

# South Somerset Local Plan Review Issues and Options - Yeovil



## **South Somerset District Council is reviewing its current Local Plan which was adopted in March 2015.**

When adopted, the new Plan will cover the period 2014 to 2034. This Issues and Options document is the first stage in the review process and is designed to stimulate debate on the key issues affecting our District.

Our Local Plan needs to consider options for where new growth in housing, employment and other infrastructure may go in the future. New evidence shows that the overall housing requirement may be lower in this Plan period. However, additional housing will still be needed; one reason being that the Plan period has been extended by six years. We need 13,200 houses between 2014 and 2034. Once all the houses that have already been built are included, plus houses that are currently under construction and those that have planning permission but have not yet been started, only around 6,000 new houses remain to be delivered through this Local Plan review.

New evidence supports an adjusted employment land requirement over the Plan period. Between 45-93 hectares of new employment land is needed district-wide to support business growth. This is a lower overall target than currently and the employment land target for each place will need to be reconsidered.

The Issues and Options document starts to consider the options for where new growth may go in the future - it identifies potential new sites for housing, employment and other forms of development in settlements including Yeovil.

The current Local Plan proposes that 7,441 new homes be built in Yeovil, 1,565 in two greenfield Sustainable Urban Extensions (Keyford in the south and Upper Mudford in the north) and the remainder within the built up area. So far 3,746 new homes have either been built, are being built, or have planning permission.

The current Local Plan also sets a minimum target of 44.84 hectares of employment land to be developed in the town, with a further 5.16 hectares of land in the Sustainable Urban Extensions by 2028. 4.75 hectares of land has been built on or is being built on, with a further 23.63 hectares having planning permission.

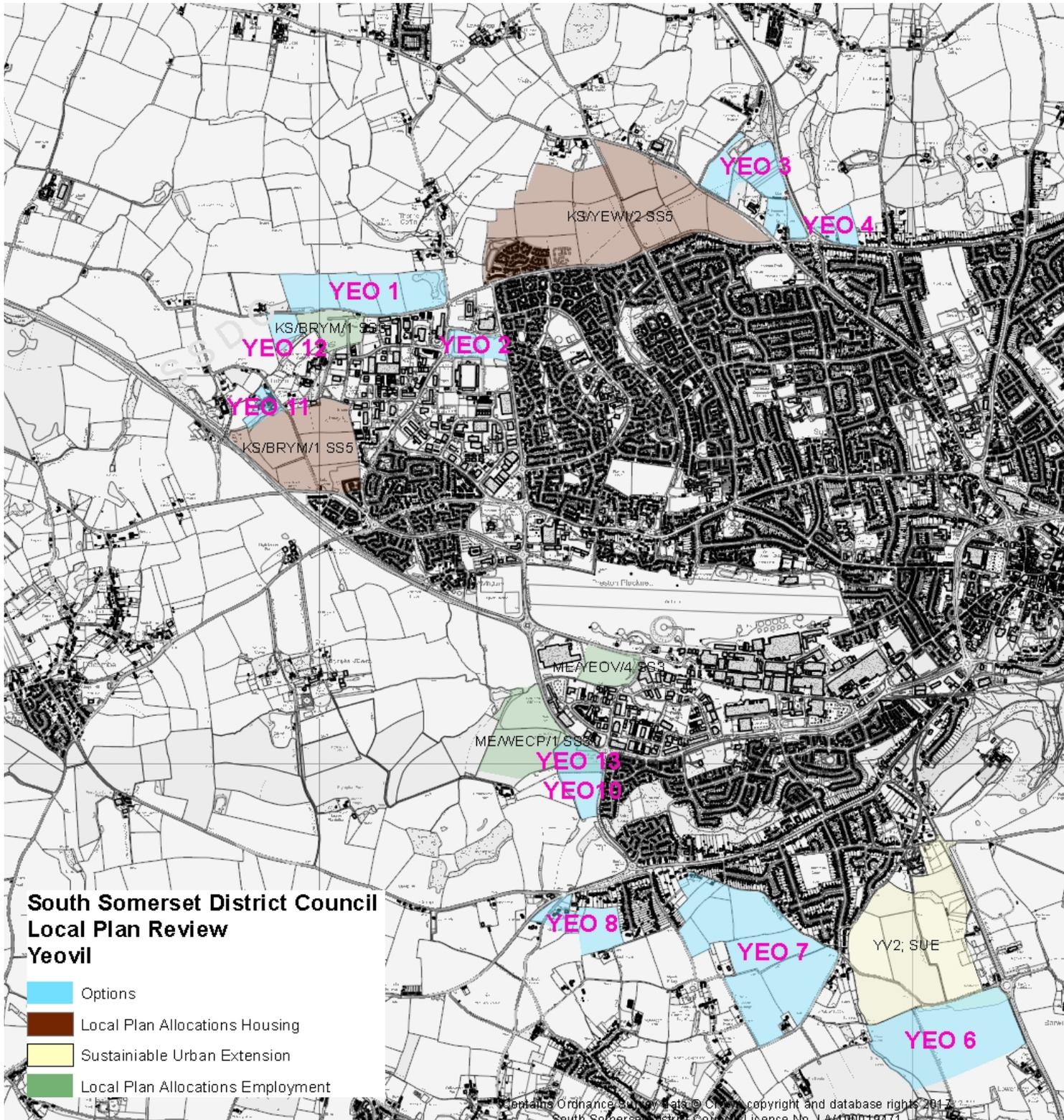
The current approach of focusing housing and employment land in Yeovil hasn't worked as expected because delivery has been greater in smaller settlements, such as Tatworth, Henstridge, Curry Rivel and Sparkford.

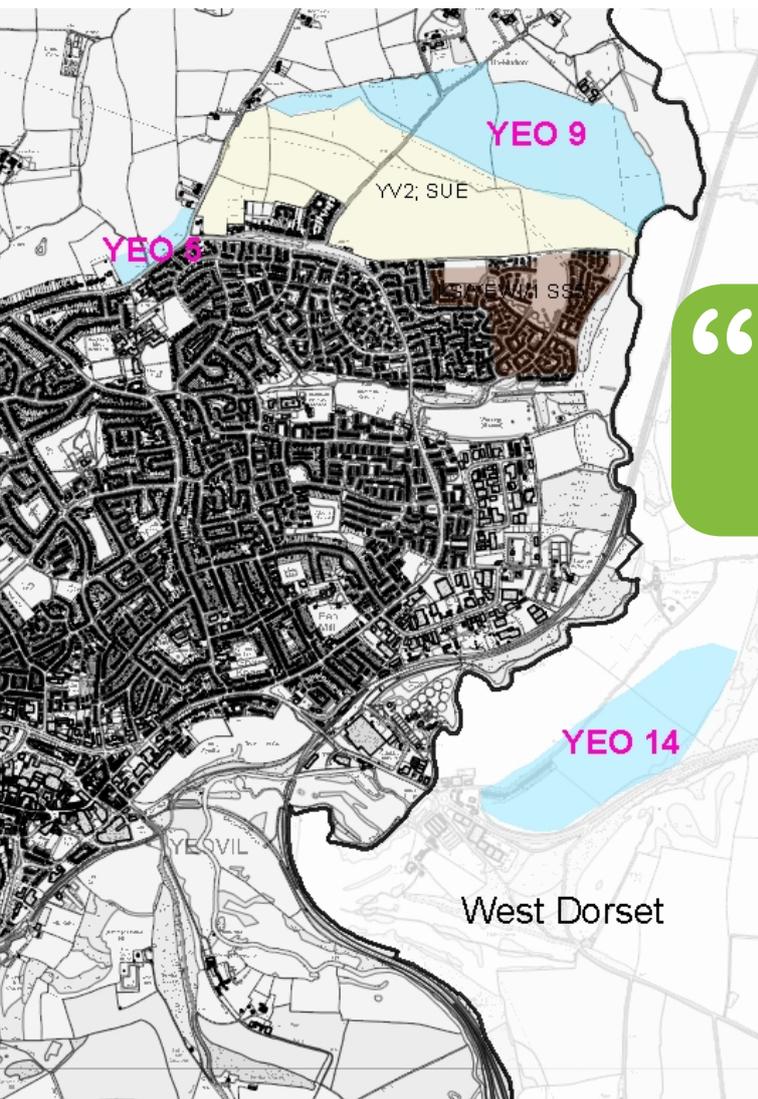
In this review there are a number of options for housing and employment growth in Yeovil; they are based on evidence and are listed below. Not all of these sites will be needed.





# Yeovil Options for Growth





**“ Question: Which of these options do you think should be taken forward through the Local Plan Review? ”**

Settlement and site ref	Site	Dwellings	Employment (ha)	Employment (sq m)
YEO 1	Land North of Oak Farm	170	3.37	2,700
YEO 2	Land adjacent Yeovil Town Football Club	10		
YEO 3	Land at Brimsmore	200		
YEO 4	Land at Marshes Hill Farm and at the junction of Combe Street Lane and A37	50		
YEO 5	Land North of Mudford Road	60		
YEO 6	Land at Key Farm, Dorchester Road	460		
YEO 7	Land at Greggs Riding School and land off Sandhurst Road and Gunville Lane	550		
YEO 8	Land at White Post / Yeovil Court	130		
YEO 9	Extension of Yeovil North East urban extension.	680		
YEO 10	Land at Bunford Hollow	80		
YEO 11	Land at Dairy House Farm	35		
YEO 12	Lufton 2000		5.00	
YEO 13	Land part of allocation ME/WECO/1	75		
YEO 14	Land at Babylon Hill –West Dorset District 450 in West Dorset Issues and Options	The Council has objected to this option which is in the West Dorset, Weymouth and Portland Initial Issues & Options consultation.		
Town Centre	Cattle Market and Box Factory	100		
<b>Total</b>		<b>2,600</b>	<b>8.37</b>	<b>2,700</b>

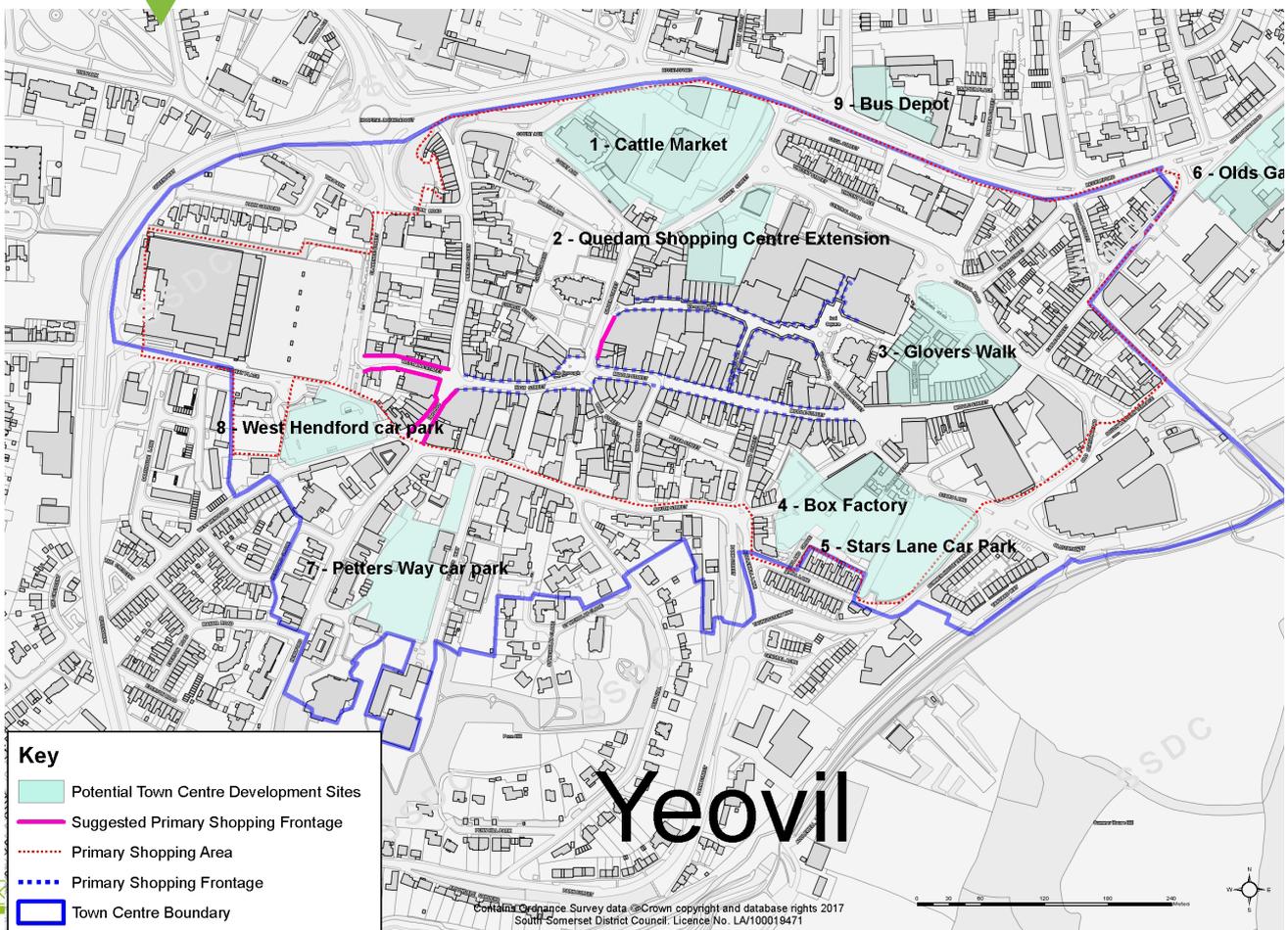


# Yeovil Town Centre

Yeovil is the largest town centre in South Somerset and 35% of the District's residents do their food shopping here, whilst 77% of the District's residents come to Yeovil for non-food shopping. The market could support more shops and food and beverage outlets.

There is pressure to develop outside the Town Centre on less expensive sites. The Council is however committed to the regeneration of Yeovil Town Centre and as part of that is looking at different development opportunities on a number of sites in Yeovil. Sites assessed include the Cattle Market, Quedam Extension, Glovers Walk, Box Factory, Stars Lane car park, Olds Garage, Petters Way car park, West Hendford car park and Bus Depot.

**“ Question: Do you think the Council should allocate sites for retail and/or other forms of development in Yeovil Town Centre? If yes, please specify the site and the type of development you would like to see. ”**



## Yeovil Town Centre

The South Somerset Retail and Main Town Centres Uses Study suggests extending the Primary Shopping Frontage in Yeovil along the pedestrianised part of Hendford and along Westminster Street. This would mean that changes of use to non-retail uses would be more restricted than previously.

The premises that would be included in the Primary Shopping Frontage are:

- 2- 12 Westminster Street
- 7 Westminster Street
- 2-126b Hendford
- 1-5 Hendford and Beckett House (west elevation)
- 1 Silver Street and Marks and Spencer (west elevation)



Westminster Street



Hendford

“ Question: Should the Primary Shopping Frontage for Yeovil be extended as shown on the facing page? ”



Silver Street



**“ We want to know what your views are. We recognise that these are important issues, and that they can impact upon the way in which you live, work, study and enjoy your free time across South Somerset. We want you to help to inform the content of this revised Plan. ”**

This sheet focuses on some of the key issues and options for Yeovil; however the full Issues and Options document identifies options for growth and the policies affecting the general management of development across the whole District.

Please take some time to look at the Issues and Options document and come and see us at the following locations, where we can have a chat about the document and its content.

## Issues and Options drop-in sessions

- 1 Nov Somerton Town Council offices (4pm-7pm)
- 2 Nov South Somerset District Council offices, Brympton Way, Yeovil (4pm-7pm)**
- 7 Nov Market House, Castle Cary (4pm-7pm)
- 9 Nov Swanmead School, Ilminster (4.30pm-7.30pm)
- 21 Nov Guildhall, Chard (4pm-7pm)
- 22 Nov South Somerset District Council offices, Churchfields, Wincanton, (4pm-7pm)
- 30 Nov Great Bow Wharf, Langport (4pm-7pm)
- 4 Dec South Somerset District Council Offices, Brympton Way, Yeovil (4pm-7pm)**
- 13 Dec Henhayes Community Centre, Crewkerne, (4.30pm-7.30pm)

## Where can I see the Issues and Options document?

You can see the document online via the council's website:

**[www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)** (search for South Somerset Local Plan Issues and Options).

Hard copies of the document are available during normal office hours in the District Council's offices (in Churchfields in Wincanton; the Lace Mill in Chard; and Petters House and Brympton Way in Yeovil) or libraries across the District.

**We want to hear from you. You can make comments on the Issues and Options document between 26th October 2017 and 12 noon on 11th January 2018.**

## Comments can be made:

- Online: via the website: [www.southsomerset.gov.uk/issuesandoptions](http://www.southsomerset.gov.uk/issuesandoptions)
- Email: [planningpolicy@southsomerset.gov.uk](mailto:planningpolicy@southsomerset.gov.uk)
- In writing to: Spatial Policy Team, The Council Offices, Brympton Way, Yeovil, BA20 2HT

