



**South Somerset District Council/Somerset
County Council
Yeovil Urban Village and Extension Eco-town
Development**

**Dept. of Communities and Local Government
Growth Fund Bid
Submission document**

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Foreword

Somerset County Council & South Somerset District Council are pleased to submit a proposal to the Department for Communities and Local Government to fund detailed studies needed to progress proposals for low carbon 'eco-development' in Yeovil focusing initially on the Urban Village in the centre of Yeovil & then the Urban Extension currently being planned for.

The studies will enable us to identify in some detail what needs to be put in place to achieve, as close as possible, net zero-carbon development at the sites including sustainable transport, energy, water management and construction standards, and to ensure this is deliverable. Master planning studies will ensure that all these studies hang together in a positive place shaping planning framework.

The statements below demonstrate that the programme has the wholehearted support of the County and District Council members.

Cllr Peter Seib, South Somerset District Council Economic Development, Planning and Transport Portfolio Holder: "The people of Yeovil want the best possible future but they face significant economic and ecological challenges. Climate change, traffic congestion and the loss of countryside are all issues of local concern. I believe by committing now to the Eco-Town Standard with its emphasis on quality of life, on low traffic impact and on low ecological footprint, we will ensure that as it grows, Yeovil remains an attractive place to live, to visit and to do business."

Cllr Anthony Trollope-Bellew, Somerset County Council's Cabinet Member - Environment, Council said: "Somerset County Council wants to see the county's towns develop in the most sustainable way possible, without damaging existing settlements. This bid is an ideal opportunity to maximise the potential for long-term community benefit and economic growth in Yeovil."

Overview

This statement sets out South Somerset District Council's intentions, together with partner Somerset County Council, for the adoption of eco-town standards for the proposed Urban Extension at Yeovil and for the redevelopment of the Yeovil Urban Village, a key area of regeneration within the heart of the existing town centre.

Vision

For the eco-town to be successful it needs a vision, based on collaborative working, resulting in a clear idea of the character and function of the eco-town, particularly in terms of its relationship with the existing town and its services. This is embodied by the adopted community strategy "Shaping South Somerset, a Strategy for Sustainable Communities" which embraces ambitious goals for making real changes in the way in which people live their lives in the District. The SCS has been endorsed by public, private and voluntary sector organisations. How do we follow this ambition?

....."By each of us taking as much action as we can to change the way we do things... the way we travel to work, buying locally grown food, buying and renting houses built to high quality standards, sourcing energy from renewable sources, saving resources like water and producing less rubbish. " (page 6 Shaping South Somerset SCS)

The commitment to improving quality of life of everyone, whilst nurturing the natural environment forms the basis of the SCS and a successful outcome for this eco-town Bid, would realise and deliver this ambition for the Urban Extension.

Early work on developing this approach has already been undertaken through consultation in respect of the Yeovil Urban Village with an approved Development Framework (UDF) in place, commissioned by the Local Strategic Partnership, setting out the key objectives and aspirations for the area. A similar exercise will be needed with key stakeholders, landowners and the community to ensure that work on the Urban Extension results in a similar shared vision with clear objectives for delivering sustainable development.

Initial consultation both with landowners and Parish Councils for the Core Strategy has been commenced but work needs to progress on this in terms of the eco-towns initiative particularly for the Urban Extension of Yeovil. For the proposed Phase 1 Urban Village, whilst the initial framework is already in place, further consultation work will be required to move this UDF forward in a master-planning exercise through involvement by stakeholders and the public and based on the principles of eco-development.

Key Issues and Tasks

The Eco-towns supplement to PPS1 sets out the range and scope of studies which will be required, some of which have been undertaken as part of the evidence base for the South Somerset Core Strategy and others which will require specific studies. These are laid down in the project initiation documents set out in Section 6 which, together with evidence already gathered and being gathered for the Local Development Framework, will provide coverage of the issues and tasks considered necessary to deliver the vision for the eco-town. For the Urban Village a number of tasks have already been completed through the UDF and the next stage will be to move these forward through master-planning but for the Urban Extension, the priority tasks are as set out in Section 6 below together with work already in place for the LDF.

It is inevitable that additional work will be identified as the process continues and a flexibility of approach must therefore be adopted.

Project Management Framework

As a driver of change, the eco-town needs to be moved forward in a co-ordinated manner to act as an exemplar. It is accepted that there will be need to be some task groups and separate study areas but a single point of reference is seen as essential.

A Project Management Board, will be required, which must act in collaboration with Members and stakeholders in order to oversee and co-ordinate tasks. The proposed organisation and governance arrangements are set out in Sections 8 and 10 below.

Master-planning

A masterplan document is essential for demonstrating how the Eco-town standards will be achieved and sustained through a design led approach in order to achieve a place where people want to live, work and socialise. The planning process can only provide the physical structure for a place designed along eco-town standards but sustainable living is about encouraging a shift in lifestyle for those who choose it and thus it is necessary to provide opportunities for people who want to, to live more sustainably. It is also important to ensure residents share in the development of their communities and have a sense of ownership.

The masterplan for the Urban Village will need to take forward the principles of the UDF, as set out in Section 6 below.

Stakeholder and Community Engagement

Consultation and collaborative working with stakeholder and residents, both existing and potential new residents, will be essential for successful delivery of the eco-towns agenda. Some work has already been done on this through the UDF and the LDF process itself and this will need to be continued and expanded in line with the objectives of the adopted Statement of Community Involvement.

Delivery and Long Term Management

It will be necessary for the Council to work with local communities and developers within the eco-town to ensure proper governance is in place and that long-term management arrangements exist to ensure that the eco-town standards are met, monitored and maintained in the long-term and to ensure that the community are involved in their own governance.

1. Background and Introduction

The Government published Planning Policy Statement 1 “Eco-towns a supplement to PPS1” in July 2009 and within that announced Government objectives for Eco-towns, the four chosen sites and the opportunities to pursue further Eco-towns through Regional Spatial Strategies and Local Development Frameworks.

The Government, in a letter to Regional Planning Bodies and others of 24th August 2009, announced funding of £5m for further planning and feasibility work for other potential Eco-towns and invited expressions of interest.

This Council, after clarifying that the Yeovil Urban Extension would qualify as an Eco-town and be available for funding, submitted an expression of interest on 30th October 2009 for the Yeovil Urban Extension. This was accepted by the Government on 17th November in a letter that indicated areas for clarification for the South Somerset bid. A news release was published by the Housing and Planning Minister on 1st December 2009 indicating that 9 further expressions of interest had been received from Local Authorities including two within Somerset, Yeovil and Taunton, and promoted an additional £5m funding for low carbon demonstrator projects.

An initial meeting was held with the senior civil servant responsible for the funding bids and the Asst. Director Economy and Spatial Policy Manager of South Somerset District Council on 5th January 2010. A number of elements to the forthcoming bid for Yeovil were clarified. These included:

- a. partnership approach sought
- b. member support needed
- c. private sector engagement highly desirable
- d. evidence of proposal viability required
- e. information on key infrastructure establishing the serviceability of the proposal needed
- f. early delivery on the ground sought

A further letter was received dated 21st January setting out in more detail the requirements for the bid. In addition to those gleaned at the meeting on 5th January they included:

- g. deadline of 19th February for revenue bids and 26th February for demonstrator projects
- h. award likely as soon as practical
- i. indication of bid range of £50,000 - £500,000 for revenue bids and £50,000 - £1,500,000 for Demonstrator projects
- j. funded works to be completed by 2010-2011 (with no commitment for funding subsequent years)
- k. the eco-town to be presented in a Core Strategy as a preferred option with alternatives having been explored
- l. Demonstrator projects to promote low carbon/zero carbon with public education and attitude change elements and exhibition features all in a deliverable scheme showing who would deliver it and what the current planning status is
- m. Need to ensure that there are no show stopper infrastructure issues

The Government have subsequently clarified that, for demonstrator projects in particular, they are looking at what additional eco-town standards will be forthcoming with the provision of grant aid.

2. The Partnership and preparation of the Bid

An Officer working group was immediately set up, following the initial meeting of 5th January with the civil servant, to manage the process. This consisted of the Assistant Director Economy, Spatial Policy Manager, Asst Director Communities and Area Development Manager for Area South (all from South Somerset District Council) and representatives of Somerset County Council (SCC) Highways which first met on 12th January. At that meeting the following was determined.

- n. Confirm SCC support as a partner in the Bid
- o. Discuss with leading private sector developers in Yeovil about the proposed Bid and gain support
- p. Infrastructure workshop be undertaken to establish the requirements for the Urban Village and Urban Extension and demonstrate deliverability (and address outstanding issues)
- q. Explore potential role of University of the West of England (UWE) sustainable transport modes initiative for Yeovil
- r. Undertake to review possible studies to be put forward for Bid funding
- s. Need to focus on Yeovil Urban Development Framework Urban Village proposal as an early phase of the Urban Extension in order to ensure delivery on the ground in the first year.
- t. Foundry House site in central Yeovil to be pursued as an exemplar for the Demonstrator Bid

These matters have been followed up since 12th January as follows.

Following the meeting SCC have confirmed, following Directorate Management Board consideration of the Bid proposal, that they will partner South Somerset in the Bid.

In addition to the work already undertaken and agreed within the UDF for the Urban Village, a meeting has been held with Abbey Manor Developments and Charles Bishop Ltd as two key developers with identified land interests in and around the periphery of Yeovil. The objective was to inform them of the bid particularly in relation to the Urban Extension and the reasoning why and to gain their support. A level of support was gained. A separate bid for Demonstrator projects within the Urban Village will be submitted as a clear indication of private sector commitment to bringing forward sustainable development through the UDF.

By explaining the strong links between the aspirations of the existing Yeovil Vision agenda and positive change for the town with the eco-town project the Council, with its County Council partner, will be able to gain commitment from the community and business sector partners within the Vision project. This is reflected in section 10 where the Yeovil Vision Board is shown as the overseeing body for the eco-town project, Phase 1.

An email to all active developers followed that meeting seeking possible Demonstrator schemes for submission in accord with the Government's criteria from the Developers approached. Responses are set out in the Demonstrator Bid document.

An infrastructure workshop was held on 2nd February with key infrastructure providers for the Yeovil area to explain the Eco-town bid, its relationship with the Core Strategy and to initiate information about infrastructure issues relating to the Urban Village site and proposed Urban Extension.

A meeting is in process of being arranged with the UWE, authors of the Yeovil sustainable transport modes and cycle town initiative, and key Government ministries to explore the implications of the emerging report for firm plans for developing cycle use within the town.

The last three matters established at 12th January were taken forward at a further Officers meeting on 29th January.

A list of studies to form a programme of work towards establishing the Urban Extension for Yeovil was brokered at that the meeting on 29th January for subsequent confirmation and is set out in priority order as requested by Government below:

- Urban Extension Master Plan and Design Codes
- Viability, including Deliverability and Land Assembly
- Transport
- Urban Village Master Plan and Design Codes
- Water Cycle Strategy
- Renewable Energy Studies
- Sustainable Waste and Resource Plan

In addition to these studies it was considered essential that a project management resource be identified and funded as it was recognised that such major works would require management resource over and above that required to run the Core Strategy.

The business case for each of the above studies is set out in section 6 below with reference to the Eco-towns PPS and other relevant National, Regional and Local Guidance. The case for project management is set out in more detail in section 9.

It was recognised that the Urban Extension for Yeovil requires planning now but will not yield development on the ground for several years. It is considered however that the Urban Village proposal, set out in the Yeovil Urban Development Framework, and achievable as a brownfield town centre site, is legitimately linked to the extension both in conceptual terms and possibly geographic terms also and should be identified as Phase 1 of development of the Eco-town with subsequent phases in the extension to come along in due course. The Urban Village will yield development this year with the proposed Foundry House development, to be submitted as a Demonstrator scheme, and further preparatory work within the Urban Village will yield other early developments. (see section 3 below).

The Foundry House scheme's high eco standards, its location within the Urban Village and the close involvement of the District Council in the scheme has made an excellent prima facie case for this proposal to be presented as a demonstrator. This case is set out in detail in an accompanying Eco-town Demonstrator Submission Document. This development is a kick-start for the Urban Village regeneration project and forms part of the wider UDF regeneration work centred on key sites within the town centre.

The Officers group meeting at the end of January also determined the refining of the options for the Urban Extension, emerging from the on-going engagement process with town and parish councils and key stakeholders as part of the Core Strategy front loading preparatory work. In discussion with the senior civil servant for the Bid process it had been made clear that a preferred site was to be presented. However, given that due process needs to be undertaken for the Core Strategy, on-going work is continuing with Town and Parish councillors and stakeholders on this matter with a further workshop to be held on 10th March 2010. Following this meeting, a final Officer recommendation will emerge.

The emerging Bid documents were presented to the Officers group for consideration on 10th February and to the South Somerset LDF Project Management Board (a mixed Officer / Member board including the Council Leader and Portfolio Holder) on 11th February.

Member engagement in the Bid has been occasioned, at the outset, for the expression of interest by the Portfolio Holder and the LDF Project Management Board who have endorsed the initial expression of interest in the Eco-town Bid process. More formal widespread support was gained through the LDF Project Management Board of 11th February. The District Executive on 4th March will be considering the Bid and be able to retrospectively endorse/amend the Bid as they consider fit. The Area South Committee of the District Council will consider the Bid the day before Executive and have their views reported orally to the District Executive.

3.The Urban Village and Urban Extension Eco-town development sites

3.1 Urban Village

The Urban Village is identified in the Yeovil Urban Development Framework. This is informal planning guidance published by the District Council in September 2005 following work by Consultants which included considerable public consultation including targeted meetings with key stakeholders, public exhibitions on initial themes and objectives and then on proposals and workshops on strategic aims, design and development and landscape and public realm. A workshop was also held with landowners in the town centre.

The Framework is intended to provide a robust and clear development strategy for delivering the objectives and aspirations of the Yeovil Vision project (commissioned by the Local Strategic Partnership) and develop a town centre strategy. This would be through a strategic spatial framework with specific urban design guidance for key strategic sites.

The Yeovil Vision project is a statement of ambition for the future of Yeovil and is current Council policy. Amongst the aims were:

- developing quality new developments which are locally distinctive, sustainable and contribute to the development of the town centre as a whole
- enhancing its close relationship with the country park and countryside beyond
- using a quality transport system which provides choice
- developing a strong community involvement in its future development and improvement

A number of key sites were identified for development including a site identified for a proposed Urban Village with mixed uses and commercial leisure on principal frontages with residential development being the predominant use. The site would be for 400 dwellings with a mix of dwelling type and limited parking provision. The proposal contains a number of aspects directly relevant to the Eco-town standards and aspiration. This includes the aspiration for:

- higher quality , higher density housing,
- priority for walking and cycling
- green streets
- south facing buildings (for passive solar gain)
- public transport corridor
- enhanced landscaping of countryside edge (the Dodham brook)
- better access to country park

A masterplan with design codes and work on land assembly and viability was identified in the UDF as the next step to move the project forward.

A site plan and expanded description and proposal is set out at **Appendix 1**.

The Urban Village is justified as the first stage of the Eco-town proposal because:

- it will enable development on the ground to be undertaken sooner than would otherwise be the case
- the associated demonstrator projects for which a bid is submitted are within the Urban Village
- the Urban Village concept (and aspirations therein and set out above) lends itself to Eco-town standards

- a town centre brownfield site will present a highly visible exposition of Eco-town standards
- council ownership of significant tracts of land within the Village and potential higher land values associated with mixed uses mean that the proposal is more likely to be deliverable (other things being equal)

The importance of linkage between the Urban Village and Extension has been emphasised in guidance provided on the Council's bid. The Urban Village is linked to the Urban Extension in terms of the Eco-town development proposal by virtue of:

- Site options for the Extension are well related to the village site, (some better than others).
- Early demonstrator works followed by projects coming out of the village master-planning and then from the extension itself should secure continual development of Eco-town standards over the next few years
- Both sites will contribute to promoting development in the town at eco-standards
- Both sites will contribute to Yeovil's housing requirement over the Core Strategy plan period and will feature in the Core Strategy

3.2 Urban Extension

The Core Strategy for South Somerset is currently establishing a strategic location for the Urban Extension for 5,000 dwellings. To date, a sustainability assessment has been run around the urban periphery and there has been engagement with Town and Parish Councils and key stakeholders to establish a preferred option for the extension deriving from realistic alternatives. A list of 6 options deriving from the workshops with local councils has been subject to further sustainability assessment.

The options are large tracts of land that are able to accommodate the required land uses within their overall area. Specific site detailing will be a matter for a subsequent Area Action Plan post completion of the Core Strategy. The shortlist of area options is to be the subject of review (both in terms of condoning the reasons for dismissing options and further consideration of the suggested options) with a further meeting with the councils and stakeholders (scheduled for 10th March) and will also be the subject of further assessment in terms of infrastructure requirements and deliverability. This meeting will enable a final officer recommendation for the strategic location of the Urban Extension to be established and taken through into the final draft Core Strategy. This is to be tabled for District Executive approval on 3 June of this year.

These site options for the Urban Extension will be subject to the statutory process for the Core Strategy to determine the final location. This process is set out in the next section.

3.3 Eco-town sites planning status and Core strategy planning process

The Urban Village is a brownfield potential redevelopment site in the town centre that can come forward under current saved policies. Additional work already identified within the UDF is required to take this forward into a Master -planning process.

The RSS requirement for an Urban Extension is being determined through the ongoing Core Strategy process. The Core Strategy DPD has been through an issues and options consultation in March 2008, and recent work has involved writing up responses to the early consultation, finalising the evidence base, working up draft policies and engaging with the community particularly in relation to the District's growth agenda and location for the Urban Extension for Yeovil. The Core Strategy is the platform to address the eco-town standards with the wider community. The Council is committed to developing to the

highest standards of sustainability and is seeking to endorse the eco-town standards within the Core Strategy.

The Council are currently engaged in a series of community engagement workshops with Town and Parish Councils and key stakeholders to assist in identification of the preferred location for urban extension growth. Early workshops have informed a number of options for growth which have been refined through Sustainability Appraisal. The outcomes workshop will be taking place on 10th March when a preferred location for the Urban Extension will be established. This will form the basis for the Draft Core Strategy with preferred options due for publication in Summer 2010. The publication of this draft Core Strategy, including the Urban Extension strategic location, will enable master-planning work to move forward in greater detail.

In the event of a successful Bid for eco-town status, the Core Strategy will commit the authority to progressing the Urban Village and Urban Extension at eco-town standards.

The Council's current Local Development Scheme is now outdated and currently under review and a revised document will be submitted in May of this year to the Government Office (GOSW) for inspection.

The emerging South Somerset Local Development Scheme (LDS) sets out a timetable to bring forward the Core Strategy towards a swift adoption date. Key milestones include public participation in June and July 2010 (on the basis of a draft Core Strategy incorporating preferred options), submission in December 2010, examination in spring 2011 and finally adoption in summer/autumn 2011.

The Council has been in discussion with GOSW in relation to the emerging LDS by providing a detailed project plan from now to Core Strategy submission. A Local Development Scheme review paper has been produced internally within South Somerset as a result of which additional staff resource has been established for the Spatial Planning Team responsible for producing the Core Strategy, and this team is now fully staffed with experienced Officers. The Council has established a Local Development Framework Project Management Board consisting of the Leader, relevant Portfolio holders and key Officers to ensure that the Core Strategy is properly resourced, project managed and given appropriate prominence within the Authority.

3.4 Evidence Base

South Somerset District Council recognise that some of the studies required by the Eco-towns PPS have already have been completed or are underway as part of the Core Strategy evidence base. In support of this bid the Council has reviewed each of the eco-development standards set out in the Eco-towns PPS to establish; where study work has already been completed or is underway, where additional work is needed to reflect Eco-town standards, where gaps in the evidence base remain and no bid has been made and where there are obvious gaps in our evidence base and hence the need for additional funding for study work within this bid. See table below.

In short, study work that has already been completed or is underway for Yeovil include various transport studies, a district wide Employment Land Review (Stage 1, 2 & 3), Strategic Housing Market Assessment, a district wide Green Infrastructure strategy, Landscape Character Assessment, Biodiversity Study, a district wide Strategic Flood Risk Assessment and Infrastructure Delivery Plan. These studies are considered largely completed, there may however be a need for some of these studies to be updated to reflect Eco-Town standards.

Initial work with infrastructure providers has indicated some additional studies will be required for location of an Urban Extension although not specifically in relation to eco-town

standards. No bid has therefore been made for; an Historic Landscape Characterisation study, a review of the Building for Life standards, Lifetime Homes Standard, Code for Sustainable Homes, Governance and Community Engagement, because capacity exists within the organisation and such work will be required to support the Core Strategy.

The review, set out below, identifies the following gaps in the evidence base specifically relating to eco-town standards; Renewable Energy Study, Movement Corridors and Wider Links Technical Note, Proposed Corridor Transport Strategy Report, Programme Feasibility Report, Yeovil Sustainable Transport Infrastructure Standards, Master-planning, Design Codes, Water Cycle Strategy and Sustainable Waste & Resource Plan.

These studies are subject to a more detailed discussion within their corresponding PIDs set out later within this document where additional funding is sought. (see Section 6)

Table: Review of Eco-town Standards against South Somerset Evidence Base

Eco-Town PPS Standard	South Somerset Studies	Summary
ET7. Zero Carbon	<ul style="list-style-type: none"> Renewable Energy Study 	Study Gap
ET8. Climate Change adaptation	<ul style="list-style-type: none"> Renewable Energy Study 	Study Gap
ET9. Homes	<ul style="list-style-type: none"> Building for Life Lifetime Homes Standard Code for Sustainable Homes Strategic Housing Market Assessment Renewable Energy Study 	Underway Underway Underway Completed Study Gap
ET10. Employment	<ul style="list-style-type: none"> Employment Land Review 	Stage 1 & 2 Completed Stage 3 Underway
ET11. Transport	<ul style="list-style-type: none"> Yeovil Transport Strategy Review 2 Yeovil Vision (transport projects) UWE Active Travel Project Yeovil Car Parking Analysis Somerset Future Transport Plan (LTP3) Movement Corridors and Wider Links Technical Note Proposed Corridor Transport Strategy Report Programme Feasibility Report Yeovil Sustainable Transport Infrastructure Standards 	Underway Underway Underway Underway Underway Study Gap Study Gap Study Gap Study Gap
ET12. Healthy lifestyle	<ul style="list-style-type: none"> Design Codes Green Infrastructure Strategy 	Study Gap Underway
ET13. Local services	<ul style="list-style-type: none"> Yeovil Infrastructure Delivery Plan 	Draft Completed (Updated needed)
ET14. Green Infrastructure	<ul style="list-style-type: none"> Green Infrastructure Strategy 	Underway
ET15. Landscape and historic environment	<ul style="list-style-type: none"> Landscape Character Assessment Historic Landscape Characterisation 	Complete Study Gap
ET16. Biodiversity	<ul style="list-style-type: none"> Biodiversity Study 	Complete (Update needed)
ET17. Water	<ul style="list-style-type: none"> Water Cycle Strategy 	Study Gap
ET18. Flood Risk Management	<ul style="list-style-type: none"> Strategic Flood Risk Assessment 	Completed

ET19. Waste	<ul style="list-style-type: none"> ▪ SCC Renewable Energy Sector Study ▪ Sustainable Waste & Resource Plan 	Completed Study Gap
ET20. Master Planning	<ul style="list-style-type: none"> ▪ Master Plan ▪ Design Codes 	Study Gap Study Gap
ET21. Transition	<ul style="list-style-type: none"> ▪ Infrastructure Delivery Plan 	Underway
ET22. Community & Governance	<ul style="list-style-type: none"> ▪ Governance ▪ Statement of Community Involvement ▪ Community Engagement 	Study Gap Completed Ongoing

3.5 Infrastructure issues

An infrastructure Impact Assessment for the Urban Extension was commissioned from Consultants and was published in April 2009. This did not take into account the specific location for the site as this is not available. It has identified the initial infrastructure requirements for the extension and, with the exception of transport issues, likely costs. No unresolvable infrastructure issues were presented. Further transport modelling was identified as necessary given significant congestion issues likely to emerge from the scale of growth proposed. This modelling is currently programmed as work by the County Council and the further work, required to address this issue as part of an overall sustainable transport study, is addressed in the sustainable transport study project initiation document (PID) set out in section 6 below.

The Council has now initiated a more specific consultation with infrastructure providers at a workshop on 2nd February 2010. This consultation will bring out more specific infrastructure issues relating to Urban Extension options identified to date and the Urban Village. South Somerset District Council are also part of the Planning Advisory Service (PAS) pilot for the Infrastructure Delivery Plan (IDP) bringing about benefits of shared experience and expertise which will be progressed alongside the Core Strategy.

The main findings of the infrastructure consultation with major providers is anticipated to be complete in October and outcomes will inform and be fed into the proposed feasibility studies set out below.

3.6 Eco-town requirements

To confirm that high sustainability standards can be met at each of the development locations at Yeovil the Council has looked at each of the possible Urban Extension options and the Urban Village against the Eco-town standards set out in the PPS. To assist this review the Council has contacted key stakeholders including the main utility providers, the Highways Agency, County Council, Environment Agency, English Heritage and Natural England for their initial view on adopting eco-town standards and to identify where further study work is needed to confirm delivery of these.

In summary, no strategic issues have been identified which would prevent any of the possible extensions or the Urban Village being developed as an Eco-town however some of the Urban Extension options have specific site constraints that will require mitigation measures inline with more detailed assessment work to be undertaken. Some of these studies will be required irrespective of the Eco-town requirements, such as an Historic Landscape Characterisation Study, and others are more reliant on the eco-town status. The gaps in the evidence base have been set out above.

4. The General and Business Case for funding

The District Council and Partners consider that a strong and simple case for a funding bid is made by:

- strong support for high Eco-town standards expressed by Members and reflected in the corporate plan
- compliance with the introduction of the Urban Extension of the development required to meet threshold requirements for Eco-towns
- opportunity to undertake the background studies to ensure fruitful development of the Urban Extension concept (made available through the Regional Planning Process for identified growth cities and towns but not to Yeovil)

The programme will help deliver the aims of both Somerset's and South Somerset's Sustainable Community Strategies and Local Area Agreement as follows:

Relevant Somerset Sustainable Community Strategy Aims & Challenges:

<i>Aim 2: Living Sustainably</i>	<ul style="list-style-type: none"> • <i>Challenge 3: Prepare for and respond to the impact on Somerset of climate change</i>
<i>Aim 3: Ensuring Economic Well Being</i>	<ul style="list-style-type: none"> • <i>Challenge 8: Plan for new sustainable communities to be built in Somerset</i>

Relevant South Somerset Sustainable Community Strategy

<i>Goal 3: Healthy and active</i>	<i>Strategic priority 8: improve delivery of services through joined up local approaches to address inequalities in health</i>
<i>Goal 4: Quality public services</i>	<i>Strategic priority 13: support the development of integrated low carbon transport infrastructure</i>
<i>Goal 5: high performance local economy</i>	<i>Strategic priority 15: improve the diversity and adaptability of businesses as we move towards a low carbon economy</i>
<i>Goal 7: Distinctiveness</i>	<i>Strategic Priority 19: support the continued development of distinctive local economies</i>
	<i>Strategic priority 20: deliver the Vision for Yeovil supported by high quality community involvement</i>
<i>Goal 8: Quality development</i>	<i>Strategic priority 21: maximise and focus resources to achieve sustainable development and regeneration</i>
	<i>Strategic priority 22: all new development applies sustainable construction principles and new and existing buildings move towards being carbon and water neutral</i>
	<i>Strategic priority 23: South Somerset Together partners are exemplars in sustainable development</i>
<i>Goal 9: Homes</i>	<i>Strategic priority 25: make sure that there is enough land supply for housing development to better meet the identified needs of the District</i>
	<i>Strategic priority 26: increase the number of affordable homes in the District to meet identified need</i>
<i>Goal 10: Energy</i>	<i>Strategic priority 28: year on year reduction in the district's carbon footprint towards a carbon neutral economy in 2030</i>
	<i>Strategic priority 30: produce 20% of the district's electricity and heat from renewable sources by 2015</i>
<i>Goal 11: Environment</i>	<i>Strategic priority 33: assess the risks and opportunities in South Somerset that arise as a result of climate change</i>
<i>Goal 12: Environmental education</i>	<i>Strategic priority 34: South Somerset together champions environmentally friendly approaches</i>
	<i>Strategic priority 35: promote environmental education at all levels with all groups and communities</i>

Relevant Local Area Agreement issues and key LAA targets:

LAA Issue	LAA Target
<i>Minimise waste and manage it sustainably</i>	<i>NI 191 Residual household waste per head</i>
<i>Address the rising trend in obesity and overweight in the population.</i>	<i>NI 56 Obesity in primary school age children in Year 6</i>
<i>Climate Change – adaptation & mitigation.</i>	<i>NI 186 Per capita CO₂ emissions in the Local Authority area</i>
<i>Access to services and facilities by public transport, walking and cycling</i>	<i>NI 175 Access to services and facilities by public transport, walking and cycling</i>
	<i>LPI (5) Accessibility in Somerset</i>
<i>Housing</i>	<i>NI 154 Net additional homes provided</i>
	<i>NI 155 Number of affordable homes delivered (gross)</i>

The table below demonstrates how the proposed eco-development area satisfies the requirements for Eco-town development as set out in the eco-towns PPS supplement to PPS1 published in July 2009. In summary the Yeovil Urban Extension:

- is a proposal in the RSS and the emerging core strategy driven by high levels of need and demand for housing;
- will provide 5000 homes;
- will be a self-contained community including employment, services & facilities; and
- will be linked by public transport and other sustainable access to higher-order services in Yeovil.

Yeovil Urban Extension eco-development programme: PPS1 and Policy compliance.

Eco-towns PPS requirement	Met	Commentary
ET2 Locational Criteria		
ET 2.1 Eco-towns should have the functional characteristics of a new settlement; that is to be of sufficient size and have the necessary services to establish their own character and identity and so have the critical mass necessary to be capable of self containment whilst delivering much higher standards of sustainability.	✓	The Urban Extensions will be of a sufficient scale to have the necessary services to establish their own character, identity and suitable level of self-containment. Successful self-containment will be a pre-requisite for the town to accommodate these development areas.
ET 2.2. (a) the area for development needed which should be able to make provision for a minimum of 5,000 homes. Planning on this scale allows the development to exploit a number of opportunities and benefits as set out in the Government's objectives for Eco-towns.	✓	Eco-development studies will focus on Yeovil Urban Extension comprising 5000 homes. Learning will be shared with similar proposals in Taunton.
ET 2.2. (b) the proximity of the proposed eco-town to a higher order centre(s) where there is clear capacity for public transport links and other sustainable access to that centre.	✓	The development area will be an Urban Extension to Yeovil which will provide the necessary higher-order services accessed by public transport links and other sustainable transport options. The Urban Village will afford opportunities for low car use town centre life styles and the opportunity to plan for people's trip origins (in Urban Extension) and destinations (Urban Village and rest of town centre).
ET 2.2. (c) the proximity of the eco-town to existing and planned employment opportunities.	✓	The Yeovil growth strategy is to balance homes and jobs, creating employment opportunity in close proximity to the new homes.
ET 2.2. (d) whether the eco-town can play an important role in delivering other planning, development and regeneration objectives.	✓	The Urban Extension forms part of the growth strategy for the town and will have strong links with Yeovil Urban Village a key regeneration project in the centre of the town.
ET3 Regional Spatial Strategies		
ET 3.1. Eco-towns are one of a range of options regions should consider when determining the overall level and distribution of housing in future RSS reviews. They will be particularly useful in areas experiencing high levels of need and demand for housing. Regions should consider how eco-towns can help deliver housing within the region and in particular housing market areas.	✓	The South West Regional Spatial Strategy (RSS) proposed changes makes provision within policy HMA13 (Yeovil Housing Market Area) for 6,400 new homes within the existing urban area of Yeovil and 5,000 new homes at an area of search 13A on the edge of Yeovil. The South Somerset Housing Market Area experiences a high level of need and demand for housing.
ET 4 Local Development Frameworks (LDF)		
ET 4.1. Eco-towns are one of a range of options local planning authorities should consider when determining how to meet their current or emerging housing requirements set out in the RSS. Eco-towns should be allocated as a strategic development option within the Core Strategy, but may also be considered as part of an Area Action Plan or Allocations DPD where the Core Strategy has already been adopted.	✓	The South Somerset Core Strategy is examining eco-town standard development as an option to meet the emergent housing requirements set out in the RSS. SSDC are committed to bringing about sustainable development and ambitious goals are set out within the SCS and in the Yeovil UDF. The Yeovil Vision agenda for positive change sets out an agreed vision for future development regeneration & renewal of Yeovil. The District & County Council are represented on the Governing Management Board along with community &

		<p>business representatives. The Vision seeks excellence in design and long term sustainability, greater prosperity and quality of life, a distinctive and exciting sense of place, a positive image and development of Yeovil as an economic driving force.</p> <p>Eco-town standards will be integrated into the planned Master Plan exercise for the Yeovil Urban Extension. Advice from PINs Planning Inspector recommends that the master plan is taken forward as an Area Action Plan.</p>
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5.Objectives and scope for Programme of studies

The **key benefits** of the proposed study programme are as follows:

- Enables much deeper understanding of the implications of achieving challenging eco-development standards at this location than would otherwise be possible at this stage.
- Provides increased likelihood of more challenging standards being achieved more quickly than would be the case if the onus was solely on the developer to take this forward.
- Draws in additional funding from Communities and Local Government with studies being undertaken at little cost to the Local Authorities.
- Takes identification of strategic location for Urban Extension to the next level by undertaking essential evidence base gathering as a precursor to formal promotion of an Urban Extension Development Plan Document.
- Takes the Urban Village to the next level by preparation of a masterplan (and by promotion of development on site via a demonstrator scheme)
- Promotes understanding of developing higher Eco-town standards throughout the planning service
- Develops and promotes best practice.

The overall objectives of the programme are as follows:

Develop the evidence base supporting the delivery of eco-town standard development at Yeovil Urban Village and Urban Extensions to a level of detail whereby:

- The requirements for development to achieve eco-town standard at this location are fully defined and understood;
- The deliverability and viability of development to eco-town standard at this location is fully understood;
- Any 'show-stopper' issues are identified and addressed;
- Sufficient evidence is prepared to support the South Somerset Core Strategy in demonstrating that the eco-town standards could be achieved by developers in this location;
- Relevant policies, standards and guidance for the site are developed;
- All relevant delivery partners including developers are fully engaged; and
- Necessary infrastructure programmes are developed, costed and proven to be feasible to inform planning applications and ensure rapid delivery.
- Ensure good practice developed during the programme is shared with similar proposals in Yeovil and promoted nationally.
- Maximise opportunities for joint working, resource and knowledge sharing with similar proposals in Yeovil.

The programme does not replace the requirement for the statutory Development Plan document and assessments and procedures required as part of the planning process, but will lead to a well-developed evidence base to help inform an anticipated Urban Extension Development Plan Document and any subsequent planning applications.

The programme comprises seven studies as set out below and the following section sets out the objectives, scope, deliverables, approach and key milestones. Costs for each study are listed in Section 9.

Yeovil Urban Village and Extensions Eco-town Development; Feasibility Studies

- | |
|--|
| <ul style="list-style-type: none">▪ Urban Extension Master Plan and design code▪ Viability study (including deliverability and land assembly)▪ Sustainable Transport▪ Urban Village Master Plan (including design code and land assembly)▪ Water cycle study▪ Renewable energy study▪ Sustainable waste resources plan |
|--|

(Listed in priority order)

CLG has asked that proposed studies be prioritised. In our view it is not possible to rank each study in priority order as activity is required across all the themes covered by the studies in order to take the eco-development proposals forward. Nevertheless in recognition that financial resources are finite, a priority list for financing is provided and is reflected above with highest priority at the top of the list.

Before funding decisions are made we would request that CLG discuss the likely funding levels with us as it may be possible to review the scope of all the studies and tailor the approach accordingly so that all the required issues are covered albeit in less detail that would be ideal.

Conversely if there is a prospect of additional funding being made available over the amounts indicated above then we would welcome a discussion about additional activity that may be undertaken.

6.Studies' project initiation documents

The following section sets out the key tasks identified as priorities for developing at eco-town standards. In addition to the specific tasks identified a number of issues have already considered through work undertaken for the evidence base in the LDF process and have therefore not been repeated. It may be necessary to revisit some of this work to ensure that the aspirations and objectives meet with those of Eco-development.

6.1 Master Plan and Design Codes

Business Case

The obligation to prepare a Master Plan and Design Codes for the Yeovil Urban Extension is explicitly stated within the Eco-towns PPS.

ET20 Master Planning 'All eco-town planning applications should include an overall master plan and supporting documentation to demonstrate how the eco-town standards set out above will be achieved and it is vital to the long-term success of eco-towns that the standards are sustained. Local Authorities should consider the use of design codes to facilitate efficient delivery of high quality development. In developing the master plan, there should be a high level of engagement and consultation with prospective and neighbouring communities.'

PPS12: Local Spatial Planning Paragraph 4.7 supports a masterplanning approach for strategic sites as allocated in the Core Strategy.

4.7 Where core strategies allocate strategic sites, they must include a submission proposals map. It may be preferable for the site area to be delineated in outline rather than detailed terms, with site specific criteria set out to allow more precise definition through masterplanning using an area action plan (if required) or through a supplementary planning document (SPD).

South Somerset District Council considers that the Yeovil Urban Extension Master Plan is the key delivery document needed for Yeovil to achieve Eco-Town status. The Master Plan will be the document that brings forward and manages the underlying studies needed to explore eco-town standards as set out in Eco-Town PPS. The Local Authority does not have sufficient staff resources to undertake this work at the present time due to priorities placed on the Council by the Government to bring forward and adopted the South Somerset Core Strategy DPD. Funding would be used to commission a Master Planning team to undertake this work in parallel with the Core Strategy to ensure a timely delivery process for the Urban Extension.

Project Objectives

Masterplanning gives all those involved in the regeneration of places the opportunity to think about physical change on a large scale. Masterplans therefore have an important role to play in delivering sustainable communities and as a tool in the planning system. The preparation of a masterplan provides the means to address the multi-faceted issues that make places successful.

The objectives of Masterplanning are:

- Determining the activities and land uses that will take place in the area.
- Identifies the movement patterns for people on foot, or by bicycle, car or public transport, as well as looking at the needs of service and refuse vehicles.

- Show how streets, squares and open spaces of a neighbourhood are to be connected.
- Developing detailed design codes defines the height, bulk and massing of buildings.
- Sets out the basis for the provision of utilities and other infrastructural elements.
- Shows ways in which new neighbourhoods can be integrated into existing communities, and built and natural environments.
- Plan for Green Infrastructure provision.
- Avoid areas of highest flood risk.

The overall objective of Design Codes are to ensure high architectural and urban design standards by identifying the mix of uses and activities, the mass and location of buildings and the routes, spaces and linkages which can successfully thrive in this location, whilst preserving or enhancing the character of the Conservation Area and the wider town generally protecting the setting of listed buildings and enabling their future use.

The objectives of Design Codes:

- A clearly demonstrated street/square hierarchy, including setbacks of buildings, all carriageway and footway dimensions, access and junction arrangements.
- Diagram showing hierarchy of pedestrian and vehicles in relation to the site and the surroundings.
- Cross-sections and plans at 1:200 to show the scale and massing of the development in relation to its surroundings.
- Identification of where the uses are distributed, including where they are mixed vertically
- A vehicular parking strategy and servicing arrangements for current and future developments.
- Routes for and capacity of services such as electricity, gas, water, telecoms etc.
- 3-dimensional sketches/visualisations of what the proposed development might look like when built.
- The distinction between active fronts and secure backs of buildings (i.e., public and private space), edge treatments and their relationship to the public realm.

Project scope

The study area will be defined through the Sustainability Appraisal of Yeovil's Strategic Growth Options to be presented in the South Somerset Core Strategy DPD together with consideration of infrastructure & viability issues. Early work from the Sustainability Appraisal process has identified indicative preferred options.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
The Strategic Framework	During the preparatory stage work to understand the context and set the strategic framework for the masterplan.
The Spatial Master Plan	During the design stage, a masterplanning team are evolving the spatial masterplan through a process of thorough analysis, consultations, testing and refinement
Implementation Plan	It is essential to the success of the masterplan that the process of implementation is considered right from the start.

Project approach

Stage 1: The strategic framework will; establish baseline information, relating to the physical, social, economic and political context; set out aspirations and objectives; establish the Scope of the Mater Plan; determining roles and responsibilities, and establish relationships with some key partners and stakeholders; appoint a master planning team. The physical delineation of the site and land uses within the site will be determined at this stage

Stage 2: At the end of this stage, there is a plan, which presents proposals or aspirations for development of buildings, street blocks, public spaces, streets and landscape. The plan is expressed in diagrams, land use plans, models and explanatory images as well as in supporting text. Supported by the data gathered in the preparation stage and demonstrate how it relates to the implementation strategy.

Stage 3: An implementation plan should address all aspects of delivery, such as programme, risk, funding and procurement. Through an iterative process consider social, economic, political and commercial realities. Review implementation to ensure that the aspirations of the plan are met.

Dates of Key Milestones

Dates of Key Milestones:

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone Date
1	The Strategic Framework	July 2010
2	The Spatial Master Plan	March 2011
3	Implementation Plan	March2011

6.2 Viability Study

Business Case

The requirement to prepare a 'Delivery & Viability Strategy' comes from PPS12 and the need to ensure the Core Strategy is 'Deliverable'.

PPS12: Local Spatial Planning paragraph 4.45 states:

Core Strategies should show how the vision, objectives and strategy for the area will be delivered and by whom, and when. This includes making it clear how infrastructure which is needed to support the strategy will be provided and ensuring that what is in the plan is consistent with other relevant plans and strategies relating to adjoining areas. This evidence must be strong enough to stand up to independent scrutiny.

PPS12: Local Spatial Planning paragraph 4.4 clarifies:

The delivery strategy is central. It needs to show how the objectives will be delivered, whether through actions taken by the council as planning authority, such as determining planning applications, or through actions taken by other parts of the Council or other bodies. Particular attention should be given to the coordination of these different actions so that they pull together towards achieving the objectives and delivering the vision. The strategy needs to set out as far as practicable when, where and by whom these actions will take place. It needs to demonstrate that the agencies/partners necessary for its delivery have been involved in its preparation, and the resources required have been given due consideration and have a realistic prospect of being provided in the life of the strategy. If this is not the case, the strategy will be undeliverable.

In the letter dated 21 January 2010 from CLG deliverability has been highlighted as an essential component of bid funding. Indeed as a prerequisite of bid funding the Local Authority has consulted cross-Government Department Agency partners most concerned to ensure that work address any key strategic or showstopper issues on the advice of CLG.

This consultation process builds on the work already undertaken in consideration of Yeovil's Infrastructure need. Yeovil Infrastructure Impact Assessment – Initial Report (April 2009) by Baker Associates and Yeovil Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Options Transport Background Paper (May 2009) prepared by Somerset County Council. The Council is also preparing a wider Infrastructure Delivery Plan that will look at the Infrastructure needs for the District as a whole.

South Somerset District Council is fully committed to ensuring Eco-Town status is deliverable. This work is therefore seen as crucial to confirming eco-development status and a continuation of the preliminary work already undertaken by the District Council. A comprehensive delivery strategy is crucial to a successful Bid and should identify as far as possible infrastructure needs and costs; phasing of development; funding sources; and responsibilities for delivery. It is also essential that land assembly Issues are considered within this report.

Project Objectives

The objectives of the Delivery and Viability Strategy are:

- An assessment of the infrastructure needs for the Yeovil Urban Extension to incorporate 5,000 dwellings and the associated community facilities.
- A financial viability assessment of infrastructure costs and anticipated developer contributions. Explore funding opportunities for gap funding.
- A delivery strategy that considers roles and responsibilities of key delivery agencies.
- Land assembly and acquisition including identifying the need for compulsory purchase.
- A phasing strategy to ensure that development comes forward where and when it is required.

Project scope

The study area will be defined through the Sustainability Appraisal of Yeovil's Strategic Growth Options to be presented in the South Somerset Core Strategy DPD. Early work from the Sustainability Appraisal process has identified indicative preferred options.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
Infrastructure Impact Assessment	To identify the infrastructure needs for the Yeovil Urban Extension to incorporate 5,000 dwellings and the associated community facilities. This work should link with the wider South Somerset Infrastructure Delivery Plan.
Viability Assessment	To identify infrastructure costs and anticipate developer contributions. Looking specifically at the costs associated with meeting the eco-town standards set out in the PPS. Opportunities to explore funding opportunities for gap funding
Delivery Strategy	To considers roles and responsibilities of key delivery agencies. Land assembly and acquisition including identifying the need for compulsory purchase. A phasing strategy to ensure that development comes forward where and when It Is required.

Project approach

Stage 1: Outline the scope of work within a detailed project brief and appoint consultancy staff to undertake each element of the Delivery and Viability Assessment.

Stage 2: The Infrastructure Impact Assessment will build on and finalise the work already undertaken by Baker Associates in identifying the Infrastructure needs for Yeovil's Urban Extension.

Stage 3: The Viability Assessment will identify infrastructure costs and anticipated developer contribution. Looking at the costs associated with meeting eco-town standards set out in the Eco-Town PPS.

Stage 4: Explore opportunities for gap funding from appropriate agencies including the Homes and Communities Agency.

Stage 5: The Delivery Strategy will consider the roles and responsibilities of key delivery agencies including the Council, development industry and key Government Agencies. Consideration will be given to land assembly and acquisition including identifying the need for compulsory purchase. This will draw on work undertaken in the Strategic Housing Land Availability Assessment and supplementary call for sites.

Stage 6: A phasing strategy will ensure that development comes forward where and when it is required. This will be presented in the Master Plan for the Urban Extension.

Dates of Key Milestones

Dates of Key Milestones:

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone Date
1	Project Brief	May 2010
2	Infrastructure Impact Assessment	October 2010
3	Viability Assessment	December 2010
4	Gap Funding	Ongoing
5	Delivery Strategy	March 2011
6	Phasing Strategy	March 2011

6.3 Sustainable Transport Study

Business Case

The Eco-towns PPS outlines the requirement for significant changes in modal shift and reduced trips by non-car means.

ET 11.1 The town should be designed so that access to it and through it gives priority to options such as walking, cycling, public transport and other sustainable options, thereby reducing residents' reliance on private cars, including techniques such as filtered permeability.

*ET 11.2 Planning applications should include travel plans which demonstrate:
(a) how the town's design will enable at least 50 per cent of trips originating in eco-towns to be made by non-car means, with the potential for this to increase over time to at least 60 per cent*

Case can be made that an Eco-town approach could save considerable investment in road infrastructure to be spent on other aspects of development favourable to the community including improved sustainability features associated with the developments.

Project objectives

The overall purpose of the project is to develop a detailed programme of sustainable transport interventions on corridors between the proposed Urban Extension and the main travel destinations such as the town centre and to seek to define suitable approaches for the larger Urban Extension.

The objectives of the project are:

- Identify main travel movements and destinations within Yeovil for residents of the Urban Village.
- Identify strategic movement corridors to key destinations including employment, leisure, retail, health etc.
- Develop proposals for public transport, walking and cycling improvements to main destinations.
- Identify how existing infrastructure in the town could be enhanced to provide better sustainable travel links with the Urban Village and Extension
- Develop alternative lower-cost options for proposals for comparison purposes.
- Establish the capacity and likely usage of the proposed sustainable transport systems, and lower-cost options and undertake an assessment of the costs/benefits associated with each.
- Propose associated measures or interventions required to maximise usage.
- Calculate the impact of proposals and lower cost options on carbon emissions associated with the development and on traffic flows and delays on the road network.
- Undertake detailed feasibility studies for public transport walking and cycling proposals including detailed design, land acquisition requirements, scheme cost estimates and risks to delivery.
- Provide a schedule of standards for infrastructure required in the Urban Extension to encourage and enable sustainable travel

Project scope

The RSS envisages considerable growth for Yeovil, and with some key corridors already under significant pressure at peak times it is important to ensure that Yeovil delivers its growth in a way that is as sustainable as possible and reduces the need for reliance on car movement in order to access vital goods and services. Sustainable access to the retail centre as well as to strategic employment sites and health/leisure opportunities will be crucial if this expansion is to be achieved without further adding to the pressures that are already faced by the town, including issues of air quality, severance and congestion at strategic junctions.

Study Area

The study area will be defined in detail as part of the project by establishing key travel destinations within the town for residents of the Urban Village and Extension.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
Proposed detailed study methodology	To agree the consultants proposed approach at inception.
Technical note on strategic movement corridor identification and links to wider town centre travel patterns	To identify key travel destinations and corridors and evidence how they have been identified.
Proposed Corridor Transport Strategy Report	To set out the preferred strategy including public transport, walking and cycling proposals, likely capacity and usage, quantified impacts and lower cost alternatives. To consider the parking use and availability in the existing town centre in order to contextualise sustainable alternatives. To determine how Urban Extensions can link to existing networks and access can be improved by unlocking bottlenecks in existing networks. To maximise self-containment and minimise impact on the surrounding strategic route network (inc A303 managed by the Highways Agency).
Programme feasibility report	Design, detailed feasibility and cost of a delivery programme for the preferred strategy.
Schedule of sustainable transport infrastructure standards for Yeovil	To provide a benchmark level of sustainable transport quality principles that is acceptable for Yeovil, in order to influence strategic development and to positively influence non-strategic development.

Project approach

The consultant will propose in detail how the project will be undertaken in terms of the most appropriate technical methodology and the most effective stages and product delivery, however it is envisaged that the project will have five distinct stages:

- **Stage 1** Project Inception.
- **Stage 2** will collect relevant data about existing and proposed travel destinations related to the Urban Village & Extension and undertake an analysis to identify strategic movement corridors and other routes that will require improved sustainable transport measures.
- **Stage 3** will identify a range of possible options for public transport, walking and cycling improvements, develop a strategy and lower cost alternative and undertake suitable appraisals to establish the likely effectiveness of the strategies.
- **Stage 4** will complete the design, feasibility and costing work necessary to establish a deliverable programme and identify key delivery risks.
- **Stage 5** will set out a schedule of quality standards/principles for the sustainable transport requirements in Yeovil in order to be used in future development planning and delivery and to be used as a template for elsewhere as appropriate.

Dates of Key Milestones:

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- Assuming an existing procurement framework can be used; and
- Agreement of the final programme at project inception.

No	Output	Milestone Date
1	Study Methodology	June 2010
2	Movement Corridors and Wider Links Technical Note	July 2010
3	Sustainable Transport Corridor Strategy Report	October 2010
4	Programme Feasibility Report	March 2011
5	Yeovil Sustainable Transport Infrastructure Standards	March 2011

6.4 Urban Village Master Plan

The Urban Extension for Yeovil will probably not yield development on the ground for several years. The Urban Village proposal, set out in the Yeovil Urban Development Framework, is achievable in the short term and is legitimately linked to the extension both in conceptual terms and adjacent in geographic terms to one of the identified options for the Urban Extension at this time.

Business Case

The obligation to prepare a Master Plan and Design Codes for the Urban Village is explicitly stated within the Eco-towns PPS.

ET20 Master Planning 'All eco-town planning applications should include an overall master plan and supporting documentation to demonstrate how the eco-town standards set out above will be achieved and it is vital to the long-term success of eco-towns that the standards are sustained. Local Authorities should consider the use of design codes to facilitate efficient delivery of high quality development. In developing the master plan, there should be a high level of engagement and consultation with prospective and neighbouring communities.'

PPS12: Local Spatial Planning Paragraph 4.7 supports a master-planning approach for strategic sites as allocated in the Core Strategy.

4.8 Where core strategies allocate strategic sites, they must include a submission proposals map. It may be preferable for the site area to be delineated in outline rather than detailed terms, with site specific criteria set out to allow more precise definition through master-planning using an area action plan (if required) or through a supplementary planning document (SPD).

South Somerset District Council considers that the Yeovil Urban Development Framework, Final Report 2005, needs to be revisited and used as a base document for the preparation of a master plan and design codes for the Urban Village to meet Eco-town status. The current document provides the development strategy for the area together with key urban design guidance on key sites which now needs to be further developed into a masterplan for the area as envisaged on page 80 of the current framework document. Important aspects of this master plan will be an updated definition of site boundaries, the integration of green transport into the area, relationship with the Ninesprings country park, adoption of a design code and a strategy for incremental development taking into account land assembly issues.

The detailed Masterplan will be the document that brings forward and manages the underlying studies needed to explore Eco-town standards as set out in Eco-town PPS. The Local Authority does not have sufficient staff resources to undertake this work at the present time due to priorities placed on the Council by the Government to bring forward and adopted the South Somerset Core Strategy DPD. Funding would be used to commission a Master-planning team to undertake this work, revisiting the framework document for the Urban Village in parallel with the Core Strategy, to ensure a timely delivery process of Phase 1 of the Eco-town project. The work should also include viability studies and, if necessary, a framework for land assembly within the Urban Village.

Project Objectives

The primary purpose of refreshing the Yeovil Urban Development Framework is to move this work forward along the principles of the Eco-Town agenda. Work will review each of the eco-town standards listed below.

- zero carbon strategy
- economic strategy
- travel plans
- provision of services
- provision of green space
- local biodiversity strategy
- water cycle strategy (including plans for management of surface water and flood risk)
- sustainable waste and resources plan,
- Environmental Impact Assessment (EIA),
- Infrastructure Impact Assessment,
- Masterplan proposals for governance fit with the area development plan

Master-planning gives all those involved in the regeneration of places the opportunity to think about physical change on a large scale. Masterplans therefore have an important role to play in delivering sustainable communities and as a tool in the planning system. The preparation of a masterplan provides the means to address the multi-faceted issues that make places successful.

The objectives of Master-planning are:

- Determining the activities and land uses that will take place in the area and defining the area in detail in the current context.
- Identifies the movement patterns for people on foot, or by bicycle, car or public transport, as well as looking at the needs of service and refuse vehicles.
- Show how streets, squares and open spaces of a neighbourhood are to be connected.
- Developing detailed design codes defines the height, bulk and massing of buildings.
- Sets out the basis for the provision of utilities and other infrastructural element.
- Shows ways in which new neighbourhoods can be integrated into existing communities, and built and natural environments.
- Plan for Green Infrastructure provision.
- Avoid areas of highest flood risk.
- Provides the opportunity to consider detailed information on land ownership within and present options for the delivery of land assembly together with possible funding streams.

The overall objective of Design Codes are to ensure high architectural and urban design standards by identifying the mix of uses and activities, the mass and location of buildings and the routes, spaces and linkages which can successfully thrive in this location, whilst preserving or enhancing the character of the Conservation Area and the wider town generally protecting the setting of listed buildings and enabling their future use.

The objectives of Design Codes:

- A clearly demonstrated street/square hierarchy, including setbacks of buildings, all carriageway and footway dimensions, access and junction arrangements.
- Diagram showing hierarchy of pedestrian and vehicles in relation to the site and the surroundings.

- Cross-sections and plans at 1:200 to show the scale and massing of the development in relation to its surroundings.
- Identification of where the uses are distributed, including where they are mixed vertically
- A vehicular parking strategy and servicing arrangements for current and future developments.
- Routes for and capacity of services such as electricity, gas, water, telecoms etc.
- 3-dimensional sketches/visualisations of what the proposed development might look like when built.
- The distinction between active fronts and secure backs of buildings (i.e., public and private space), edge treatments and their relationship to the public realm.

Project scope

The study area will be defined from work already undertaken in the Yeovil UDF focussing in particular on the Urban Village.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
The Strategic Framework	During the preparatory stage, work to understand the context and set the strategic framework for the masterplan.
The Spatial Master Plan	During the design stage, a master-planning team are evolving the spatial masterplan through a process of thorough analysis, consultations, testing and refinement
Implementation Plan	It is essential to the success of the masterplan that the process of implementation is considered right from the start and in particular addressing land assembly and deliver initiatives

Project approach

Stage 1: The strategic framework will build on the established UDF proposals and aspirations for the development of the Urban Village, updating issues relating to the physical, social, economic and political context; re-establish the aspirations and objectives; outline the Scope of the Masterplan; determining roles and responsibilities, and establish relationships with some key partners and stakeholders; and appoint a master planning team. The physical delineation of the site and land uses within the site will be determined at this stage as it may be appropriate to extend the area originally defined as the Urban Village.

Stage 2: At the end of this stage, there is a plan, which presents proposals or aspirations for development of buildings, street blocks, public spaces, streets and landscape. The plan is expressed in diagrams, land use plans, models and explanatory images as well as in supporting text. Supported by the data gathered in the preparation stage and demonstrate how it relates to the implementation strategy.

Stage 3: An implementation plan should address all aspects of delivery, such as programme, risk, funding, marketing and procurement. Through an iterative process consider social, economic, political and commercial realities. Review implementation to ensure that the aspirations of the plan are met.

Dates of Key Milestones

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone Date
1	Review existing UDF as strategic framework	May 2010
2	The Spatial Master Plan	September 2010
3	Implementation Plan	November 2010

6.5 Water Cycle Strategy

Business Case

The obligation to prepare a Water Cycle Strategy for the Yeovil Urban Extension is explicitly stated within the Eco-towns PPS.

ET 17.2 Planning applications for all eco-towns should be accompanied by a water cycle strategy that provides a plan for the necessary water services infrastructure improvements. The water cycle strategy should have been developed in partnership with interested parties, including the local planning authority, the Environment Agency, and the relevant water and sewerage companies through a water cycle study.

Emerging from the Infrastructure Providers workshop the Environment Agency have confirmed that all of the proposed development options on the edge of Yeovil would need to prepare a Water Cycle Strategy to include the minimising of flood risk, water efficiency, water quality, water service infrastructure and biodiversity. Guidance provided by the Environment Agency further supports the need for a Water Cycle Strategy through the principals of the Code for Sustainable Homes and Sustainability Appraisal process.

Project Objectives

The objectives of a Water Cycle Strategy are set out in the Eco-Towns PPS and are:

- To assess the impact that the proposed development will have on water demand within the framework of the water companies' water resource management plans and set out the proposed measures which will limit additional water demand from both new housing and new non-domestic buildings; and
- Demonstrate that the development will not result in a deterioration in the status of any surface waters or ground-waters affected by the eco-town; and
- Set out proposed measures for improving water quality and avoiding surface water flooding from surface water, groundwater and local watercourses; and
- Incorporate measures in the water cycle strategy for improving water quality and managing surface water, groundwater and local watercourses to prevent surface water flooding from those sources; and
- Incorporate sustainable drainage systems (SUDS) and, except where this is not feasible, as identified within a relevant Surface Water Management Plan, avoid connection of surface water run-off into sewers. Planning applications for all Eco-towns should include a strategy for the long-term maintenance, management and adoption of the SUDS.
- The development would be designed and delivered to limit the impact of the new development on water use, and any plans for additional measures, e.g. within the existing building stock of the wider designated area, that would contribute towards water neutrality
- Ensure new homes will be equipped to meet the water consumption requirement of Level 5 of the Code for Sustainable Homes;
- Ensure new non-domestic buildings will be equipped to meet similar high standards of water efficiency with respect to their domestic water use.

Project scope

The study area will be defined through the Sustainability Appraisal of Yeovil's Strategic Growth Options to be presented in the South Somerset Core Strategy DPD. Early work from the Sustainability Appraisal process has identified indicative preferred options.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
Scoping Study	A report providing a summary of the available information relating to the water environment within the study area.
Outline Study	The outline study should gain 'in principle' agreement to the Core Strategy and identify areas of uncertainty where further work is required.
Detailed Study	A detailed study identifies what water cycle management measures and infrastructure is required, where and when they are needed; who is responsible for providing the systems, and by what deadline, and; guides planners and developers on site specific requirements
Strategy Implementation	As planning applications are received, it is important that the planned water cycle infrastructure, identified in the water cycle strategy, is still needed and either already in place, or on target for delivery by the time it is needed.

Project approach

Stage 1: The Scoping Study will set up a water cycle steering group: confirm the relevant partners and their responsibilities; define the study area; identify what studies have already been carried out and what data are available; confirm development scenarios and planning data; identify the objectives of the WCS and which plans and strategies it will be used to inform and draw from; identify if further work is needed to inform strategic planning decisions; agree a project scope and project plan for further work if needed; identify sources of funding for future phases of work if needed, and; assess the flexibility of development plans regarding location and other options.

Stage 2: The Outline Study will identify; environmental risks and constraints; if environmental resources can cope with further development; if the development would overload the existing infrastructure; if major new systems are needed to allow development; help you pinpoint if there is water cycle capacity for new development without needing to build major new infrastructure, and; provide the evidence base for the local planning authority's Core Strategy and provide an outline water cycle strategy agreed by all partners, where appropriate.

Stage 3: The Detailed Study will complete any detailed assessments identified in the outline study; establish minimum design standards to be applied to new developments to ensure a sustainable and integrated water cycle; carry out a sustainability analysis of development options and water cycle infrastructure; provide a detailed framework for the sustainable provision of infrastructure including a timeline of requirements (the water cycle strategy); help ensure that water cycle infrastructure will be funded and implemented in a timely manner; inform

supplementary planning guidance, and; provide the basis for a financial mechanism for developer contributions, or a 'reasonable prospect' of infrastructure provision to link planning conditions.

Stage 4: The water cycle strategy needs to be reviewed on a regular basis to make sure that is consistent with; any policy changes; housing delivery and strategic housing numbers; any changes to the River Basin Management Plan, and; changes to the water companies 25 year strategic direction statement; changes to their Water Resource Management Plan (SWRMP) and to changes in their business plan.

Dates of Key Milestones

Dates of Key Milestones:

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone Date
1	Scoping Study	July 2010
2	Outline Study	September 2010
3	Detailed Study	February 2011
4	Strategy Implementation	Ongoing

6.6 Renewable and Decentralised or Low-Carbon Energy Generation

Business Case

An eco-town Urban Extension to Yeovil is proposed. A study is required to maximize the contribution of energy efficiency measures and (on-site and off-site) decentralised and renewable or low carbon energy generation to the delivery of relevant eco-town objectives; specifically, how it can be ensured that:

ET7 Over a year the net carbon dioxide emissions from all energy use within the buildings on the Eco-town development as a whole are zero or below

All planning applications for the development of the Eco-town should demonstrate how this is achieved. The study should make reference to the detailed requirements for assessing the zero carbon status of the development as set out in the Planning Policy Statement “Eco-towns, A Supplement to Planning Policy Statement 1”.

The Town and Country Planning Association guidance ‘Developing Energy Efficient and Zero Carbon Strategies for Eco-towns: Eco-towns energy worksheet’ explores the principles of developing a zero carbon strategy for an Eco-town. Carbon awareness – an understanding of the relationship between development decisions, energy use and carbon emissions – should be high throughout the planning and design processes. Development and refinement of the zero carbon strategy should take account of, and where necessary identify and resolve conflicts between: application of the hierarchical approach to achieving zero carbon; an understanding of both upfront capital costs and whole-life cost-effectiveness of carbon-saving options; and the opportunities and constraints of alternative methods of financing the achievement of the zero carbon goal.

Project Objectives

The project objectives of Renewable and Decentralised Energy Generation are:

- To assess how buildings in the development can take advantage of the site and be arranged and orientated to maximise passive solar heat and light gains
- To assess how the buildings within the development will use sustainable construction techniques, LED or other low energy lighting to and other energy efficient electrical devices to minimise energy requirements; to assess how voltage control equipment can be used in site wide circuits or individual building circuits to minimise the electrical requirement of the development.
- To build on the work already undertaken in South Somerset's response to Planning Policy Supplement 1 on climate change, applying results from this research to the Urban Extension study area. This would begin with analysing the electricity and heat requirements of the Urban Extension (i.e. the energy demand) including the identification of any potential anchor loads within the Urban Extension and any anchor loads in existing development that borders the Urban Extension.
- To assess the renewable resources available to the site and outline which decentralised and renewable or low carbon energy solutions could be integrated in the Urban Extension and how these solutions could be brought forward. Potential solutions would range from microgeneration and building-integrated solutions to larger on-site and off-site solutions. This research

would assess the technology mixes to achieve zero carbon for the whole development that could include on-site and off-site solutions.

- To assess the heat main required to deliver heat to the whole development and how it could be extended to adjacent existing developments (A District Wide Heating System)
- To assess the environmental impacts of the identified decentralised and renewable or low-carbon energy solutions, ranging from the rate of carbon emissions return to impacts on transport provision, air quality and biodiversity.
- To outline the financial models applicable for the deployment and on-going maintenance of decentralised and renewable or low-carbon energy generation equipment, including formation of an Energy Service Company and how existing energy supply companies could deliver the projects.
- To assess how the development will be phased and how the installation of the renewable energy generation infrastructure can be phased to match.
- To develop a mechanism for supporting the delivery of off-site solutions i.e. way for developers in the Urban Extension who are unable to bring-forward on-site solutions to realise low carbon objectives. This mechanism would support decentralised and renewable or low-carbon energy deployment elsewhere in the study area. The output of this objective would be a robust financial model to enable low carbon infrastructure to be brought forward.

Project scope

The study area will be defined through the Sustainability Appraisal of Yeovil's Strategic Growth Options to be presented in the South Somerset Core Strategy DPD. Early work from the Sustainability Appraisal process has identified indicative preferred options.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
a) Assessment of passive solar heat and light gains	To assess how buildings in the development can take advantage of the site and be arranged and orientated to maximise passive solar heat and light gains. This work should link with the Urban Extension Master Plan.
b) Assessment of sustainable construction techniques	To assess of how the buildings within the development will use sustainable construction techniques including (Low Energy Lighting and Voltage Control)
c) Achieving zero carbon: a technical report on decentralised and renewable technologies	The technology mixes to achieve zero carbon for the whole development that could include on site and off site solutions including an assessment of the energy demand of the site and the renewable energy resource available to the site. The report would include assessment of the environmental impacts of identified decentralised and renewable or low-carbon energy-generation solutions.

e) Assessment of the heat main requirement	A financial model for delivery of district heating, including an assessment of the heat main required to deliver heat to the whole development and how it could be extended to adjacent existing developments. (A District Wide Heating System)
f) Financial Assessment of Renewable Energy Generation	Technical recommendations on the financial model required to deploy and maintain identified energy-generation solutions. This work should link with the Delivery Strategy.
g) Renewable Energy Generation Phasing Strategy	Recommendations on how the development will be phased and how the installation of the renewable energy generation infrastructure can be phased to match. This work should link with the Urban Extension Master Plan.

Project approach

The consultant will propose in detail how the project will be undertaken in terms of the most appropriate technical methodology and the most effect stages and product delivery; however, it is envisaged that the following stages will apply:

Stage 1: Project inception a detailed project brief will be prepared by the Council for each of the proposed studies (A-I). The project briefs will collectively form the Renewable Energy and Decentralise Energy component of the Eco-towns Brief.

Stage 2: Consultants will prepare draft reports for each of the proposed Renewable Energy Studies. Many of these studies will form important components of other related studies. Where this is the case they have been identified and will need to tie in with the appropriate timetable.

- a) Assessment of passive solar heat and light gains (Master Pan)
- b) Assessment of sustainable construction techniques
- c) A technical report on decentralised and renewable technologies
- d) Assessment of the heat main requirement
- e) Financial Assessment of Renewable Energy Generation (Delivery Strategy)
- f) Renewable Energy Generation Phasing Strategy (Master Plan)

Stage 3: write final report(s) and recommendations.

Dates of Key Milestones

It is envisaged that the outputs will be delivered by the following milestone dates subject to:

- agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone date
1	Project Inception	July 2010
2	a) Assessment of passive solar heat and light gains (Master Plan)	December 2010
	b) Assessment of sustainable construction techniques	December 2010
	c) A technical report on decentralised and renewable technologies	December 2010
	d) Assessment of the heat main requirement	December 2010
	e) Financial Assessment of Renewable Energy Generation (Delivery Strategy)	December 2010
	f) Renewable Energy Generation Phasing Strategy (Master Plan)	December 2010
3	Write final report(s) and recommendations.	Various (See above)

6.7 Sustainable Waste and Resource Plan

Business Case

The obligation to prepare a Sustainable Waste and Resource Plan for the Yeovil Urban Extension is explicitly stated within the Eco-towns PPS.

ET 19.1 Eco-town planning applications should include a sustainable waste and resources plan, covering both domestic and non-domestic waste

The Town and Country Planning Association guidance 'Towards Zero Waste: Eco-towns waste management worksheet' reiterates the opportunity for Eco-towns to provide mechanisms, facilities and services that make it easier for residents and businesses to reduce and manage their waste in a sustainable way. As exemplar developments, Eco-towns should aim to achieve more than current best practice. They should be leaders in the transformation from a waste management economy to one based on resource management, and they should contribute to reducing the impacts of waste on climate change.

The obligation to prepare a Sustainable Waste and Resource Plan is a new requirement set out in the Eco-towns PPS and is therefore an area of work that has not formally been considered thus far by the District Council for a major Urban Extension.

Somerset County Council, the Waste Planning Authority for Somerset, confirms that research is required to maximise the opportunities for sustainable waste management in Yeovil's proposed Urban Extension. The aim will be to minimize the generation of waste and maximize the opportunities for treating waste as a resource in the proposed development. A holistic view is needed to develop an exemplar approach to sustainable waste management that will resonate beyond the boundaries of the Urban Extension.

Objectives

The project objectives of a Sustainable Waste and Resource Plan are:

- To estimate the volume and type of municipal, commercial & industrial and sewage waste streams arising from the Urban Extension (i.e. the waste management requirements) under a business as usual approach and under a best practice approach moving toward a zero waste strategy.
- To assess the need for and benefits from targets associated with waste minimisation and management in the Urban Extension, influenced by European best practice, and make associated recommendations for consideration by Somerset County Council, South Somerset District Council and the Somerset Waste Partnership.
- To review the feasibility and associated costs of achieving maximum points available on all waste components in the Code for Sustainable Homes and BREEAM and make policy recommendations for achieving maximum points.
- To identify the possible innovative waste infrastructure that could be incorporated into the development. This study would seek to reduce the waste miles and greenhouse gases emissions associated with management of the waste arising, look for potential synergies for co-management of municipal, commercial and industrial waste streams, and develop

recommendations from this research that would feed into master-planning work. The demand for innovative, sustainable waste solutions is shared by a proposed Forward Commitment Procurement (FCP) project in the Firepool development in Taunton and by Eco-town objectives for Taunton's Urban Extension: maximize the mutual benefits from this shared vision.

- To develop a site waste management strategy that would identify the principles for site waste management in the development and aid developers and principle contractors in writing their site waste management plans.
- To provide evidence on the use of locally-generated waste as a fuel source for combined heat and power (CHP) generation for the eco-town, inputting into the renewable and decentralised or low-carbon energy generation research as appropriate and providing appropriate recommendations and guidance on how any identified solutions could be brought forward.
- To identify Yeovil's closed landfills and undertake a basic assessment on the feasibility for their redevelopment, focusing in particular on the potential for them to be considered suitable sites for future development of waste or decentralised and renewable or low-carbon energy facilities and the relevance of any such potential to the Urban Extension.
- To draw up and implement a communications strategy, using materials written according to the principles of plain English, recognising the eco-town objectives of the Urban Extension and designed to encourage related behavioural change.

Project scope

The study area will be defined through the Sustainability Appraisal of Yeovil's Strategic Growth Options to be presented in the South Somerset Core Strategy DPD. Early work from the Sustainability Appraisal process has identified three indicative preferred options.

Project deliverables

Key deliverables are as follows:

Deliverable	Purpose
Scoping Report	Determine the scope of the study. Review the waste management requirements under business as usual and best practice conditions and set targets for waste arisings and management that will guide the development toward a zero-waste approach.
A technical report on 'designing in waste: an exemplar approach'	Establish how a far-reaching approach to waste collection, separation and storage will be integrated into the design of the Urban Extension. This will include a strategy for maximizing the points scored on all waste components in the CSH and BREEAM. The report should provide the foundations for bringing forward solutions that will reduce waste miles and greenhouse gas emissions associated with the management of waste in the Urban Extension and should link with the Urban Extension Master Plan.
A site waste management strategy for the Urban Extension	To forecast likely construction and demolition waste arising during the different phases of development and aid developers and principal contractors in writing their SWMPs according to agreed principles.
Evidence for the integration of waste-to-	To strengthen the evidence base on the integration of a waste-to-energy solution in the Urban Extension, including

energy in the Urban Extension	the potential role (if any) of Yeovil's closed landfills This research should link with the Renewable and Decentralised Energy Plan.
Communications strategy and toolkit	To encourage those working on and occupying the Urban Extension to adopt the principles of the waste hierarchy and use resources as efficiently as possible.
Monitoring and Review	Demonstrated how these targets will be achieved, monitored and maintained

Project approach

Stage 1: Research and write the scoping report.

Stage 2: Draft the communications strategy and toolkit

Stage 3: Research and write the technical report on designing in waste collection, separation and storage into the Urban Extension, facilitating the integration of exemplar schemes into the Master Plan.

Stage 4: Review and update the evidence on integration of waste-to-energy into the Urban Extension, including an assessment of the potential role (if any) of Yeovil's closed landfills.

Stage 5: Write a site waste management strategy for the Urban Extension

Stage 6: Demonstrate how identified targets will be achieved, monitored and maintained

Dates of Key Milestones

It is envisaged that outputs will be delivered by the following milestone dates subject to:

- Agreement to funding by 1 April 2010;
- assuming an existing procurement framework can be used; and
- agreement of the final programme at project inception.

No	Output	Milestone Date
1	Scoping Report	August 2010
2	Communications strategy and toolkit	August 2010
3	Designing in waste: an exemplar approach	December 2010
4	Evidence for integration of waste-to-energy	December 2010
5	Site waste management strategy	March 2011
6	Strategy Implementation	Ongoing

7. Programme Relationship with Other Projects

Key related projects and dependencies are set out below

Project	Dependency
South Somerset LDF Core Strategy, Infrastructure Delivery Plan and Planning Obligations and CIL Guidance	The LDF Core Strategy is currently post issues and options consultation stage with a draft report including preferred options due to be published in June. The Infrastructure Delivery Plan (IDP) for South Somerset is expected to be completed by October 2010. The Planning Obligations and CIL guidance should be completed by the year-end. The Core Strategy and Eco-town project are closely interdependent with the Core Strategy establishing the principle of eco development and the location for it. An anticipated Urban Extension Development Plan document is expected to follow the Core strategy and pick up the evidence base work established by the Eco-town project
Yeovil economic assessment	Underway and will inform the prospects for eco economic activity and growth and how an Eco-town may boost economic activity
Somerset County Council Waste Core Strategy	Interdependent with the eco-development studies and linked with PPS1 supplement work above.
Somerset County Council renewable energy sector study	Drafted in October 2009, the focus of this study was on developing renewable energy as an economic activity in its own right, rather than addressing directly the steps taken to improve the county's CO2 emissions.
HCA Single Conversation	Development of a Local Investment Agreement for housing and regeneration. Should be cross-referral between the eco-development study and development of the local investment plan.
Yeovil Transport Strategy Review 2	Currently testing future growth scenarios, this project will be defining the strategic issues in Yeovil and identifying interventions to address these.
Yeovil Vision (transport projects)	Part of a wider regeneration programme, the Yeovil Vision project is taking forward a number of key projects related to transport in the town, including the junction improvement scheme at Reckleford, design and planning for boulevarding options on A30 west of the Hospital roundabout, and the potential for redevelopment of the bus station.

Project	Dependency
UWE Active Travel Project	Project funded by the Department of Health and led by the University of the West of England to investigate ways to maximise active travel in and around Yeovil – there may be elements of this work that can be fed directly into this study realising efficiencies in certain work packages.
Yeovil Car Parking Analysis	Ongoing study/tracking of car parking in urban developments assessing effectiveness of parking standards and effective utilisation.
Somerset Future Transport Plan (LTP3)	Currently at goals and challenges stage. Eco-development study will inform development of Somerset's third Local Transport Plan implementation programme.

8. Organisation – roles and responsibilities

Key Roles and responsibilities are likely to be as follows subject to agreement by the programme board:

Project Board: Phase 1 Urban Village Yeovil Vision Board (established officers and Members of SW RDA, Somerset County Council, South Somerset District Council and Yeovil Town Council) This board ensures Member and Key Stakeholder oversight of the project.

Phase 2: Urban Extension Project Board to be widened to include relevant Parish / Town representatives once Urban Extension is identified.

Project Management Board:

- **Transport:** Head of Physical Regeneration, Somerset County Council, Patrick Flaherty
- **Planning & Economic Development:** Asst Director Economy, South Somerset District Council, Simon Gale
- **Yeovil UDF & Community Engagement:** Asst Director Communities, South Somerset District Council, Martin Woods
- **Energy & Waste:** Head of Environmental Regeneration and Regulation, Somerset County Council, Paula Hewitt

Fulfilling sponsorship, Supplier representative and User representative roles and project assurance. Project sponsor is Simon Gale reflecting the overarching importance of the project for the future planning of Yeovil's development and he will act as Chairman. Supplier representative and key representative roles are to be taken up by each of the Management Board in relation to their specified areas of interest.

Project Advisors:

Spatial Policy Manager, South Somerset District Council, Andy Foyne
Area Development Manager (South), South Somerset District Council, Kim Close

Project Manager: to be appointed and provide support to the project advisors and Project Management Board.

Project Leads:

- **Master Planning & Design Codes:** Spatial Policy Manager, South Somerset District Council, Andy Foyne
- **Viability Study:** South Somerset District Council, Assist Director Finance, Donna Parham, & Property and Development Officer, Somerset County Council, David Clews
- **Sustainable Transport Study:** Transport Policy Manager, Somerset County Council, Stephen Walford
- **Urban Village Master Plan & Design Codes:** Principal Planning Officer, South Somerset District Council, Jean Marshal & South Somerset District Council, Area Development Manager - South, Kim Close
- **Water Cycle Strategy:** Group Manager Environmental Resources, Somerset County Council, Alyn Jones
- **Renewable and Decentralised or Low-Carbon Energy Generation:** Climate Change Officer, South Somerset District Council, Keith Wheaton – Green
- **Sustainable Waste and Resource Plan:** Somerset County Council, Guy Robinson & Director Somerset Waste Partnership, Steve Read

Project support:

- Consultants to be appointed for each lead area.

Key Stakeholders:

- Local communities and relevant Town and Parish councils
- Developers and landowners (yet to be identified) on Urban Village and Extension.
- Simone Wilding, Government Office for the South West
- Henry Cleary, Communities and Local Government

9. Programme costs & project management

Study costs are set out below. The consultants' proposals will be expected to set out a work programme tailored to this budget for each project, and detail the expenditure profile across each stage of the project:

Project	Estimated CLG Costs
Urban Extension Master Plan	£200k
Viability assessment	£100k
Sustainable Transport study	£170k
Urban Village Master Plan	£40k
Water cycle study	£60k
Renewable energy study	£45k
Sustainable waste resources plan	£65k
Project Management capacity	£50k
TOTAL	£730k

Costs are based on direct recent experience of South Somerset District Council in relation to the Master-planning and Viability assessment project and Urban Village Master Plan; on Somerset County Council experience in relation to Transport; and on advice obtained initially from prospective consultants and from benchmarking with other authorities in relation to the remaining three studies (excluding project management).

A programme of studies of this size would clearly require significant project management time. This resource is not currently available within South Somerset without adverse impact on a programme of importance for the Council. It is essential for the client to have ultimate Project Management responsibility and control for a project of this scale and nature and therefore there needs to be substantial Project Manager support to enable him/her to pursue current tasks whilst taking on this new task. Working on the basis that a full time project manager for 12 months would be required at least to scale 8 within SSDC pay scale an estimate of say £50,000 for project management support (including on costs) would be required. This is set out in the final line of the table above. Possible joint commissioning of studies and possible economies of scale with neighbouring Taunton Deane (also bidding) will be looked at.

Procurement is to be undertaken by the Project Management Board supported by the project advisors and the Project Manager once appointed.

10. Programme controls

Specific project plans will be prepared for the studies to provide a structured guide to delivering quality. The plans will be live documents, available to the team, and reviewed throughout the life of the studies to capture changes. The management of the programme would follow the principles of the PRINCE2 process in delivering complex projects on time and budget through the use of a defined management structure and a process-based approach.

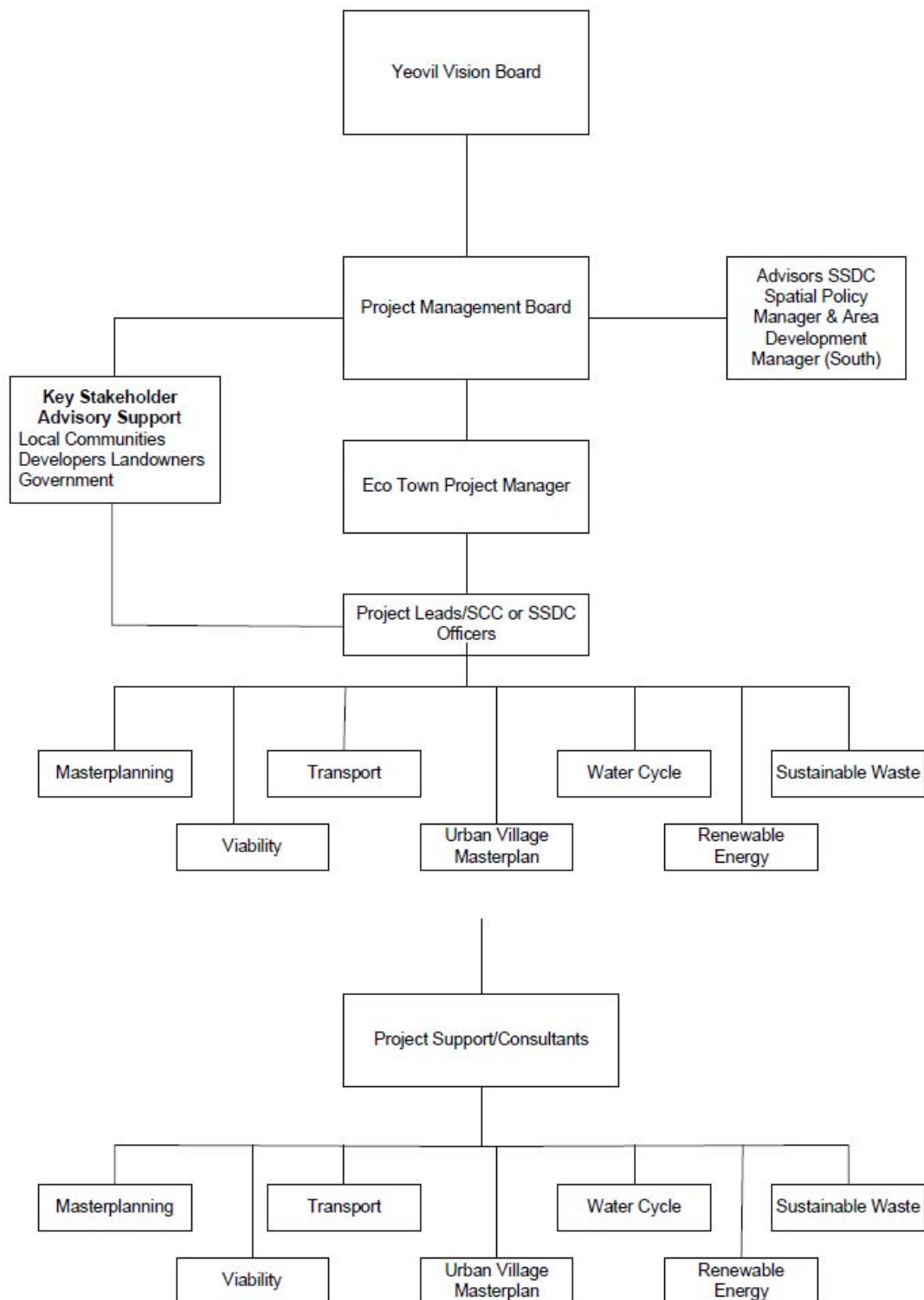
Based on these principles, a study specific and tailored approach will be developed during the Inception Stage for each project.

The consultants' proposals will be expected to set out their general approach to quality management in delivering the projects.

All outputs will be subject to quality controls deployed by the consultant and will be subject to a quality review by the relevant project manager and members of the Programme Board prior to sign-off.

The broad governance arrangements for the overall eco-development programme are set out below.

Yeovil Urban Village & Extension Eco-town Development – Governance & Project Management



Individual Project Leads for each of the studies, on behalf of the Project Management Board, will be responsible for producing regular reports on progress against milestones, and updating risk registers for each of the projects and will be informed in this by their key consultant contact. Beyond Phase 1, there would be the need to involve the relevant Parish Councils in addition/in lieu of the Yeovil Vision Board.

11. Risk management

Key risk areas and mitigations at this stage are as follow:

Risk Area	Mitigation
Failure to achieve CLG funding	Developing Bid document to stress the importance of the study and set out robust project plan.
Failure to procure timely consultancy support	Procure through existing frameworks which will enable rapid procurement.
Failure to specify detailed methodologies in a timely way	Consultancy proposal will be required to give confidence in this area prior to agreeing commission.
Failure to engage developers and key stakeholders	Arrange early meetings with key stakeholders to set out importance of the work following inception.
Failure to deliver project outputs according to required milestone dates	Consultancy proposal will be required to give confidence in this area prior to agreeing commission. Appropriately tailored appraisal approaches will be agreed.
No on-site energy generation solutions are identified as viable in the strategic study soon to be completed	Develop a mechanism for delivering off-site solutions. Engaging more broadly on low carbon infrastructure development.
Failure to secure Eco-town status for the Urban Village and Extension through the Core Strategy process	The viability study will demonstrate practicality of the Eco-town standards and what is practical and all studies will compliment case for Eco-town status to be presented at Core Strategy examination. Delivery of immediate Eco-town standards can be achieved through the Urban Village without requirement for approval through the Core Strategy
Lack of project management	Project management resource to be promoted within the Bid to cover this issue

A detailed risk assessment will be undertaken at notification of funding prior to the commencement of the project.

The exit strategy is built into the project programme by ensuring that specified project outputs provide robust and stand alone evidence to support future processes upon closure of the project.

12. Sources

PPS1 and Supplement on Eco-towns

PPS12 Local Spatial Planning

PPS9 Biodiversity and Geological Conservation

PPG13 Transport

PPS25 Planning and Flood Risk

Yeovil Urban Development Framework 2005

South Somerset Sustainable Community Strategy

Somerset Sustainable Community Strategy

Environment Agency, Water Cycle Study Guidance

CABE, Creating Successful Masterplans 2008

CLG and TCPA Good Practice Guide in Urban Extensions and New Settlements

TCPA and David Lock Associates 2007, Eco- Towns: scoping report

TCPA Policy Statement

- Planning for Sustainable Energy 2006
- Climate Change 2003
- New Towns and Town Extensions 2002
- Housing 2000

TCPA Worksheets

- Eco-towns housing
- Eco-towns delivery
- Eco-towns waste management
- Eco-towns community
- Eco-towns water cycle
- Eco-towns green infrastructure
- Eco-towns economy
- Eco-towns inclusive design
- Eco-towns biodiversity
- Eco-towns energy
- Eco-towns transport

Department of Transport, Building Sustainable Transport into New Developments: A Menu of Options for Growth Points and Eco-towns.

