

Retail in Yeovil Town Centre

- 6.21 The South Somerset Retail Study Update (2012) recommends a strategy of retaining Yeovil's market share, which will secure its prominence in the retail hierarchy, whilst allowing sufficient retail provision in the Market Towns, District Centres and Local Centres. If Yeovil's market share were increased it would potentially unbalance this relationship at the expense of the other centres in the retail hierarchy. Therefore to retain Yeovil's market share in a managed way, an upper limit is placed on additional retail floorspace in Yeovil beyond existing retail provisions and commitments (see Policy EP10). The limits are 3,800sq m (or £47.7m retail expenditure) of convenience goods retail floorspace and 12,600 sq m (or £90.9m retail expenditure) of comparison goods retail floorspace to 2028.
- 6.22 The threshold at which retail proposals are required to prepare a Retail Impact Assessment is 2,500 sq m, which is in line with the NPPF.⁷⁰

Yeovil Sustainable Urban Extensions

- 6.23 As discussed above, Sustainable Urban Extensions to Yeovil of some 1,565 dwellings and 5 ha of employment land are required to deliver the proposed level of growth for the town. This would equate to around 3,400 people living in the urban extensions when complete.

Locations

- 6.24 Strategic growth locations for the provision of 1,565 dwellings and accompanying employment land, community facilities and services were considered all around the edge of Yeovil.⁷¹ Being strategic options for growth, a minimum size of 500 dwellings was identified in order to create a more sustainable community capable of accommodating a range of uses, consistent with national policy.⁷² The evidence indicated that two Sustainable Urban Extensions, to the south and north east (as shown on Inset Map 15), provide a sound approach to delivering strategic development on the edge of Yeovil.⁷³
- 6.25 The scale of growth being proposed is similar at each SUE, with approximately 800 dwellings in the south area and 765 dwellings in the north east. Sufficient land for economic development is provided to allow for one job per household, and a range of community facilities are included to ensure a mix of uses and more sustainable communities. The level of development in the SUEs alone does not generate sufficient education places to justify a new secondary school, although there is likely to be a lack of capacity at the existing secondary schools in Yeovil towards the end of the plan period. These capacity issues will be resolved in due course, with contributions being sought through Section 106 obligations and CIL in the meantime, as set out in Policy SS6.

Sustainability Objectives and Garden City Principles

- 6.26 The District Council aspires for the urban extensions and Summerhouse Village to achieve the highest sustainability standards possible. In particular the following standards are to be pursued for these strategic locations for Yeovil:

⁷⁰ NPPF March 2012

⁷¹ Strategic Growth Options for Yeovil, Sustainability Appraisal Report, October 2013.

⁷² NPPF para 17, 34, 37, 38, 58, 69, 70.

⁷³ Sustainability Appraisal Addendum Report, March 2014.

- 40% greenspace – an aspiration in keeping with the Yeovil Vision and the high quality urban edge landscape of Yeovil;
 - A minimum of 30% affordable housing to achieve the garden town aspirations of the Council for the Urban Extensions – the Council’s target is 35%;
 - More options for non-car travel (30% of trips should be non-car) – the high usage levels of traffic on Yeovil’s roads throughout the network point to retention of this standard to enable maximum development and development benefits at minimum adverse traffic impact;
 - 1 job per household provided on site – this enables a new sustainable community less controlled by the need to use the car;
 - Homes accessible to public transport – the need to promote viable public transport in Yeovil is clear.
- 6.27 The Government’s aspiration in the NPPF⁷⁴ for extensions to existing towns that follow garden city principles is considered to fit well with the Sustainable Urban Extensions and these principles will be pursued.
- 6.28 Other standards for sustainable development should also be pursued where possible as set out below:
- minimise vulnerability to the changing climate;
 - meet lifetime homes standards;
 - access to one employment opportunity per dwelling that is easily reached by walking, cycling and/or public transport;
 - homes should be within a 10 minute walk (400m) of a frequent bus service and neighbourhood services;
 - designed and planned to support healthy and sustainable environments;
 - complement and enhance existing landscape character;⁷⁵
 - conserve and, where appropriate, enhance heritage assets and their settings;⁷⁶
 - a net gain in local biodiversity;⁷⁷ and contributes to the green infrastructure strategy and to the conservation objectives of nearby designated Natura 2000 sites.
 - incorporate measures to ensure efficient use of water, improve water quality and prevent surface water flooding;
 - include a sustainable waste and resources plan which sets ambitious targets for residual waste levels, recycling levels and landfill diversion.
- 6.29 Long term governance structures should be in place to ensure high sustainability standards are achieved and change is effectively managed.
- 6.30 The achievement of these standards will establish the urban extensions and Summerhouse Village as exemplars that will demonstrate the benefits of sustainable living.

Future Masterplanning

- 6.31 The urban extensions will require detailed masterplanning to develop the directions of growth into detailed schemes that can be implemented. This masterplanning is anticipated to be undertaken within the context of an area based development planning document and with the full engagement and ownership of the wider Yeovil community as well as the local communities immediately adjacent the directions of

⁷⁴ NPPF March 2012

⁷⁵ Further detail on this is included in the ‘Yeovil Peripheral Landscape study’ September 2008

⁷⁶ This is considered in the ‘Yeovil Historic Environmental Assessment’, July 2010

⁷⁷ This will be informed by the ‘Yeovil Ecotown biodiversity baseline and scoping report’ July 2010

growth. The heritage assets in the vicinity of the directions of growth will require particular consideration and assessment through the master planning process in order to ensure that these assets are conserved and, where possible, enhanced. The masterplan will be designed in such a way that will contribute to the green infrastructure strategy and will include potential links to and from the urban extensions, such as through the Aldon Estate for the South Yeovil SUE.

- 6.32 Policy YV2 includes landscape mitigation for the NE Yeovil SUE to address the impacts of built development in this area. Future masterplanning work should ensure development is assimilated into its surroundings by including the following key landscape prescriptions:
- Set development back from the line of the A359, and placed beyond a robust tree line;
 - Retain the mature trees and robust hedgerows within the site;
 - Counter general potential massing effects by breaking up development areas; locating buildings to avoid the steeper and highly visible slopes, and; incorporating open space and tree planting within these areas;
 - Utilise woodland planting over the raised knoll to the east of the site;
 - Create robust planting and open space corridor along the most prominent site hedgelines;
 - Locate building growth adjacent to Wyndham Park in areas that are less conspicuous to local view;
 - Seek a sensitive integration of street patterns, corresponding open space, tree planting and material tones, with Wyndham Park;
 - Locate bulkier forms of development on areas of lesser elevation, visually contained, or on level topography.
- 6.33 Further detail on all of the key issues in delivering the Yeovil Sustainable Urban Extensions will be addressed in the Area Action Plan/Site Allocations Development Plan Document to be produced after the local plan is adopted or through the development management process if planning applications are submitted in advance of preparing the DPD⁷⁸.
- 6.34 Masterplanning will pick up on issues identified in the Council's Habitat Regulations Assessment and ensure that the appropriate mitigation measures are taken in relation to the bat foraging features and routes from the Brackets Coppice Special Area for Conservation some 6 to 8 miles to the south west. The assessment identifies the masterplan as the appropriate means to address these matters.

⁷⁸ At the time of writing, outline application 14/02554/OUT for the North East Yeovil SUE was pending consideration.

POLICY YV2: YEOVIL SUSTAINABLE URBAN EXTENSIONS

The Yeovil Sustainable Urban Extensions should be located in two areas to the south and north-east of the town and should provide the following:

The south area:

- Approximately 2.58 hectares of land for economic development;
- Approximately 800 dwellings;
- One Primary school;
- A health centre; and
- A neighbourhood centre.

The north east area:

- Approximately 2.58 hectares of land for economic development;
- Approximately 765 dwellings;
- One Primary school;
- A health centre;
- A neighbourhood centre; and
- Landscape mitigation to address:
 - Potential massing effects across the site's northward face; and
 - Potential visual dominance at the site's edge and skyline.

The Yeovil Sustainable Urban Extensions will be developed to the highest sustainability objectives and garden city principles, subject to viability.

Development within the Yeovil Sustainable Urban Extensions will be permitted where features supporting bat movement are not severed and that access between feeding areas and roosts is maintained unless it can be proven that there would be no significant effect by the proposal on such features.

Delivery

6.35 The following delivery bodies will be key in implementing Policy YV2:

- South Somerset District Council;
- Somerset County Council;
- Town and Parish Councils;
- Developers and Landowners; and
- Infrastructure Providers.

| Monitoring Indicators | Target |
|---|--|
| Level of 'sustainability' achieved at the Yeovil Sustainable Urban Extensions | Subject to viability, achieve the highest feasible sustainability standards and in particular <ul style="list-style-type: none"> • 40% of total development as greenspace • 35% affordable housing provided on site and at the least 30% • At least 30% of trips by non car means • 1565 jobs provided by 2028 on employment areas |

| | |
|---|---|
| Amount of employment land delivered in the Yeovil Sustainable Urban Extensions. | 5.16 ha of employment land between 2006 and 2028 |
| Number of dwellings built in the Yeovil Sustainable Urban Extensions | 1,565 dwellings developed in the Yeovil SUEs. |
| Masterplans | Publication of masterplans for Sustainable Urban Extensions |

Yeovil Summerhouse Village

- 6.36 The Yeovil 'urban village' site lies between Stars Lane, Park Street/South Street and Dodham Brook in Yeovil town centre, and is regarded as a major opportunity to bring investment back into an underused part of the town centre that is of a strategic scale justifying inclusion in the local plan. The Yeovil Urban Development Framework (UDF 2005) identified the site as a priority for regeneration, on land that is currently used as a car park and primarily owned by the District Council.
- 6.37 The Yeovil UDF established the underlying principles that have informed the Summerhouse Village draft Masterplan (August 2011) - this examines the viability of developing an urban village to the highest sustainability standards, and includes a draft masterplan and outline design codes. A mixed-use scheme involving housing-led regeneration of the site is currently proposed. The key principles of the Summerhouse Village are:
- Develop a mixed use income development that appeals to a range of markets, including people already living in Yeovil in unsatisfactory accommodation;
 - Create a balanced community over time in terms of ages and incomes, starting with young families and following on with senior living and larger individual eco homes, with some accommodation for rent, and also home workers through larger than usual homes;
 - Provide a better than usual level of infrastructure in terms of energy, waste and water;
 - Replicate models that have worked elsewhere including involvement of community enterprises.
- 6.38 There are key viability issues including funding the replacement of car parking spaces and finding appropriate alternative sites, with evidence indicating a shortfall of spaces at peak times on Saturdays by 2023⁷⁹; affordable housing provision; flooding mitigation and further assessment of proposals for a hotel and access arrangements. There is the expectation that the initial phase of 150 dwellings will be built starting later this decade with the further development of other potential residential sites to be built towards the end of the plan period to reach a higher overall capacity of 278 dwellings.

POLICY YV3: YEOVIL SUMMERHOUSE VILLAGE

Yeovil Summerhouse Village is identified as a strategic location for a mixed-use scheme of at least 278 dwellings, retail and leisure uses in the town centre. Summerhouse Village will be developed to the highest sustainability objectives, subject to viability.

⁷⁹ South Somerset District Council Car Parking Strategy, 2013.