

Keyford Sustainable Urban Extension s106 Agreement, Application 15/01000/OUT

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Purpose of the Report

Members will recall on 18 December 2019 the Area South Committee resolved to approve planning permission, subject to the holding direction from MHCLG and the prior completion of a legal agreement, for the site known as the Keyford Sustainable Urban Extension, off Dorchester Rd, Yeovil.

The full proposal description of the proposal is:

Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1, B2, B8), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works

The resolution left two matters that would constitute heads of terms in the planning obligation to be discussed further with the request they be reported back to the committee.

As such this report, following discussion with the applicant team, seeks agreement of those two s106 planning obligation clauses linked to the Keyford site:

- Quicksilver Roundabout Improvements and the
- Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

Explanation

At the meeting of Area South of 18 December 2019 Members asked for further clarification on two highway elements:

- The Quicksilver Roundabout Improvements, and the
- Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

The Quicksilver Roundabout Improvements

Discussion on the first element centred on whether works to the Quicksilver Mail should be secured now as part of the legal agreement and if so what works should be secured and when should they be undertaken relative to the commencement of the development.

The applicant has commissioned further analysis work and this has resulted in further traffic data being collected. On the basis of that data the appointed Highway Consultancy, IMA has concluded:

- *By comparing the recent survey data with the 2018 forecasts derived from the 2003 surveys, it can be seen that flows into the junction are lower now than were forecasted.*
- *Looking on the situation on an arm by arm basis, in the AM peak the inflows on the Dorchester Road and Hendford Hill arms are approximately as predicted, but the inflow on the West Coker Road is notably lower in the recent survey. In the PM peak the inflows on all arms are lower*

than was predicted.

- There is nothing to suggest that changes have occurred that would bring into question the County Council model used to test all Local Plan developments including Keyford, and which have also been used to test this development for the purpose of the planning application.
- The model considers wider development and highway improvements proposals in Yeovil, and assigns traffic to the transport network based on network (mainly junction) performance. It shows that in the case of Quicksilver Roundabout that flows are predicted to reduce – this does not mean that flows on the wider network will reduce, simply that with the development and highway improvements proposed, traffic will no longer route through the Quicksilver Roundabout. Indeed the 2020 survey flows would appear to be reflecting that this is occurring given that flows are lower than predicted based on 2003 survey data.

As such there is no overriding evidence to suggest why works to the Quicksilver Mail Roundabout are necessary at the present time. This justified the stance officers took in the committee report which suggested “*Potential Improvements to Quicksilver Roundabout, (two lane access from West Coker Road and Dorchester Road), subject to an agreed traffic assessment trigger over an agreed period, (to be agreed by SSDC and SCC).*”

However, mindful of Member’s comments at the committee meeting the applicant has suggested that works to widen the Dorchester Road arm is feasible, being land within the highway. These works are shown on IMA drawing IMA-17-085-040 (Appendix 1). Given the background reduction in traffic flow shown by the recent survey it is felt a trigger point of 500 dwellings for the completion of the works is reasonable. The applicant has indicated the cost of these works to be circa £132,000.

In response to this proposal the Highway Authority has indicated its support.

Cycle Path Improvement between Dorchester Road, Lovers Lane and Horsey Roundabout

Discussion on this element centred on whether the cycle link on Hendford Hill should extend:

- a) From Dorchester Road, via the entirety of Lovers Lane to Hendford Hill and then to Horsey Roundabout, or
- b) From Dorchester Road, via part of Lovers Lane and a new connection into Southwoods, and then onto Hendford Hill and then to Horsey Roundabout.

Option A was favoured by officers, but Option B was indicated as favoured by the majority of members who spoke on the matter.

Feasibility on Option B shows the linkage between Lovers Lane and Southwoods can be technically achieved and that it runs over SSDC land so does not implicate any third party landowners (see Appendix 2). The provision of street lighting and use of sustainable drainage where required will be considered at the detailed design stage.

IMA drawing IMA-17-085/020 Revision C dated September 2018 (See Appendix 3) shows a 3.5m wide shared footway/cycleway on the south-eastern side of Hendford Hill from Southwoods to Horsey Roundabout. The works will involve narrowing the footway on the north-western side of Hendford Hill to around 1.8m and the carriageway of Hendford Hill to around 6.5m. A short length of shared footway/cycleway would be provided on the north-eastern side of Southwoods from its junction with Hendford Hill for a distance of around 35m. The Hendford Hill works to include the provision of, or alterations to dropped kerbs, tactile paving, street lighting and signage as required.

The applicant has indicated the cost of these combined works to be circa £575,000.

In response to this proposal the Highway Authority has indicated its support.

Recommendations

That Members note the report and agree that officer proceed to negotiate the planning obligation on the basis of:

- a) The Quicksilver Roundabout Improvements as shown on IMA drawing IMA-17-085-040 which shall be carried out on or prior to the occupation of 500 dwellings at Keyford.
- b) The Cycle Path linking the Dorchester Road to the Horsey Roundabout be as described in Option B (via part of Lover's Lane and Southwoods) as shown on IMA drawing IMA-17-085-040 RevC and DLS drawing 5917/414 RevA. Trigger points for this element and indeed all highway elements are yet to be negotiated.

Financial Implications

There are no direct financial implication on the Council. The works will form part of a planning obligation associated with application 15/01000/OUT when approved and the works will be instigated and paid for by the developer.

Council Plan Implications

The eventual approval of application 15/01000/OUT has benefits in delivering key aspects of the Council Plan and Local Plan.

Housing:

To enable housing and communities to meet the existing and future needs of residents and employers we will work to:

- Enable sufficient housing in appropriate places to meet community needs.
- Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities.
- Match life long independent living with appropriate property solutions.
- Ensure development which is sustainable, where people want to live and communities can thrive.

Environment:

To keep South Somerset clean, green, attractive and sustainable we will:

- Work with partners to promote recycling and minimise waste.
- Maintain and improve the provision and quality of open spaces and parks.
- Be a leading council in developing and adopting a Green Agenda to promote sustainable environment, economy and communities.
- Support long-term flood resilience.
- Promote a high-quality built environment.
- Support communities to develop and implement Neighbourhood Plans.

Healthy, Self-reliant Communities:

To enable healthy communities which are cohesive, sustainable and enjoy a high quality of life we will:

- Work with partners to keep our residents safe and help them to feel safe in their local area.
- Work with partners to reduce the impact of social isolation and create a feeling of community.
- Work with partners to support people in improving their own physical and mental health and wellbeing.
- Enable quality cultural, leisure and sport activities.

Economy:

To promote a strong and growing economy with thriving urban, rural and land-based businesses, we will:

- Ensure delivery of adequate employment land and premises to meet different business needs.
- Support our town centres in adapting to the changes in our high streets and consumer trends.

The South Somerset Local Plan allocates Keyford via Policy SS5 within a Yeovil target of 7441 homes by 2028 (47% of SSDC total 15,950 Keyford's 750/800 homes would comprise circa 10% of homes needed for Yeovil and 4% of homes needed across the whole South Somerset District (15,950).

Carbon Emissions, Climate Change and Equality and Diversity Implications

Quicksilver Roundabout improvements will provide additional car and bus capacity for the proposed development and the proposed cycle path improvements will encourage cycling and modal shift options away from the car.

Background Papers

Keyford Urban Extension Application file 15/01000/OUT inclusive of the report presented to Area South Committee 18/12/19 available via www.southsomerset.gov.uk, planning application search, ref 15/01000/OUT.

Email from J.Bishop, Charles Bishop Ltd dated 12 March with attachments on behalf of the applicant.