLICATION MEETINGS

- 7.3 Several pre-application meetings have taken place with officers at South Somerset District Council:

**1 April 2014 10 am** - Meeting to explain the concept plan to officers in advance of public exhibition (Mr Bishop, Mr Knoll, Dave Norris, Paul Wheatley, Adron Duckworth, Robert Archer, Simon Fox, Keith Lane)

**14th April 2014 3pm** - Meeting to discuss highway/transportation strategy following public exhibition (Mr Bishop, Nigel Collins, Keith Lane, Simon Fox, Carl Brinkman (SCC), Ian Ayres (Transport Consultant)

**16th April 2014 11 am** - Meeting to explain the changes that had been made to concept the plan following the public exhibition (Mr Bishop, Mr Dobson, Dave Norris, Paul Wheatley, Robert Archer, Simon Fox)

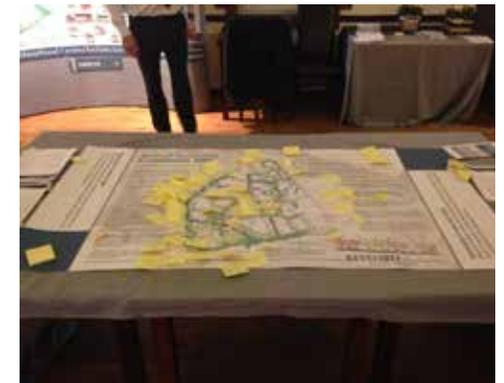
**29th April 2014 at 2pm** - Meeting to discuss the strategy for transport/travel to/from and within the site (Mr Bishop, Simon Fox, Nigel Collins, Ian Ayres (Transport Consultant), John Perrett (SCC)

**8th May 2014 6pm** - Parish Council and Ward Members. Open meeting at which Mr Bishop presented his ideas were presented to the East Coker Parish Council and answer questions.

A meeting has also been held with the Parish Councils of Barwick and Stoford on 22nd May 2014.

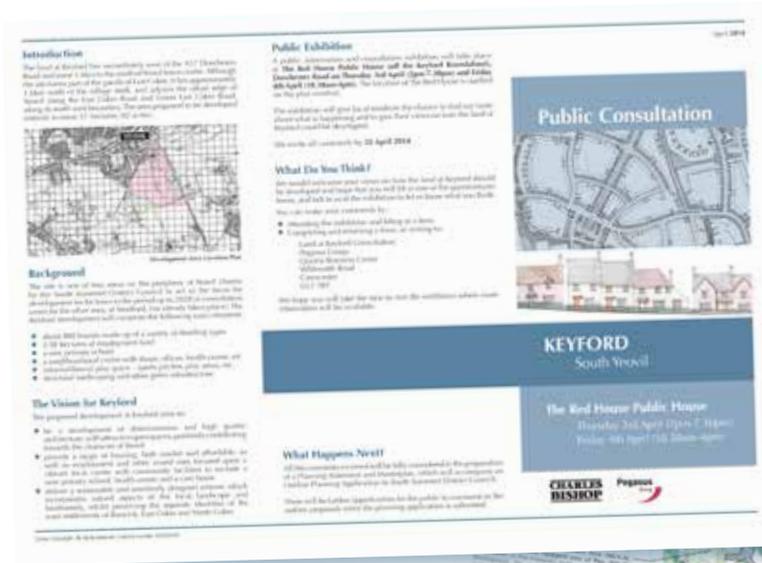
## PUBLIC EXHIBITION

7.4 A two day public exhibition was held on 3rd April 2pm – 7.30pm and Friday 4th April 10.30am – 4pm, at The Red House Public House, adjacent to the site.



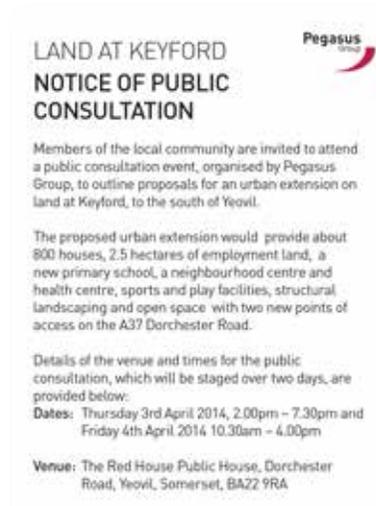
## ADVERTISING FOR THE PUBLIC EXHIBITION

- 7.5 Advertising for the exhibitions took a number of forms, including direct mailing, notifying local Councils, posters on Parish notice boards and in local shops. Approximately 3,000 leaflets were delivered to all households and businesses in the vicinity of the site and the events were advertised in local newspapers.
- 7.6 The leaflet shown was useful in explaining to residents that the principle of development was being established through the Local Plan process, and the Public Consultation exercise was primarily to consider the 'form' that the development would take.



## DETAILS OF THE PUBLIC EXHIBITION

- 7.7 The Public Exhibition consisted of a series of display panels explaining various aspects of the development proposals. Visitors to the Public Exhibition were asked to comment on different aspects of the proposal in a variety of ways. As follows:
- Talking to members of the Project Team present at the Exhibition
  - Filling in a structured questionnaire
  - Adding additional comments to the questionnaire
  - Writing their comments on "post-it" notes and sticking them to the appropriate point on a display panel
  - Taking forms home to complete and returning them in the freepost envelopes provided.



## ATTENDANCE

- 7.8 Over 400 people visited the Public Exhibition over the two day period, with a very high level of attendance of residents from nearby the site itself.

## THE EXHIBITION QUESTIONNAIRES

- 7.9 At the Public Exhibition, visitors were given the opportunity to complete the questionnaire as shown on the right. Nearly 100 questionnaires were either completed at the exhibition, or later submitted by mail in the freepost envelopes supplied. This high level of response from the local community was exactly what had been hoped for. The questionnaire provided participants three structured ways in which to express their views, as follows by filling in a series of multiple-choice boxes for nine statements specifically relating to aspects of the proposal where the local community's views were particularly wanted.
- 7.10 There was also a space provided at the end of the form to allow additional comments to be added. Many people took advantage of this opportunity.
- 7.11 When answering the multiple choice questions, the public were asked in each case to tick a box saying whether they strongly agreed, agreed, were neutral, disagreed, or strongly disagreed with the nine particular statements.

# Land at Keyford South Yeovil

### Keyford Questionnaire

Your Name(s).....

Your Address.....

Telephone..... Email/Fax.....

**Principles for Keyford**

**Do you agree or disagree with the following statements? Please tick one of the boxes.**

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
<b>Ecology/Landscape</b> The proposed landscape buffer along the western side of the site (see side on plan) provides an appropriate design for this edge of the development.	<input type="checkbox"/>				
The triangular field at the south west corner of the development (shown left on plan) would be a good location for the school and sports facilities.	<input type="checkbox"/>				
The footpath/cycleway known as 'Lizard Way', which runs through the centre of the site, should be sympathetically widened, to allow its year round use as a footpath/cycleway.	<input type="checkbox"/>				
<b>Facilities</b> A vehicular link leading to the proposed shops, school and other facilities, should be provided into the site from Sandhurst Road via Lower East Coker Road.	<input type="checkbox"/>				
Platlet Lane should be diverted through the site, past the proposed shops, school and other facilities, to make its route more obvious, thereby discouraging the present 'rat running' between the A17 and Sandhurst Road.	<input type="checkbox"/>				
<b>Movement</b> Once Placket Lane passes the Windsor Cafery heading northwards, it should be closed to vehicular traffic, and remain open only as a footpath/cycleway.	<input type="checkbox"/>				
A footpath link should be provided to the development from Lower East Coker Road, near its junction with Lizard Road.	<input type="checkbox"/>				
<b>Design</b> The proposed new lined Boulevard, leading directly to the school/local centre facilities, with a vista towards St Michael's Church, East Coker, is an attractive element of the scheme.	<input type="checkbox"/>				
The proposed radial grid plan design, which provides a series of short, direct routes to the neighbourhood centre, should encourage residents to walk to the facilities.	<input type="checkbox"/>				

**What facilities does Keyford need most?**

<p><b>A School, Shops and a Health Centre are shown (1 for top priority, 3 for lowest)</b></p> <table style="width: 100%;"> <tr> <th style="width: 15%;">Facility</th> <th style="width: 15%;">Priority</th> <th style="width: 70%;">Your comments</th> </tr> <tr> <td>Play</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>Children's Nursery</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>Other (please specify)</td> <td>.....</td> <td>.....</td> </tr> </table>	Facility	Priority	Your comments	Play	.....	.....	Children's Nursery	.....	.....	Other (please specify)	.....	.....	<p><b>Football Pitches and a Multi Use games Area are shown (1 for top priority, 3 for lowest)</b></p> <table style="width: 100%;"> <tr> <th style="width: 15%;">Facility</th> <th style="width: 15%;">Priority</th> <th style="width: 70%;">Your comments</th> </tr> <tr> <td>Tennis</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>Bowls</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>Other (please specify)</td> <td>.....</td> <td>.....</td> </tr> </table>	Facility	Priority	Your comments	Tennis	.....	.....	Bowls	.....	.....	Other (please specify)	.....	.....
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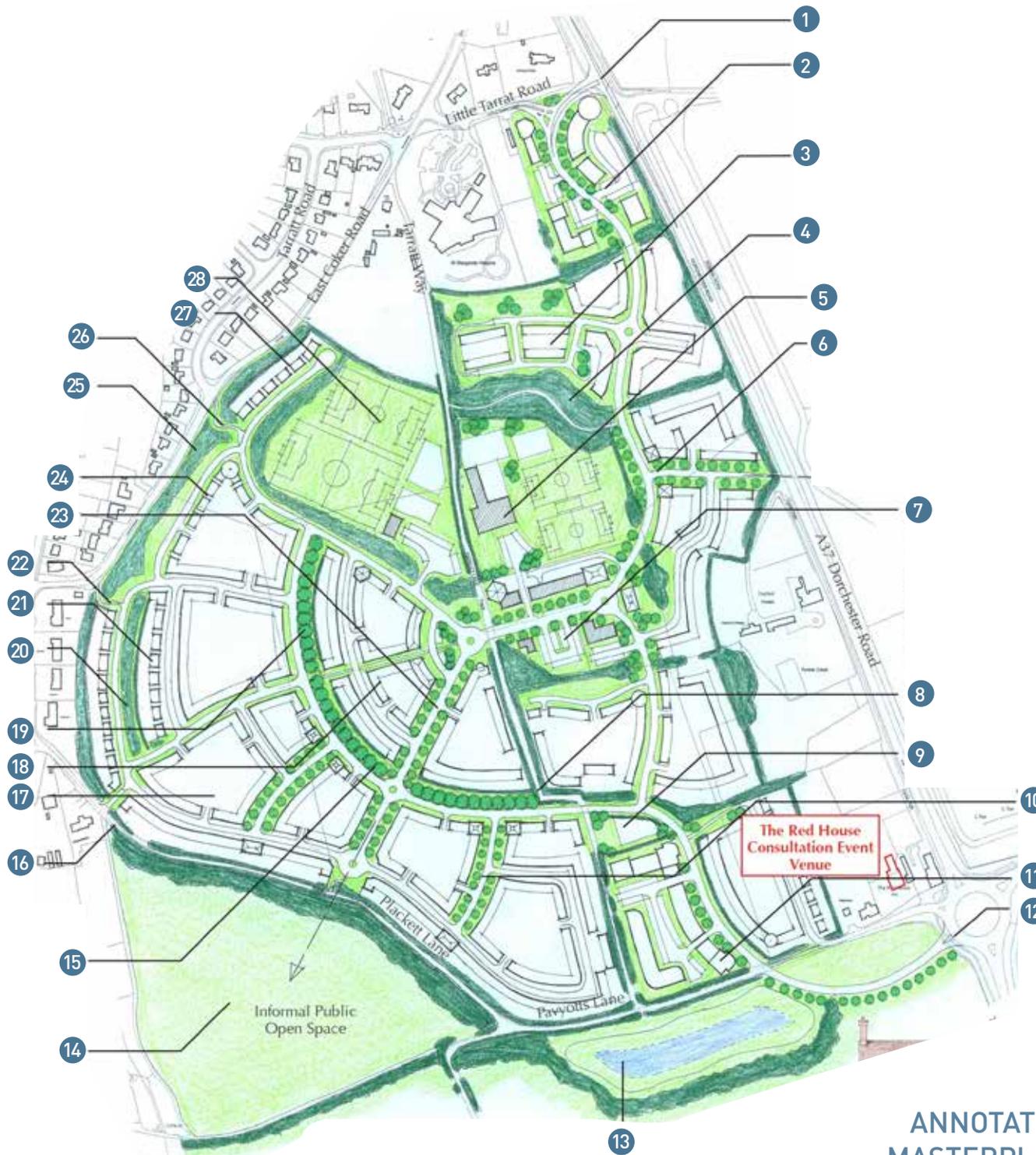
Please either hand in your completed form at the exhibition, or return it by 23 April 2014, using our FREPOST envelope to Pegasus Group, Pegasus House, Queens Business Centre, Whitworth Road, Cranecroft, Glos. GL17 1RL. Alternatively you can email comments to Pegasus Group via the following address: [keyford@pegasus.co.uk](mailto:keyford@pegasus.co.uk). Please write here and overleaf any other comments you may have.





**KEYFORD**

South Yeovil



- 1 The Northern Access to the site will be derived from a re-shaping of the junction of Little Tarrat Lane and the A37 Dorchester Road.
- 2 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. This area will provide a partial noise barrier between the A37 and the hospice.
- 3 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.
- 4 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.
- 5 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.
- 6 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.

**ANNOTATED  
MASTERPLAN**

# 8 | MASTERPLAN

- 7 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.
- 8 The Bridleway 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.
- 9 A Children’s Play Area (a Locally Equipped Area of Play or LEAP) is proposed on this green space.
- 10 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.
- 11 An Employment Area for high quality business units.
- 12 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 Pavyotts Lane access, as will approximately 30 new dwellings on the Keyford site.
- 13 A large Balancing Pond forming part of the Sustainable Urban Drainage System (SUDS) will be provided to the south of Pavyott’s Lane. The pond will become a recreational feature and will also provide a permanent habitat for wildlife.
- 14 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).
- 15 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.
- 16 The western end of Placket 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. Placket Lane will remain open to vehicular traffic.
- 17 Informal Rural Style Dwellings not exceeding 2 - 2½ storeys outside the Planted Bank area.
- 18 More Formal Style Dwellings within the Planted Bank area.
- 19 A wide formally Planted Bank is proposed to further break up the massing of the development west of Tarratt Lane.
- 20 This Landscaped Strip provides a continuous green space between the Landscaped Buffer and the triangular field south of Placket Lane, effectively becoming a new wildlife corridor between these two areas.
- 21 Single Storey Dwellings above a planted bank behind the four large bungalows on Yeovil Road.
- 22 A New Footpath Link is proposed into the site from Lower East Coker Road, close to its junction with Sandhurst Road.
- 23 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.
- 24 Single Storey Dwellings facing the green landscaped buffer.
- 25 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.
- 26 A New Footpath Link is proposed into the site from East Coker Road, close to its junction with Tarratt Road.
- 27 Single Storey Dwellings backing onto a densely planted strip along East Coker Road.
- 28 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.





## LANDSCAPE DESIGN PHILOSOPHY

- 8.1 This section briefly outlines the landscape design philosophy for the development of the Keyford site.
- 8.2 The site is broadly bisected by Tarratt Lane, which runs in a north-south direction through the site and forms part of the Monarch's Way. In landscape terms, land to the west of Tarratt Lane is more visible than land to the east, which is much more enclosed.
- 8.3 The design of the western half of the site is conceived as three large stepped terraces as follows:
- The highest and most visible terrace at the north of the site would be used for playing pitches and would be surrounded by a sloping wooded bank leading down to the middle level. The sports pitches would be bounded on their northern side by a row of trees, and on their eastern side by trees and the hedgerow on the western side of Tarratt Lane.
  - The middle level would comprise more formal residential design surrounded by a formal curving planted bank leading down to the lower level. This planting is envisaged as eventually being tall individual trees (such as London Planes) with an open grass bank below with a hedge on its upper boundary. The bank would be sufficiently wide to allow individual trees to grow with no need for pruning for many years, and to reach a height sufficient to screen this middle level development.
  - The lower level is bounded by the formal curving bank on its eastern edge, and by the informal shape of the site on its western edge. This area would be developed with predominantly two storey rural style dwellings and would be surrounded by a continuous landscape buffer.
- 8.4 The landscape buffer/wildlife corridor continues along the western boundary of the site where it meets the existing urban edge along the East Coker Road, Lower East Coker Road and Yeovil Road. This area is planned to be developed with single storey dwellings to match the pattern of existing development along those roads.
- 8.5 On the eastern side of the site, two existing small copses will be retained, and a further line of planting will be introduced towards the north of the southern employment area to link the planting on the formal planted bank on the west of the site, with existing hedgerows on the east.
- 8.6 Tree-lined vistas will be provided looking towards the Rose Tower to the east of the site, and towards St Michael's Church, East Coker, to the south-west of the site.
- 8.7 A large informal public open space will be provided in the south-west corner of the site adjacent to the field with the Roman Villa scheduled ancient monument.
- 8.8 To the south of Pavyotts Lane a balancing pond with perimeter planting will be provided as both an amenity and a functional feature for the development.





## 9 | EMPLOYMENT

9.1 There is a requirement for 2.58ha of employment land to be provided as part of the Keyford development, which will be sited as follows:

- 1 hectare will be provided as the first built development on the proposed new site entrance road leading directly off the Keyford roundabout. Chesterton Humberts (now Chesters) advises that this high profile position for the employment land, on what is effectively the main southern gateway to Yeovil, should ensure the commercial success of the proposed employment provision.
- 1 hectare will be provided at the northern entrance to the site, directly off the new road into the site from the A37 junction with Little Tarrat Lane and Two Tower Road. Again, this will also be a high profile position, close to Yeovil, and likely to readily attract business users.
- The remaining 0.58 hectare requirement for employment will be sited in and around the local centre, where employees of the businesses involved will be able to support and make use of the facilities provided therein.



**KEYFORD**

South Yeovil

DEVELOPMENT FRAMEWORK STATEMENT

55

# 10 | ACCESSIBILITY/EASE OF MOVEMENT

- 10.1 The objective for Keyford is to ensure that a sustainable development is planned and designed to be accessible to all modes of transport, minimizing emissions and natural resource use, with good linkages to public transport, and providing improved links for pedestrians and cyclists both locally and strategically.

## STRUCTURE

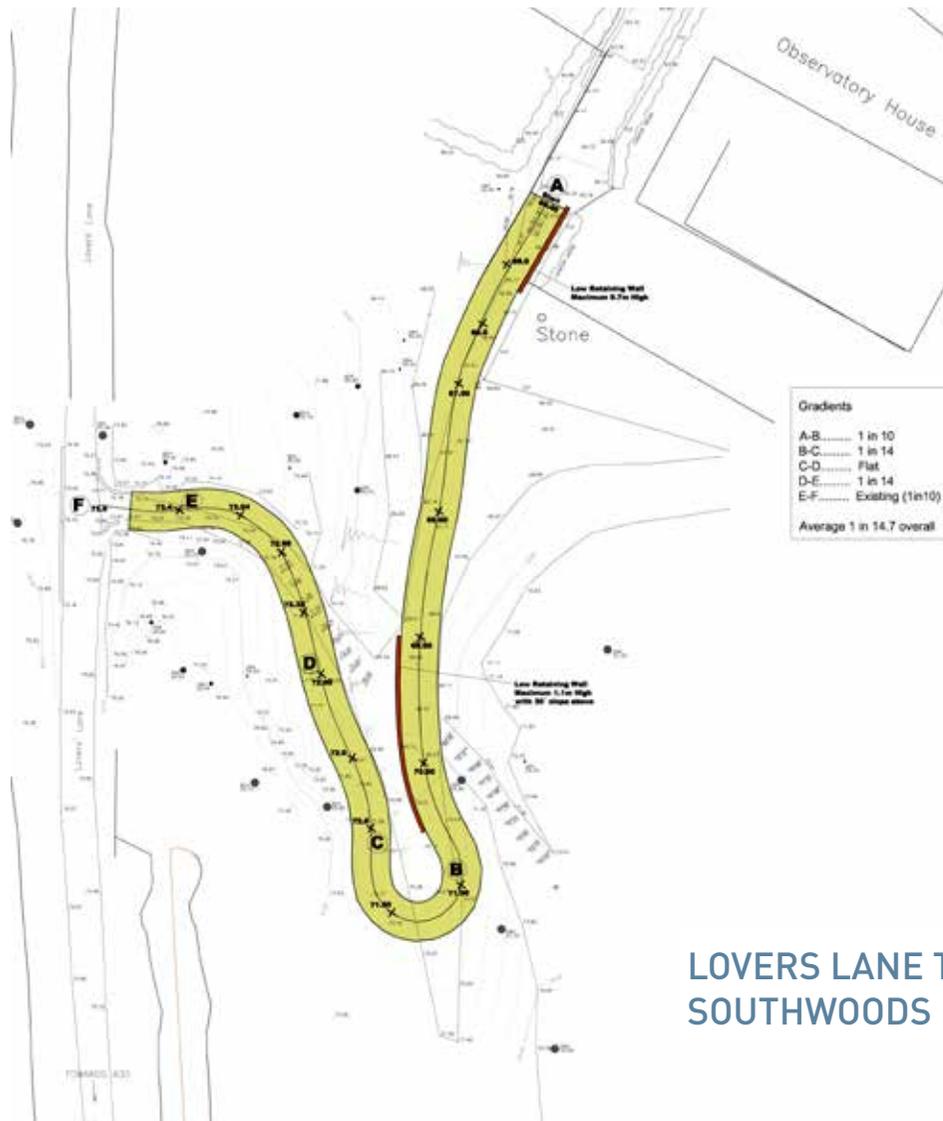
- 10.2 It can be seen from the Masterplan that the development area is fairly compact in shape, with its overall width of around 700m not dissimilar to its overall height of around 800m. A Village Square or Local Centre will form the hub of the development, and is planned to sit in a central location, such that the majority of the development lies within a 400m radius of this focal point.
- 10.3 The Institute of Highways and Transportation Guidelines “Providing for Journeys on Foot” indicates that an acceptable walking distance to town centres (which can be assumed to represent shopping trips) is 400m, with 800m being the preferred maximum. As most of Keyford will lie within a 400m radius of the Local Centre, and all of it within a 500m radius, it can therefore be seen that the proposed structure will encourage walking, rather than the use of the car.
- 10.4 It is also the intention to provide links to the surrounding residential areas, to encourage integration between the existing and new communities, and to enable residents of Sandhurst Road, East Coker Road, Tarratt Road and Turners Barn Lane to easily access the facilities on site on foot.

## INTERNAL HIGHWAY NETWORK

- 10.5 The major internal highway network is a road system which connects to the Keyford roundabout on the A37, provides easy vehicular access to the employment areas and the Local Centre, and links through to the northern access to the A37, opposite Two Tower Lane. The design of this link road is in the form of two radial links meeting at the Local Centre, to provide direct walking links to the facilities.
- 10.6 Other roadways and footpaths within the site will follow a radial framework, to provide easy access on foot to the Local Centre.

## FOOTPATH AND CYCLE CORRIDORS

- 10.7 An integrated footpath and cycle network will be provided throughout the site which connects to the adjacent and established residential areas, and into the wider network of footpaths and cyclepaths extending into Yeovil.



### LOVERS LANE TO SOUTHWOODS PATH

- 10.8 The existing Tarratt Lane bridleway becomes muddy in winter, and almost impassable on foot. At the public consultation, there was a strong consensus that access for horses should not be denied, and a preference for not improving the path. However, since that time, further research has been carried out on the joint use of paths by pedestrians, cyclists and horses, and the current thinking, subject to approval, would be to improve a metre wide strip of the path for pedestrians and cyclists, and leave the remainder for horses.
- 10.9 Within the site, it is anticipated that walking will be the principal and most convenient modal choice for short trips by residents, and it is intended that all routes within the development will provide high levels of pedestrian permeability.
- 10.10 With regard to offsite footpath and cycle corridors, an improved offsite link is proposed between Lovers Lane (which links the Dorchester Road to Hendford Hill by 'cutting off' the Quicksilver Mail corner) and Southwoods (which quiet residential road has an easier gradient than Hendford Hill, and meets Hendford Hill much closer to the town). The section of Hendford Hill between Southwoods and the Horsey roundabout would be improved to provide an off-road cycle link to tie up with the improvements to that roundabout proposed by Somerset County Council which include pedestrian and cycle crossings. This improved path would be a 'zig-zag' path of easier gradient (possibly with appropriate lighting) to replace the present steep public path between Lovers Lane and Southwoods. This improved path would provide a realistic route to Yeovil, suitable for more active cyclists and pedestrians. Pedestrians would also be able to walk down Hendford Hill on a lit and active route.



**KEYFORD**

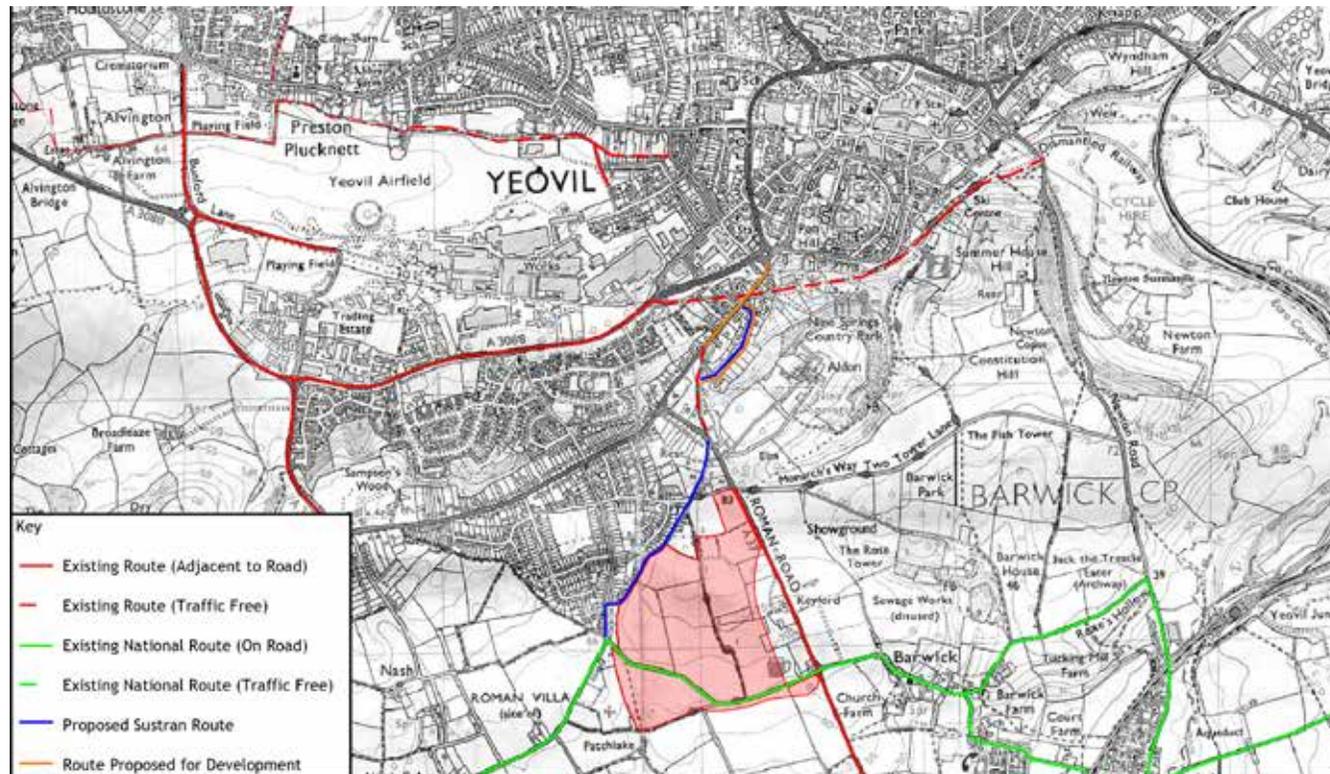
South Yeovil

DEVELOPMENT FRAMEWORK STATEMENT

10.11 At SSDC's suggestion, discussions have taken place with the owners of the Aldon Estate to investigate the possibility of securing the route of a new public path from the Keyford site to link with an existing public footpath across the estate, which in turn leads through the Ninesprings Country Park to Yeovil itself.

10.12 Footpath/cycle links will be provided to the west of the site via Lower East Coker Road and Tarratt Road. From these points, short on-road links are available towards Forest Hill, which leads down to the Lynx Trading Estate, and to the main gate of Augusta Westlands, Yeovil's largest employer.

10.13 A footpath/cycle link is also available from the west of the site along Placket Lane to the West Coker Road and could be improved as part of the Keyford development.



CYCLE NETWORK

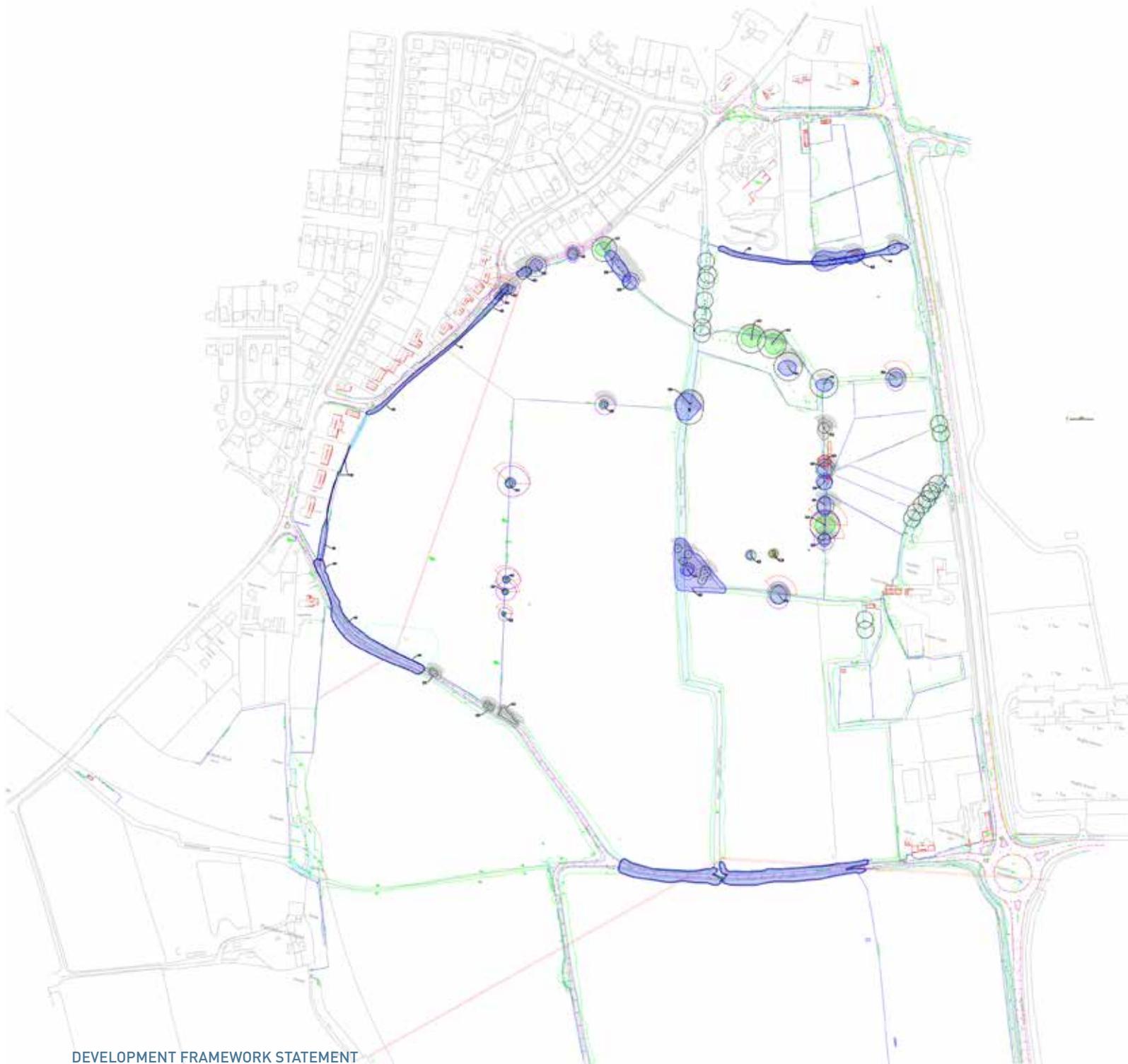
## BUS SERVICES

- 10.14 Keyford is planned as a mixed-use, public transport orientated development. The Local Centre will serve as the focus for bus services on the site, and from there, and through other parts of the site provision will be made for a bus route, linking the site to the wider bus network serving Yeovil.
- 10.15 It is proposed to build on the existing bus services; notably the 212 that runs along the A37 and the N8 that runs along Yeovil Road, diverting them in to the site and out to connect the site with Yeovil town centre and the Lysander Road employment area and retail stores. To facilitate the diversion of the N8, a bus only route would be provided into the site of Pavyotts Lane to allow the service to route into the local centre and back out the same way, re-joining Yeovil Road with minimum disruption. The increased demand that the development would generate would make increased services more financially viable, which would benefit existing residences as well as occupiers of the development.
- 10.16 It may also be possible for a new circular bus service to be created to serve not only the Keyford development, but also the existing residential community in the Sandhurst Road area south of the A30 West Coker Road, and the large residential off the Lysander Road.

## CAR PARKING

- 10.17 Where and how cars are parked is crucial to the look and feel of housing developments and to the choices people make in how they travel. Car owners quite naturally want to be able to park their car near their home, but meeting this criteria has often resulted in the creation of car dominated environments.
- 10.18 The aim is to create places for people, and the arrangement of parking provision must accord with this concept. There are a variety of ways of providing parking which will complement the high quality design of the buildings:
- Off-street spaces within individual plots;
  - Grouped parking and areas of courtyards behind the building line;
  - Communal parking areas; and
  - On-street spaces
- 10.19 Parking on the plot is the preferred solution for Keyford, and overcomes many of the disadvantages of courtyard parking such as maintenance and upkeep of the shared areas and security for the vehicles. This often results in the courts not being used which leads to more on-street parking. Furthermore, if a household has no car, the courtyard parking space is of no value, and becomes an inefficient use of land, which could have served as an increased sized garden if it formed part of the dwelling curtilage.
- 10.20 When parking on the plot occurs, it will be carefully designed to not compromise the wider design objectives for the development. Parking spaces on plots should ideally be gated whether front or rear accessed.





- KEY**
- BS 5837:2012 Tree Category
- A B C U
  -  Individual tree (by category)
  -  Tree group/hedge
  -  Root protection area (RPA)
  -  Shadow arc - BS5837
  -  Future growth potential (height)
  -  Future growth potential (Crown)

## TREE SURVEY PLAN

# 11 | ENVIRONMENTAL CAPITAL

11.1 The objective for the Keyford development is to ensure that, wherever possible, development will be located to enhance biodiversity through the adoption of a landscape strategy that delivers attractive public and private spaces, retains and reinforces local landscape features, and develops new vistas and views both to and from the site.

## EXISTING TREES

11.2 A tree survey at Keyford has been commissioned to identify all the significant mature trees on the site. It is the intention for all of these trees to be retained, and to form the focal points of open space areas to provide a sense of 'instant landscaping'.

11.3 The Framework Masterplan will specifically avoid placing any of these mature trees in private gardens. This will avoid any potential problems of householders wanting to fell the trees in years to come.

## BALANCING PONDS

11.4 Natural looking surface water balancing ponds will be provided for the development, either just south of the main site area, or closer to the Coker Stream as technically appropriate. Planting around these ponds will include damp tolerant local native species and it is hoped that these areas will become a habitat for aquatic wildlife and also for water or damp loving species of plants.

## EXISTING HEDGEROWS

11.5 It is proposed to retain hedgerows wherever possible, except where gaps are needed for road access.

## TARRATT LANE

11.6 The Bridleway/Footpath known as Tarratt Lane which provides part of the Monarch's Way footpath, and which runs in a north-south direction through the centre of the site will be retained, as will the hedgerows on either side of it.

11.7 The Local Centre is proposed to be situated just to the east of the central point of Tarratt Lane within the site, and the two halves of the lane will each provide parts of the system of radial walking routes into the Local Centre.



**TARRATT LANE LOOKING  
NORTH FROM PAVYOTTS  
LANE**



**KEYFORD**

South Yeovil



## 12 | SPORTS/PLAY PROVISION

- 12.1 Keyford is planned as a site that will make available a range of play spaces which would allow and encourage as wide a range as possible of the site's residents to participate in active sport.
- 12.2 The following facilities are being considered for the site, and the views of the local community on the final selection of facilities will be explored further at public consultation:
- Playing pitches for Youth and Adult use
  - Outdoor equipped playgrounds
  - A Multi Use Games Area (MUGA)
  - A Tennis Court
  - An Outdoor Bowling Green
- 12.3 At the meeting with East Coker Parish Council, concern was expressed that the sports pitches already in the Parish were currently under-used, giving rise to the suggestion that tennis courts or other sports facilities provision may be more appropriate.



# 13 | PHASING

- 13.1 The Keyford site is expected to take about nine years to complete. A phasing programme will ensure that the infrastructure the scheme is providing is delivered in a structured manner without causing unnecessary inconvenience to existing residents.

## DELIVERABILITY

- 13.2 From the standpoint of delivery, Keyford is somewhat unique in the general context of Key Sites, in that the road junctions required to provide access to the site from the adjoining A37 Dorchester Road are already in place.
- 13.3 In the case of the Keyford roundabout, an agreement already exists with the Highway Authority for the provision of a fifth arm into the Keyford site.
- 13.4 With regard to the provision of land for swales, balancing ponds and other surface water attenuation measures, sufficient land is already within the ownership of the Keyford landowners' consortium, and existing water discharge rights to Coker Stream already exist.
- 13.5 With regard to the provision of services, there is sufficient capacity in the local networks to allow a modest early start on the residential development on site, while larger scale gas, water and electric services are being brought to the site.
- 13.6 The combination of the above factors will allow an early start of residential development on site, and this, linked to the fact that Keyford would be the only major development on the south side of Yeovil, would enhance what will clearly be a very deliverable site.

# 14 | INFRASTRUCTURE & SERVICES

14.1 The existing provision and future capacity of relevant infrastructure services for the proposed development has been assessed. Consultees include Transco, Scottish and Southern Power Distribution, Western Power, Wessex Water, the Environment Agency, British Telecom, and Cable and Wireless. All these service providers confirmed that, with the exception of an overhead power cable along Pavyotts Lane, there are no major services within the proposed development site that will need to be relocated.

## GAS SUPPLY

14.2 Regarding gas supply, although there is sufficient gas supply in the vicinity of the site to serve a limited number of dwellings, off site infrastructure improvements will be required to facilitate the entire development of the site. This will comprise the installation of a connection to the low pressure main on the Dorchester Road.

## WATER SUPPLY

14.3 Wessex Water have confirmed that their existing apparatus has capacity to serve the proposed development, although some off-site mains reinforcement may be necessary.

## ELECTRICITY SUPPLY

14.4 Although there are electricity mains with capacity to serve a limited number of dwellings in the vicinity of the site, it is anticipated that a new supply will also need to be brought to the site from the West Hendford Substation. A partly 'off-road' route along the disused Hendford railway line has been discussed in principle.

## TELEPHONE SUPPLY

14.5 British Telecom 'NewSites' have identified underground plant within the verge of Dorchester Road on the eastern boundary of the site. Telecommunications infrastructure is therefore available in close proximity to the proposed development.

## FOUL DRAINAGE

14.6 A new foul drainage connection will be required to the site and two options are currently being considered.

14.7 When the Keyford site was being considered in 2003, foul sewage was proposed to drain to the East Coker Sewage Treatment Works, which would involve laying a new sewer to the works and the possible expansion of the works within the existing complex to accommodate the increase in flows. Such a new sewer would cross primarily agricultural land but statutory procedures would ensure there is no harm to existing landscape features.

14.8 When the larger YSUE scheme was being considered in 2013, the preferred foul drainage option agreed with Wessex Water included a pumped scheme up to the A37 in the vicinity of the Quicksilver Mail roundabout, from where foul drainage would join the gravity system down Hendford Hill which eventually leads to the treatment works on the east side of Yeovil.

14.9 The option outlined in 14.8 is currently the Wessex Water Authority's preferred strategy for the 800 dwelling Keyford site.



**KEYFORD**

South Yeovil



# 15 | SUMMARY

- 15.1 The development at Keyford is intended to provide a new vibrant mixed-use community integrated into the southern urban edge of Yeovil. The development should respond sensitively to the site characteristics, the wider context and proposes to benefit the adjoining residential community through the provision of new local facilities including a new primary school and health centre.
- 15.2 Keyford will promote good urban design of high quality, which will be developed following meaningful public consultation, and will reflect the objectives of government advice in creating new and sustainable communities.
- 15.3 Streets and open spaces will be designed with regard to both the public and private environment. The new primary school, health centre and neighbourhood centre will be provided in the form of a village square, which will form the heart of the new community. Footpaths and streets radiating from this centre will provide safe, direct and convenient links to the surrounding residential areas, discouraging the use of the private car as the first choice for transport.
- 15.4 Areas of individual character will be carefully designed throughout the scheme to promote both an overall 'sense of place', and provide for individual areas of distinctiveness. Through the use of locally referenced materials, Keyford will be a distinctive community, with characteristics readily recognizable from within Yeovil and the surrounding villages. The quality of the architecture will allow for a degree of contemporary interpretation of the familiar vernacular, as well as accommodating more traditional building styles.
- 15.5 It is the intention that public involvement in the design process will have an identifiable and positive effect on the form of the framework Masterplan for the site.
- 15.6 The proposal accords with current urban design guidance and best practice and, accordingly, it is expected that an outline planning application for the Keyford site will be submitted in due course.
- 15.7 The level of response by the local community to the Public Consultation exercise has shown that those most affected by the Keyford proposals have been made properly aware of the opportunity to participate in the consultation programme and have been able to contribute fully to it.
- 15.8 It is the belief of the Consultant team that Keyford, as described through this Framework document, is a development which should be supported and encouraged to progress.

