
Special Area South Committee

Wednesday 18th December 2019

5.00 pm

**Council Chamber, Council Offices,
Brympton Way, Yeovil, BA20 2HT**

(disabled access and a hearing loop are available at this meeting venue)



The following members are requested to attend this meeting:

John Clark
Nicola Clark
Karl Gill
David Gubbins
Peter Gubbins
Kaysar Hussain
Andy Kendall

Mike Lock
Pauline Lock
Tony Lock
Graham Oakes
Wes Read
David Recardo
Gina Seaton

Peter Seib
Alan Smith
Jeny Snell
Andy Soughton
Rob Stickland

For further information on the items to be discussed, please contact the Case Officer on 01935 462011 or democracy@southsomerset.gov.uk

This Agenda was issued on Tuesday 26 November 2019.

Alex Parmley, Chief Executive Officer



This information is also available on our website
www.southsomerset.gov.uk and via the mod.gov app

Information for the Public

The council has a well-established area committee system and through four area committees seeks to strengthen links between the Council and its local communities, allowing planning and other local issues to be decided at a local level (planning recommendations outside council policy are referred to the district wide Regulation Committee).

Decisions made by area committees, which include financial or policy implications are generally classed as executive decisions. Where these financial or policy decisions have a significant impact on council budgets or the local community, agendas will record these decisions as “key decisions”. The council’s Executive Forward Plan can be viewed online for details of executive/key decisions which are scheduled to be taken in the coming months. Non-executive decisions taken by area committees include planning, and other quasi-judicial decisions.

At area committee meetings members of the public are able to:

- attend and make verbal or written representations, except where, for example, personal or confidential matters are being discussed;
- at the area committee chairman’s discretion, members of the public are permitted to speak for up to up to three minutes on agenda items; and
- see agenda reports

Meetings of the Area South Committee are held monthly, usually at 2.00pm, on the first Wednesday of the month at the Council Offices, Brympton Way, Yeovil (unless specified otherwise).

Agendas and minutes of meetings are published on the council’s website www.southsomerset.gov.uk/councillors-and-democracy/meetings-and-decisions

Agendas and minutes can also be viewed via the mod.gov app (free) available for iPads and Android devices. Search for ‘mod.gov’ in the app store for your device, install, and select ‘South Somerset’ from the list of publishers, then select the committees of interest. A wi-fi signal will be required for a very short time to download an agenda but once downloaded, documents will be viewable offline.

Public participation at committees

Public question time

The period allowed for participation in this session shall not exceed 15 minutes except with the consent of the Chairman of the Committee. Each individual speaker shall be restricted to a total of three minutes.

Planning applications

Consideration of planning applications at this meeting will commence no earlier than the time stated at the front of the agenda and on the planning applications schedule. The public and representatives of parish/town councils will be invited to speak on the individual planning applications at the time they are considered.

Comments should be confined to additional information or issues, which have not been fully covered in the officer’s report. Members of the public are asked to submit any additional documents to the planning officer at least 72 hours in advance and not to present them to the Committee on the day of the meeting. This will give the planning officer the opportunity to respond appropriately. Information from the public should not be tabled at the meeting. It should

also be noted that, in the interests of fairness, the use of presentational aids (e.g. PowerPoint) by the applicant/agent or those making representations will not be permitted. However, the applicant/agent or those making representations are able to ask the planning officer to include photographs/images within the officer's presentation subject to them being received by the officer at least 72 hours prior to the meeting. No more than 5 photographs/images either supporting or against the application to be submitted. The planning officer will also need to be satisfied that the photographs are appropriate in terms of planning grounds.

At the committee chairman's discretion, members of the public are permitted to speak for up to three minutes each and where there are a number of persons wishing to speak they should be encouraged to choose one spokesperson to speak either for the applicant or on behalf of any supporters or objectors to the application. The total period allowed for such participation on each application shall not normally exceed 15 minutes.

The order of speaking on planning items will be:

- Town or Parish Council Spokesperson
- Objectors
- Supporters
- Applicant and/or Agent
- District Council Ward Member

If a member of the public wishes to speak they must inform the committee administrator before the meeting begins of their name and whether they have supporting comments or objections and who they are representing. This must be done by completing one of the public participation slips available at the meeting.

In exceptional circumstances, the Chairman of the Committee shall have discretion to vary the procedure set out to ensure fairness to all sides.

Recording and photography at council meetings

Recording of council meetings is permitted, however anyone wishing to do so should let the Chairperson of the meeting know prior to the start of the meeting. The recording should be overt and clearly visible to anyone at the meeting, but non-disruptive. If someone is recording the meeting, the Chairman will make an announcement at the beginning of the meeting.

Any member of the public has the right not to be recorded. If anyone making public representation does not wish to be recorded they must let the Chairperson know.

The full 'Policy on Audio/Visual Recording and Photography at Council Meetings' can be viewed online at:

<http://modgov.southsomerset.gov.uk/documents/s3327/Policy%20on%20the%20recording%20of%20council%20meetings.pdf>

Ordnance Survey mapping/map data included within this publication is provided by South Somerset District Council under licence from the Ordnance Survey in order to fulfil its public function to undertake its statutory functions on behalf of the district. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. South Somerset District Council - LA100019471 - 2019.

Special Area South Committee

Wednesday 18 December 2019

Agenda

Preliminary Items

- 1. Apologies for absence**
- 2. Declarations of Interest**

In accordance with the Council's current Code of Conduct (as amended 26 February 2015), which includes all the provisions relating to Disclosable Pecuniary Interests (DPI), personal and prejudicial interests, Members are asked to declare any DPI and also any personal interests (and whether or not such personal interests are also "prejudicial") in relation to any matter on the Agenda for this meeting.

Members are reminded that they need to declare the fact that they are also a member of a County, Town or Parish Council as a Personal Interest. Where you are also a member of Somerset County Council and/or a Town or Parish Council within South Somerset you must declare a prejudicial interest in any business on the agenda where there is a financial benefit or gain or advantage to Somerset County Council and/or a Town or Parish Council which would be at the cost or to the financial disadvantage of South Somerset District Council.

Planning Applications Referred to the District Council's Regulation Committee

The following members of this Committee are also members of the Council's Regulation Committee:

Councillors Peter Gubbins, Tony Lock, David Recardo and Andy Soughton.

Where planning applications are referred by this Committee to the Regulation Committee for determination, Members of the Regulation Committee can participate and vote on these items at the Area Committee and at Regulation Committee. In these cases the Council's decision-making process is not complete until the application is determined by the Regulation Committee. Members of the Regulation Committee retain an open mind and will not finalise their position until the Regulation Committee. They will also consider the matter at Regulation Committee as Members of that Committee and not as representatives of the Area Committee.

- 3. Public question time**
- 4. Chairman's announcements**
- 5. Reports from representatives on outside organisations**

This is an opportunity for Members who represent the Council on outside organisations to report items of interest to the Committee.

Items for discussion

6. **Planning Application 15/01000/OUT** - Land at Keyford Dorchester Road Yeovil Somerset** (Pages 6 - 61)

Please note that the decisions taken by Area Committees may be called in for scrutiny by the Council's Scrutiny Committee prior to implementation.

This does not apply to decisions taken on planning applications.

Agenda Item 6

Planning Application: 15/01000/OUT**

Site Address	Land at Keyford, Dorchester Road, Yeovil, Somerset
Ward	COKER
Parish/Town Council	East Coker Parish, (majority) and Yeovil Town Council
Proposal	Outline application for development of Sustainable Urban Extension to comprise up to 800 dwellings, 2.58 hectares of employment land (Use Classes B1), neighbourhood centre (Use Classes A1, A2, A3, A4, A5, D1, D2 and B1), a 65 bed nursing /care home, community hall, health centre, children's nursery, primary school, play areas and formal sports provision and open space and landscaping, drainage infrastructure and associated highway works (GR 355021/114140)
Case Officer	Marc Dorfman/Simon Fox marc.dorfman@southsomerset.gov.uk
Target date	May 2015. The original submission has been revised three times with associated public consultation. First revision - in response to SCC Education and SSDC Sports and Leisure, moved the school to the triangular field in the south-west corner of the site to allow for the possible two form entry school and increased play areas. Second revision - in February 2019 consultation on the proposed s106 package and the viability assessment. In response to comments by Historic England regarding the setting of the buried remains of the Roman Villa just outside the south-west corner of the site, this revision also moved the proposed new primary school out of the open space to the south of Pavyotts Lane/Placket Lane leaving this space as playing fields only and a sports pavilion. The school moved back to the north of the site close to the proposed neighbourhood centre. Third revision - in August 2019 the site's vehicular northern access moved from the junction of Little Tarrat Lane and the A37 to a new access directly off the A37 via a new 3 arm roundabout, south of Two Towers Lane.
Applicant	Keyford Landowners
Type	Major Dwellings of 10 or more or site 0.5ha+

REASON FOR REFERRAL & POSSIBLE MHCLG HOLDING DIRECTION

This application is referred to Committee because it is a larger scale major application. This application is 2-starred under the Scheme of Delegation. Because of its size and complexity, this application was submitted under Environmental Impact Assessment Regulations.

This application is also under a "written agreement" holding direction by the Secretary of State for the Environment (Ministry of Housing Communities and Local Government, (MHCLG)). Should the scheme be approved it must first go to MHCLG for review, before a final SSDC decision can be made.

CONTENTS

1. SITE DESCRIPTION

2. PROPOSAL

3. S106 & VIABILITY ASSESSMENT

- 3.1 Education
- 3.2 Open Space, Play, Sports and Community Halls
- 3.3 Open Space and Play Maintenance and Management Fund
- 3.4 Sustainable Construction and Renewable Energy Innovation Fund
- 3.5 Transport - Travel Plan
- 3.6 Transport – Walking and Cycling
- 3.7 Transport – Highways, Footpath, Cycling and Bus Infrastructure
- 3.8 Local Community and Culture
- 3.9 Green Infrastructure
- 3.10 Affordable Housing
- 3.11 S106 Legal Fees and s106 Monitoring Fee
- 3.12 S106 Trigger Headings

4. HISTORY

5. POLICY

- 5.1 South Somerset Local Plan
- 5.2 Yeovil Sustainable Urban Extension Policies and Guidelines (YV1, 2 & 5)
- 5.3 Sustainable Construction and Management Aspirations
- 5.4 Garden Village/City Qualities
- 5.5 East Coker Neighbourhood Plan
- 5.6 NPPF 2019
- 5.7 National Planning Guidance
- 5.8 Other

6. CONSULTATIONS – comments by organisations and statutory consultees

7. REPRESENTATIONS – comments by residents, businesses and the public

- 7.1 Consultation on the Planning Application
Officer Response:
 - More than the Normal Statutory Public Consultation
- 7.2 Principle of Development and Infrastructure
Officer Response:
 - Housing on this Site is supported by Local and Neighbourhood Plans
 - Public Consultation has Significantly Changed the Scheme
 - A Well Designed Scheme with Appropriate Community Infrastructure
- 7.3 Design, Layout, Landscape, Heritage and Pollution
Officer Response:
 - Open Space and a Good Village Design
 - Visual Impact
 - Landscape Impact
 - Dark Skies and Controlling Pollution
- 7.4 Highways, Access and Transport
 - New Northern Access Design
 - No - Through Route – Placket Lane and Pavyotts Lane
 - Traffic Data; Traffic generation and Impacts on the Yeovil Network
- 7.5 Flood Management and Drainage
Officer Response:
 - Surface Water Run – Off
 - Foul Flow Capacity
- 7.6 Countryside and Wildlife
Officer Response:
 - Agricultural Land

- Supporting Biodiversity and Wildlife
7.7 Housing, Community Facilities, Employment and Neighbourhood Centre

Officer Response:

- Affordable Housing
- Housing and Urban Extension Infrastructure

8. PLANNING CONSIDERATIONS – INTRODUCTION

9. PRINCIPLE OF DEVELOPMENT- LAND USES & POLICY TESTS

10. DESIGN, LAYOUT, LANDSCAPE, HERITAGE & POLLUTION

11. HIGHWAYS, ACCESS & TRANSPORT

12. FLOOD MANAGEMENT & DRAINAGE

13. COUNTRYSIDE & WILDLIFE (Ecology, Ground Conditions and Archaeology)

14. CONCLUSIONS

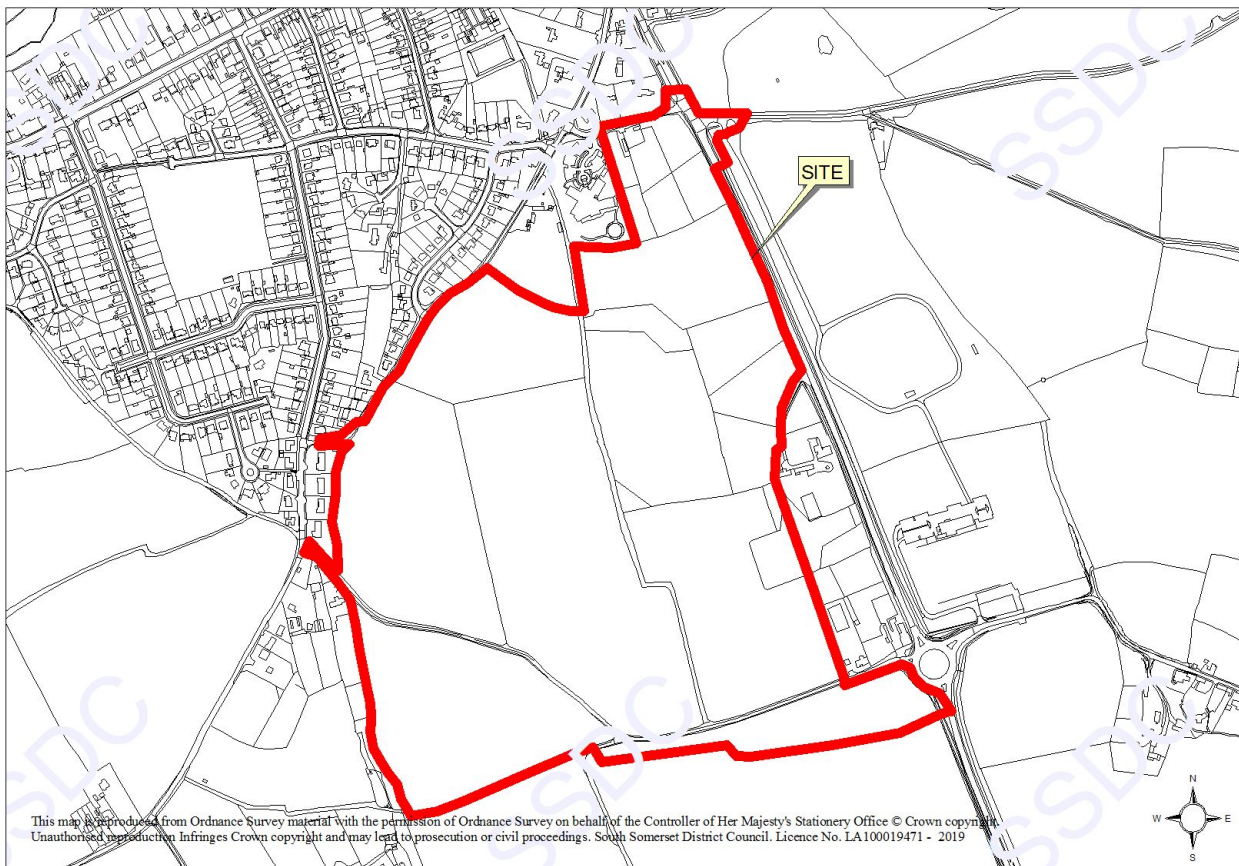
15. RECOMMENDATIONS

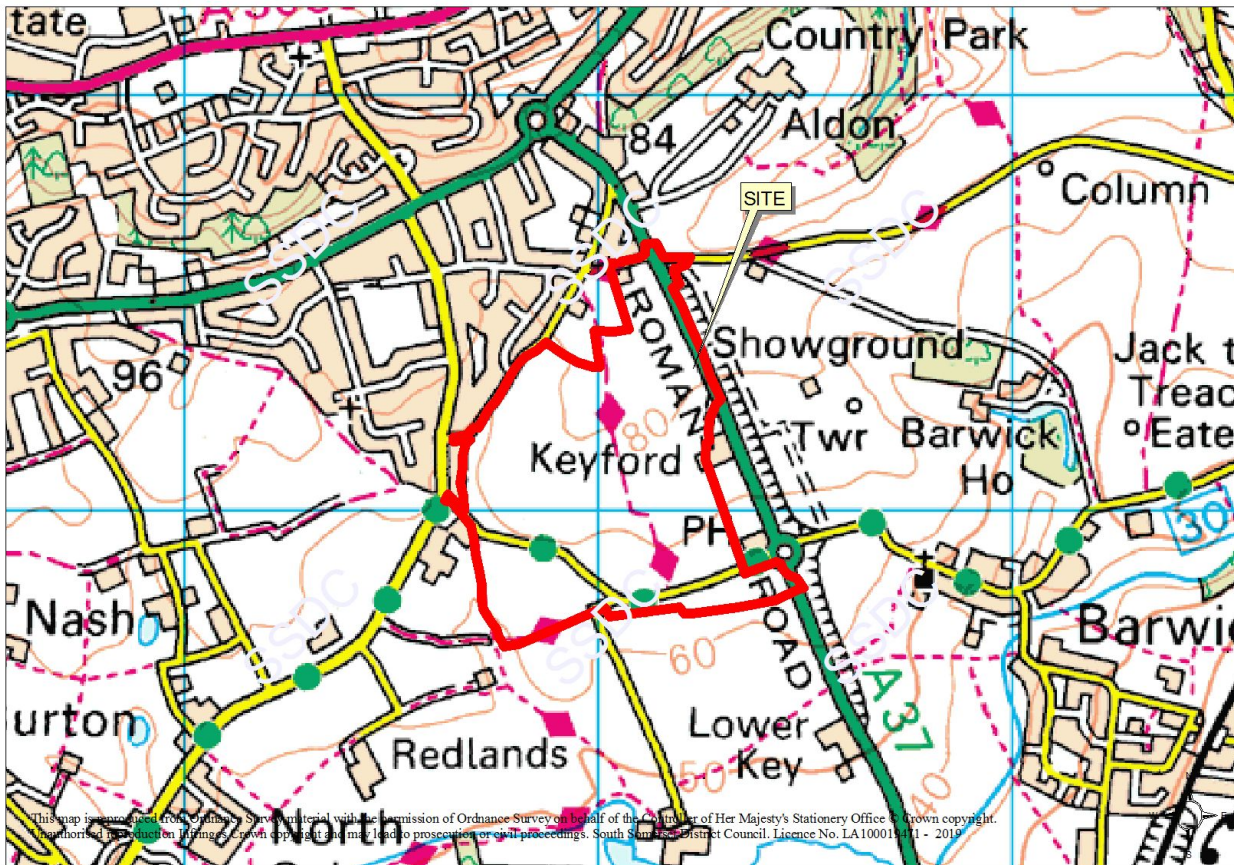
15.1 Secretary of State Holding Direction

15.2 S106 Agreement Heads of Terms

15.3 Reason for Recommending a Grant of Permission

15.4 Proposed Planning Conditions and Informatives





1. SITE DESCRIPTION

The site comprises 42.25 hectares of predominantly open farmland used for both arable and pastoral agriculture, with pony paddocks in the north-eastern part of the site.

To the east, the site is bounded by the A37 and the listed Keyford House, the private dwelling Redmead and “The Red House” Public House. The site is separated from the Keyford House listed buildings by a landscape buffer that sits inside the grounds of the Listed Building. Further to the east of the A37 is the Aldon Estate, the Yeovil Showground and the important historic Barwick House and Parkland.

To the south, the site is bounded by fields, Keyford Roundabout and Pavyotts Lane, (to the point that it turns south and runs down to Pavyotts Mill/Farm) and Monarch’s Way public footpath.

To the south-west of the site is another public footpath which runs in a “north/south” direction from Dunnocks Lane and leads to Placket Lane. To the west of this footpath, outside the site boundary is a large field containing the buried remains of the Roman Villa scheduled monument.

To the site’s north-west and north lies Lower East Coker Road, East Coker Road, St Margaret’s Hospice, Little Tarrat Lane, small stables and pony paddocks.

The site comprises a gentle south-facing slope which continues down to a shallow, flat-bottomed farmland vale, (Pavyotts Lane).

The immediate area is characterized by 3 land and settlement forms:

- Suburban - the estate that lies between Lower East Coker Road and West Coker Road
- Formal event and heritage landscape – Aldon, The Show Ground and Barwick House and Garden,

and

- Farmland with small hamlets, villages and farmsteads - Barwick and Stoford, East Coker, Burton and North Coker, often featuring local stone buildings and dominant churches.

The land on the site comprises managed arable and improved grassland fields. It is “best and most versatile” predominantly grade 1 agricultural land, but with a small area of Grade 3b. And the whole site is prone to “droughtiness”, which refers to “a soil that has the tendency to dry out quickly in periods of dry weather”.

The site lies in Flood Zone 1, (low probability of flooding).

The site is currently covered by a Tree Preservation Order.

Within the site there are 3 Public Rights of Way, two blocks of mixed woodland copses and various tree groups and hedgerows. There are no statutory landscape designations.

In relative proximity to the site are the following designated heritage assets:

- Roman Villa (buried) Scheduled Monument, to the south west
- Barwick Park, Registered Park, to the east
- St Mary Magdalene Church Grade II at Barwick, to the south east
- Key Farm House Grade II, to the south of the site
- Pavyotts Mill House Grade II to the south of the site
- Naish Priory Grade I to the west

If built on with the proposed development, the visual receptors, (where the site could be seen from) would be:

- From the east, moving along the A37 Corridor and the western edge of Barwick Park
- Residential properties on the western edge of the site; the buried Roman Villa site and glimpses from properties at the northern and eastern edge of East and North Coker.
- From the south and west – the north facing slopes of the ridge to the east of East Coker, Coker Court Park, East Coker Churchyard, St Michael’s Church and Darvole Farm and footpath off Sutton Hill and Monarch’s Way. Possibly glimpses from Key Farm House property.

2. PROPOSAL

The site is the subject of a Local Plan Allocation for a Sustainable Urban Extension to the south of Yeovil in Policies YV1, 2 and 5.

The outline application seeks the approval for:

- 750 homes of which 15% (112) would be affordable
- Two new key points of vehicular access:
 - a) From the south via a new fifth arm from the Keyford Roundabout in the south east corner of the site. This would be two-way.
 - b) A northern access would be achieved by the provision of a new 3 arm roundabout on the A37 entering into the site from the east, south of Two Towers Lane. The junction of Little Tarrat Lane/A37/Two Towers Lane would remain unchanged apart from the addition of a new pedestrian and cycle access into/out from the site.

It is proposed that Placket Lane should be open to cyclists, pedestrians and buses, (via a bus gate), but closed to through vehicular traffic between the Yeovil Road and the A37 along Placket and Pavyotts Lanes. Vehicular access to and from Pavyotts Mill/Pavyotts

Farm area would only be possible from the A37 along Pavyotts Lane. This proposal stems from the results of public consultation and is supported by SCC Highways. The aim of the proposed “no through route” is to prevent traffic “rat running” between Yeovil Road and the A37.

- Buses would be diverted into and around the site from both Yeovil Road, (probably No 56) and the A37, (probably No 68).
- Cycling would be improved by both “on road” and “traffic free” routes both within the site and connecting the site to Yeovil south east and south west. Two options are offered for a cycle path link between A37; Lover’s Lane and Hendford Hill a) direct along Lover’s Lane and cycle lane on half of Hendford Hill and b) via Southwoods. (Officers support the direct route whilst the applicant supports the Southwoods route).
- 14.11ha of open space, including public open space, playing fields, informal greens and play areas, green linkages, a green landscape buffer along the western and southern boundaries, along with the retention of existing copses. (The 14.11ha equals 33% of the land budget. Once open space associated with the proposed school, care home and business sites is added the total comes to 40%. If front gardens were further added, the open space land budget would exceed 40%).
- A neighbourhood centre, comprising shops, offices, a community hall, a doctors’ surgery/health centre and homes
- Primary school and children’s nursery with associated open/play space
- A 65 bed Nursing/Care home
- 2.58 Ha of employment land
- Drainage infrastructure and other associated highway works

3. PROPOSED S106 COMMUNITY BENEFITS AGREEMENT & THE SCHEME VIABILITY ASSESSMENT

Cash Contribution and Parity with Mudford SUE

Cash contributions of £9,517,934 would be provided by the scheme plus an estimated cycling and walking fund of £1,231,996 – totaling, at least, £10,749,930. This sum is set out in **Appendix 1** as consulted on in February 2019 and as it relates to the Viability Assessment. Since the consultation of the s106 proposals there have been further negotiations, (within the same cash limit of £10.7m), and a desire to see broad parity with the recently approved Mudford SUE scheme.

Comparison between Viability and S106 Proposals of Keyford and Mudford SUEs

Overall the total cash s106 funding package proposed at Keyford, (750 homes – 42ha) is £10.7m – equal to £14,333 per home and £255,950 per ha.

At Mudford (765 homes – 51ha) £10.5m (cash s106) was approved – equal to £13,768 per home and £206,531 per ha. These Keyford and Mudford figures do not include off site transport and infrastructure utility obligations which are hard to compare but likely to be broadly equivalent.

The District Valuer has confirmed that the baseline land values at Keyford are more valuable, (and expensive) and therefore more costly to develop, than at Mudford. Therefore, the above general comparison makes broad sense and officers advise “value for money” has been achieved in these s106 proposals for Keyford

Cash s106 and In Kind Values at Keyford

The Keyford £10.7 million s106 cash contribution is not the entire community benefit “value”. Transport and Highways Off - Site, Green Infrastructure and Affordable Housing elements should also be taken into account. The £10.7m s106 cash limit is used for the purposes of the District Valuer’s Viability Assessment to ensure the proposal represents both value for money in terms of SSDC policy demands and viability in terms of a “developer’s ability to deliver”.

Final Proposals for Keyford SUE

Community Benefit contributions are now proposed under 12 headings and are set out in detail at paragraphs 3.1-3.12:

- Education - £6,466,627
- Open Space, Play, Sport and Community Halls – £1,414,370
- Open Space and Play Maintenance and Management Fund - £500,341
- Sustainable Construction and Renewable Energy Innovation Fund – £150,000
- Transport Travel Planning On Site - £851,597
- Transport Walking and Cycling - £1,231,996
- Local Community and Culture - £55,000
- S106 Fees and Monitoring - £80,000
- Transport and Highways Off - Site - In Kind
- Green Infrastructure – In Kind
- Affordable Housing – In Kind

In conclusion, the site has marginal viability as confirmed by the District Valuer (and set out at Appendix 1). The need to be mindful of site viability and deliverability has led to officers advising the applicant of the priorities to be funded and this has resulted in moderating certain contributions from the original requests or policy requirements.

3.1 Education – £6,466,627

- £3,606,029 Primary Education Contribution is made up of a payment of £5,463.68 for each of the 660 standard dwellings proposed on the site (750 total minus 60 retired living flats and minus 30 bungalows with an Over 50s occupancy restriction).
- £2,297,156 Secondary Education Contribution is made up of a payment of £3,480.54 for each of the 660 standard dwellings proposed on the site.
- £563,442 Pre-School Education Contribution is made up of a payment of £853.70 for each of the 660 standard dwellings proposed on the site
- And school land to be provided “in kind” - 7 Classroom, Single Form Entry Primary School valued at £312,381.

3.2 Open Space, Play, Sports and Community Halls - £1,414,370

- £182,500 - Sports Pavilion Fund
- £668,820 - The Play/Leisure/Youth Facilities Fund, (1no. large 2,000 sqm NEAP, 2no. 400 sqm LEAPs and 1 Multi-Use Games Area - MUGA)

- £193,050 - On – Site Sports Pitches
- £370,000 - Community Hall Fund

3.3 Open Space and Play Maintenance and Management Fund - £500,341

3.4 Sustainable Construction and Renewable Energy Innovation Fund - £150,000

3.5 Transport Travel Plan, Bus(s), Footpaths and Associated On-Site Improvements - £851,597

- £50,000 for a Travel Plan Coordinator;
- £120,000 for a Travel Plan Pack;
- £25,000 for the Travel Plan;
- £20,000 for Green Travel Measures
- £15,000 for Traffic Regulation Orders
- £385,000 for a Bus Services contributions and extensions (likely to be buses 56 and 68, including £60,000 to extend Bus Service Route 56);
- £5,000 to provide a Bus Stop on Yeovil Road;
- £84,400 to provide Bus Stops on Lysander Road
- £15,000 for temporary bus stops. (Bus stops on the site will be covered by site infrastructure works
- £1,500 for Interpretation Boards and signage to the Monarch's Way public right of way and
- £130,697 towards footpath and cycle path improvements

3.6 Transport Walking and Cycling Improvements Off-Site linked to On-Site Walking and Cycling Network - £1,231,996

- £361,370 for a link between Lovers' Lane and Southwoods;
- £53,570 for a cycle way via Kingspring Lane to Nash Lane;
- £376,310 for a cycle way along Dorchester Road including a Toucan Crossing to Lovers' Lane;
- £24,553 for a cycle way to Sandhurst Road and
- £255,498 for a footway from Tarratt Lane to the junction of East Coker Road and Turners Barn Lane, plus 5% fees and 10% contingency,

Whilst paragraph 3.6 is notionally within the s106 cash limit, the Keyford scheme will have to fund these benefits whatever their reasonable costs.

3.7 Transport Highway, Footpath, Cycleway and Bus Infrastructure Off-Site Improvements.

There is some overlap of infrastructure improvements between paragraph 3.6 and 3.7. Like 3.6 all the items in 3.7 will be required to be funded whatever the reasonable cost, (HW1-14 Drawing Nos IMA-17-085 Plan 13 B):

- The provision of the Rose Tower Roundabout, a new three arm roundabout to provide access to the development from the A37 Dorchester Road. **HW1.**
- Provision of a fifth arm from the Keyford Roundabout into the south-east of the site to form the Southern Access into the Keyford site. **HW2.**
- Provision of access off Pavyotts Lane into the most south eastern element of the proposed development, (and to also retain good access/egress to The Red House public house and the Redmead dwelling house). The partial widening of Pavyotts Lane and provision of a footway on the northern side. The main part of Pavyotts Lane to remain as the road access, (via the Keyford Roundabout/A37) to Pavyotts Farm, (including its business and residential uses) and the proposed sports field – however there would be no through route to Placket Lane/ Yeovil Road. This route would be more supportive of pedestrians, cyclists and public transport. **HW3.**

- Provision of a 'Bus Only' access into the development off Yeovil Road via Placket Lane including a new footway and a passing place between Yeovil Road and the Bus Only link. **HW4.**
- The downgrading of Placket Lane between Pavyotts Lane and the bus only Link to exclude vehicles except at access points to the development, (detail to be agreed with SCC). **HW5.**
- The provision of new pedestrian access points into the development both along Placket Lane and along the A37 Dorchester Road. **HW6.**
- Provision of a footway/cycle way to the site from Sandhurst Road, along the north side of Lower East Coker Road including access into the development. **HW7.**
- Footway improvements to the junction of East Coker Road and Turners Barn Lane. **HW8**
- Improvements to Tarrat Lane. Tarrat Lane to be retained as a “bridleway/footpath/cycleway (Green Lane)”. **HW9.**
- The provision of a footway/cycle way along the western side of the A37 Dorchester Road between Little Tarrat Lane and East Coker Road and a Toucan crossing across the A37 just south of East Coker Road with a footway/cycle way connection from the crossing to Lovers Lane on the east side of the Dorchester Road. **HW10.**
- Off-site footpath/cycle way link from the A37 along Lovers' Lane to Hendford Hill. A Toucan crossing across Hendford Hill where Lover's Lane meets the Hill. A cycle path from Horsey Roundabout to Lover's Lane on the south side of Hendford Hill. Subject to funding and final negotiation an additional improved cycle/footpath could also be provided from Lover's Lane to Southwoods and then to Hendford Hill and Horsey Roundabout. (It should be noted that this second option is favoured by the applicant and East Coker/Barwick Parish Councils). **HW11.**
- Potential Improvements to Quicksilver Roundabout, (two lane access from West Coker Road and Dorchester Road), subject to an agreed traffic assessment trigger over an agreed period, (to be agreed by SSDC and SCC). **HW12**
- The provision of at least three bus stops on Lysander Road, all with shelters, to accommodate the possible re-routing of the 56 services to connect the site with the Leonardo Helicopters employment area. Other bus service re - routing and/or extension proposals linked to Nos 68. **HW13.**
- Proposed new offsite cycle link to Nash Lane via Kingspring Lane. **HW14.**

3.8 Local Community and Culture - £55,000

- East Coker PC planning projects £20k
- Barwick & Stoford PC planning projects £20k
- On site Public Art £15k, (allowing a further £10k allocated to the Sustainable Construction Innovation Fund)

3.9 Green Infrastructure (In Kind)

- £1,498,457 is the assessed Cost of Works for Green Infrastructure. These works will include ground modelling, structural landscaping, buffer planting, boundary fencing, planting of Street

Trees and structural landscaping and planting.

- £1,200,000 – assessed value of this land

3.10 Affordable Housing (In Kind)

- 15% Affordable Housing is proposed, (as opposed to the Policy target of 30/35%) - 112 Affordable Homes. Social Rent 30; Affordable Rent 30 Shared Ownership 26 and Discounted Sale 26.
- The total Cost of Works for Affordable Housing at 15% has been assessed as £3,788,677 which represents the difference in Residual Land Value between the development with the proposed Affordable Housing compared with the development with no affordable housing, i.e. all Open Market Housing. Appendix 1 s106 Proposals and Viability Assessment makes clear the value for money of the whole proposal, its marginal viability, and the inability of the scheme to provide all the associated community benefit and the target minimum of 30% Affordable Housing. The existing use value of the 42.2 hectares/104.2 acres is £20,036 per acre, (this includes reasonable “residential amenity value” – so above basic agricultural land value). The Benchmark Land Value accepted by the District Valuer is £138k per acre – well below the £200k accepted by the SSDC CIL Inspector. And the Residualised Land Value, (i.e. the gross development value less costs, s106 and profit) is £97k per acre – only 4/5 times more than existing use value as opposed to the normal/acceptable “10 times”. Based on these assessments 15% Affordable Housing, along with all the other proposed contributions and benefits is supported by Officers as an overall sustainable development. And for this reason, no “housing clawback or review” mechanism is proposed either in the s106 or conditions.

3.11 S106 Legal Fees and Monitoring Fees - £80,000

- £20k allocated to SSDC S106 Monitoring
- £60k allocated to s106 Legal fees – however the applicant will be required to pay all reasonable SSDC and SCC legal fees

3.12 Proposed s106 Community Benefit Obligation Trigger Headings

- Education Contributions
- Open Space, Play Areas and Sports/Community Halls Contributions
- Transport Travel Plan, Bus Services, Footpaths, Cycle paths and Associated On - Site Contributions
- Transport Highways and Bus Services Infrastructure Off - Site Contributions
- Local Community and Culture Contributions
- Affordable Housing
- The provision and delivery of the health centre/surgery; neighbourhood centre; school, children’s nursery and school grounds; playing fields and sports pavilion; community hall; all play areas and open space/parkland and employment buildings
- Legal Fees and s106 Monitoring Fee
- Indexing of s106/278 Funds
- A “reallocation of funds” clause that ensures that should the allocated developer funds for community benefits not be required, (e.g. “cost less”) or because the community benefit would be provided or part provided in a different way – then the original developer funds would be reallocated to a s106 SSDC pot for benefits to the site, approved by SSDC.
- Other s106 trigger headings that may be found “necessary, reasonable and related to the Keyford site and development” should the applications be approved.

4. HISTORY

There have been no significant planning applications on the site.

Environmental Impact Assessment (EIA) Scoping Opinion 16.5.14.

In the December 1988 Yeovil Area Local Plan a site of about 6.5 acres of land on Little Tarrat Lane in the north-east corner of the present application area was allocated for residential development, and a development brief was prepared by the Council. However, following the Local plan Public inquiry, the land comprising the Alvington Triangle was allocated as an exception site. This obviated the need for the Little Tarrat Lane land which was not allocated. Subsequently, St Margaret's Hospice was built on the western part of this land.

From 1993 onwards, an area of land at Keyford similar to the application area for application 15/01000/OUT was promoted for mixed use development. It was submitted to the 2001 South Somerset Local Plan Public Inquiry and recommended for allocation by the presiding Inspector (Mr David Fenton) in his 2003 Report.

However, SSDC took the view that there was no need to release further development land for Yeovil at that time, and consequently did not accept the Inspector's recommendation.

In 2012, SSDC proposed the Yeovil Sustainable Urban Extension (or YSUE) to the south and west of Yeovil. It was made up of land at Keyford, additional adjoining land to the west, and a smaller area of land to the east of the A37, adjoining the village of Barwick.

Of the 2500 dwellings proposed, it was anticipated that 1565 would be built within the Plan Period to 2028, with the balance of 935 being built post 2028.

In his preliminary findings following the first Public Hearings, the current Local Plan Inspector, Mr David Hogger, indicated that he was dissatisfied with the Council's Strategic Environmental Assessment and recommended that the Authority undertake further work on this matter (and perhaps reconsider the location for further major development options).

In response to this, in March 2014, SSDC put forward a Proposed Main Modification (PMM) to the Core Strategy which reduced the total number of dwellings from 2500 to the 1565 dwelling Plan Period requirement.

Furthermore, partly due to the removal of the requirement for a new secondary school for the town, the need for all 1565 dwellings to be provided at a single location no longer applied.

As a result, the planned 1565 dwellings were to be delivered through two smaller Sustainable Urban Extensions or SUEs (800 at Keyford to the south of Yeovil, and 765 at Mudford to the north of Yeovil) on the basis that splitting the allocation would aid deliverability and viability.

The area now proposed for development at Keyford is almost identical to the area previously recommended by the Local Plan Inspector, Mr David Fenton, in his 2003 Report, which concluded there were no unacceptable objections to the release of the Keyford site on the grounds of landscape, coalescence, heritage, agricultural land quality, archaeology or sustainability.

On 8 January 2015, SSDC issued the 'Report on the Examination into the South Somerset Local Plan 2006-2028' in which the Inspector provided his conclusions. In respect of Issue 5, which considered the two Yeovil Sustainable Urban Extensions (at Keyford and Mudford), the Inspector Mr David Hogger stated:

"The Council has significantly reviewed its evidence base and I am satisfied that the most appropriate strategy with regard to the SUEs is now being proposed and that it is a strategy that is consistent with national policy and in all other respects sound."

SSDC adopted the Local Plan at the Full Council meeting on 5 March 2015.

5. POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF indicate it is a matter of law that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

South Somerset District Council Local Plan 2006 to 2028, (adopted in 2015).

Relevant policies:

5.1 South Somerset Local Plan (2006-2028)

SD1 – Sustainable Development
SS1 – Settlement Hierarchy
SS3 – Delivering New Employment Land
SS4 – District-wide Housing Provision
SS5 – Delivering New Housing Growth
SS6 – Infrastructure Delivery
YV1 – Urban Framework and Greenfield Housing for Yeovil
YV2 – Yeovil Sustainable Urban Extensions
YV5 – Delivering Sustainable Travel at the Yeovil Sustainable Urban Extensions
EQ1 – Addressing Climate Change in South Somerset
EQ2 – Design & General Development
EQ3 – Historic Environment
EQ4 – Biodiversity
EQ5 – Green Infrastructure
HG3 – Provision of Affordable Housing
HG5 – Achieving a Mix of Market Housing
HG6 – Care Homes & Specialist Accommodation
TA1 – Low Carbon Travel
TA3 – Sustainable Travel at Chard and Yeovil
TA 4 – Travel Plans
TA5 – Transport Impact of New Development
TA6 – Parking Standards
HW1 – Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in Development

5.2 Policy YV1, 2 and 5: Yeovil Sustainable Urban Extensions

Policy YV1 sets out the housing targets for Yeovil's two Sustainable Urban Extensions.

Policy YV2 allocates land at the Keyford site for housing (approx. 800), economic development (approx. 2.58ha), a Primary school, a health centre and a neighbourhood centre. This policy also states that "subject to viability", the highest sustainability objectives and garden city principles will be pursued.

Policy YV5 sets out the sustainable transport aims for the urban extensions:

- Network of footpaths and cycle paths on site and connecting to off-site links to Yeovil
- Car parking that gives priority to electric vehicle charging, car sharing, walking and cycling and

- public transport
- A more “traffic-free” settlement design
- Bus provision on site
- Non-car access to the town centre and employment, health and educational facilities

Paragraphs 6.26 and 6.27 asks for the development “to pursue” the following further strategic aims:

- 40% greenspace
- Minimum 30% affordable housing
- Non-car travel options, (and a target of 30% of trips to be non-car)
- Homes close to/accessible to public transport
- Access to jobs on site

And “where possible”, paragraph 6.28 seeks:

- Minimizing vulnerability to climate change
- Lifetime homes
- Employment easily reached by walking, cycling and public transport
- New homes to be within walking distance of neighbourhood services
- A scheme designed to support a healthy and sustainable lifestyle, (i.e. plenty of open space and sports facilities encouraging outdoor pursuits, walking and cycling)
- Where appropriate - complement and enhance landscape character, biodiversity and green infrastructure and heritage assets and settings
- Water efficiency and prevent surface water flooding
- Reduce residual waste levels and landfill, and support recycling

5.3 Sustainable Construction and Management Aspirations, (YV2 and 5 and EQ1)

SSDC Local Plan Policy EQ1 states that the “Council will support proposals as appropriate”..:

- Energy efficiency and renewable energy – including wind turbines, (provided no significant adverse impact on residential/visual amenity; landscape character; designated heritage assets and biodiversity)
- Sustainable construction methods
- Flood resilience and sustainable drainage
- Water efficiency
- Maximise natural shade and beneficial solar orientation
- Support biodiversity

5.4 Garden Village/City Credentials – 11 Qualities, (“Garden City Principles – Town and Country Planning Act (TCPA) 2017 and “Garden Communities” – MHCLG 2018)

- Strong local vision and community engagement – designed through public consultation and in a way that respects the natural and historic environment.
- Stewardship – a place that cares for its community assets, infrastructure and public realm, (either through community ownership of land or other means).
- Strategic Fit – holistically planned and adopted by the Local Planning Authority growth options and locational assessment.
- Future proofed – a place that is resilient and can adapt to changing demographics and the

impacts of climate change. A place that will conserve water and mitigate against flooding. A place that will anticipate technological change – electric and driverless cars and renewable energy. (TCPA emphasizes, “a place that uses zero – carbon and energy-positive technology to ensure climate resilience”).

- Strategic infrastructure – access to road, rail. Supports high speed broadband. Utility capacity. Plans for social infrastructure.
- Land value capture – delivers community and physical infrastructure through an appropriate form of land value capture.
- Access to finance and private sector investment – through direct investment or developer contributions.
- Clear identity – meaning a “sense of place” with a coherent centre and public realm
- Sustainable scale and well designed – the extension or village has day to day services within a walking distance, (local retail, community and recreational facilities) and it is connected to more strategic services and jobs by public transport and reasonable cycling distances.
- Great homes – distinctive and quality homes. Quality materials. Affordable homes and homes for all stages in life. (TCPA emphasises “homes with gardens, combining the best of town and country”).
- Transport – promotion of public transport, walking and cycling. Easy to navigate and to get to education, strategic health care, shopping and jobs.
- Healthy places and Green space – green and active environment and facilities – open space, growing space, play and sports space and encouraging walking and cycling. Considers opportunities to deliver environmental gains, “biodiversity net gain” and enhancements to natural capital.

5.5 East Coker Neighbourhood Plan 2018

The application site is recognized and supported:

“2.17 In recognition that the site is now a commitment in the Local Plan and is included in this Neighbourhood Plan, when the Keyford site is developed, it needs to be implemented in a way that ensures it is of the highest quality and that mixed tenure housing and the essential community facilities are provided in a timely and phased manner, so that new residents have the facilities they need to help create a ‘new community’, but as part of the Parish of East Coker”.

5.6 National Guidance - National Planning Policy Framework July 2019

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 12 – Achieving well-designed places

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 - Conserving and enhancing the historic environment

5.7 National Planning Practice Guidance

Viability Assessments

5.8 Other Key Guidance

Somerset County Council Parking Strategy (March 2012)

6. CONSULTATIONS

This application is an Environmental Assessment scheme. Neighbour letter notifications were sent out and site notices were erected, in addition to the normal internal and external consultation with key stakeholders.

CONSULTEES

Comments from statutory organisations and technical advisors, community and political organisations.

West Coker Parish Council

(30.04.15) Initial Objection – loss of agricultural land; traffic congestion. However since the scheme changed the location of the proposed new school and the northern access to a roundabout off the A37, the PC has withdrawn its objection.

(14.11.19) No Objection – Support for the Scheme.

Officer Response:

No objection is noted.

Yeovil Town Council

(8.4.19) Support, subject to improvements to the Northern Access. Improvements have now been made and the PC now supports approval.

Officer Response:

No objection is noted.

East Coker Parish Council

(30.04.15; 20.11.15; 24.10.18; 8.8.18; 3.4.19; 11.4.19) **Object.**

- Object to the principle of the SUE in this location
- 750-800 homes is too many
- Employment buildings are too close to the Hospice – this is insensitive
- Capacity for sewage/foul flow does not exist
- Proposed red brick materials in scheme images will not sit well in the landscape.
- Any new lighting should be controlled
- There should be no development south of Placket Lane & Pavyotts Lane and a commitment from SSDC to no development in the future
- Northern Access should be a roundabout at Two Towers Lane
- Placket/Kingspring Lane improved cycle/ped path not supported – best for it to remain rural – money better spent on Northern Access roundabout.
- Proposed cycle way on Hendford Hill will congest traffic unacceptably and the proposed toucan cross at the bottom of Lover's Lane would not be safe.
- Closure of Placket's Lane supported, but it needs to be phased in correctly to stop rat running. It should be closed immediately the scheme begins
- Monarch Way link should be better preserved within the development. Requirement for

sufficient school parking.

Further Objections on 18.10.19 and the submission of a Transport Consultants Report (MBC October 2019) - from both East Coker Parish Council (ECPC) and Barwick and Stoford Parish Council (BSPC)

- Reluctantly accept the Keyford site is allocated for an SUE in the Local Plan. However the proposed scheme plays down the adverse traffic implications.
- Traffic flow data is inaccurate and under - estimates the traffic generation from the scheme and its impact on the local network
- Any planning permission must be accompanied by legal commitments to improvements to public transport, walking and cycling
- There should be improvements to Quicksilver and Horsey Roundabouts to further improve “better traffic flow” along Henford Hill.
- The newly proposed 3 arm roundabout northern access off A37, (though welcome) should be moved to the junction of Little Tarrat Lane/Two Towers Lane
- Two Towers Lane should be widened and its junction with Newton Road improved
- Church Lane should be made one way, up from the village to Keyford Roundabout.
- The proposed 5 arm Keyford Roundabout will continue to be a “threat to Church Lane”
- A37/Pavyotts Lane vehicle access to Pavyotts Farm area should be retained.

Officer Response to the Original Objections:

- It is noted that ECPC/BSPC accepts the principle of the allocation of the Keyford site in the Local Plan
- 750/800 new homes is not too many. The scheme will be set in a site with 40% open space which will retain the majority of existing trees, hedgerows and all key woodland copses. The scheme will tuck itself into the urban edge of Yeovil’s settlement boundary and will be perceived as a natural extension. The Local Plan through a landscape study has approved this number of homes, in this location – and it is clear from the Local Plan that Yeovil should grow its housing numbers. The scheme would provide a full range of community infrastructure.
- The employment buildings will be limited to B1 use class, the use class compatible with residential uses.
- Notwithstanding that “red brick” could be suitable for this part of Yeovil and matches colours already used in existing homes – the choice of materials would be a reserved matter as would be lighting design.
- Both surface water drainage and foul flow additional capacity will be designed in accordance with approvals from the Local Lead Flood Authority and the Environment Agency. Both authorities have no objection to the scheme subject to the imposition of Conditions 6 and 7.
- The proposed improved footpath/cycle path along Placket Lane and Kingsspring Lane is well worth supporting to promote sustainable access to south west Yeovil
- The Lover’s Lane/Hendford Hill direct cycle path, with a toucan cross is supported because it is a more direct and obvious route and is likely to better support cycling than the more circuitous “Southwoods route”. (The applicant and East Coker/Barwick PCs would prefer the “Southwoods route” because it is more “off road”).
- The proposed scheme currently prevents using Placket/Pavyotts Lanes as a through route and Tarrat Lane/Monarchs Way is to be retained as green corridor through the site. The timing of any closure of the Placket/Pavyotts Lane through route will be considered at the reserved matters stage.

Officer Response to Further Objections:

- Traffic flow and generation calculations have not been underestimated. The applicant has used as a baseline the “Yeovil Strategic Transport Model 2” as agreed with SCC Highways. This takes into account all the major developments and traffic implications identified in the Local Plan up to 2026. In addition additional sensitivity tests were carried out on all key junctions in 2018 and 2019. “Trip rates” were tested by examining car movements in the “on site” Brimsmore

scheme. SCC Highways and SSDC is supportive of the traffic data and the proposed mitigation proposed by the scheme.

- The scheme does propose improvements to Quicksilver Roundabout should traffic data tests trigger a significant worsening of congestion. SCC Highways consider no further improvements are needed to Horsey Roundabout.
- The improvement to Keyford Roundabout is needed to both access the southern part of the scheme and separately retain good access to the Red House Pub area. An improvement at this junction “would not threaten Church Lane”. Church Lane’s narrow access is its best protection against its increased use. There is no significant impact on Church Lane from the proposed scheme. Making it into a “one way” system is a separate traffic management issue which can be pursued by the PC, SSDC and SCC.
- The scheme only proposes playing fields, play areas and a sports pavilion south of Placket/Pavyotts Lanes
- The northern access should not be moved to be a roundabout at Two Towers/Little Tarrat Lanes. The currently proposed new 3 arm roundabout access on the A37 south of Two Towers will:
 - a) slow and regulate traffic on the A37 which will make traffic flow at Quicksilver better
 - b) will continue to protect Two Towers and Church Lanes from unnecessary traffic, (improving Two Towers and its junction with Newton Road will only encourage traffic)
 - c) will allow Little Tarrat Lane to remain a local access route and support more pedestrian and cycle access and will
 - d) allow better and easier access to the school and neighbourhood centre from the A37

Barwick & Stoford Parish Council

(11.11.18 and 19-12-18) **Object.** Northern access should be a roundabout. Traffic “rat running” on Two Towers Lane and Church Lane. Flooding of B&S village; insufficient capacity on A37 and A30 and associated roundabouts; inadequate community infrastructure e.g. GP; loss of agricultural land; insufficient affordable housing; insufficient job demand for proposed employment buildings. Recent flooding of Keyford Roundabout demonstrates sensitivity to downstream flooding from Keyford site – particular problem for Barwick and Stoford. The PC also enquired about “parish traffic management” improvements, funded by the Keyford scheme and also through grant applications.

Original and Further Objections on 18.10.19 and Officer Response:

Please see East Coker Parish Council Officer response above. Overall the impact of the Keyford scheme will not worsen significantly traffic using Church Lane. Traffic management improvements for Church Lane should be developed separately by the PC.

East Coker Preservation Trust

(29.4.15) Object. Density excessive. There should less employment and more open space and planting. There is should be no 5th arm at Keyford Roundabout – this simply an unnecessary intrusion into the countryside. The scheme harms the setting of the listed Keyford House. There is a lack of detail and lack of commitment to community benefits. There should be more affordable housing. There is insufficient detail.

Officer Response:

Density is a general guidance for “good design”. The design of the scheme integrates well with the urban edge of Yeovil and the transition to countryside to the south. The scheme represents a “walkable” design and heights at 3.5 storeys will be limited to blocks close to the centre, otherwise the scheme is mainly 1-3 storeys. The scheme will meet car parking standards and all homes will have access to gardens and or open space. The scheme broadly meets the policy target of 40% open space. Since the proposed development meets all these “good development” guidelines, overshooting the notional density target is not considered material. Using some employment on site to support a mixed development meets the Local Plan brief for the site. The proposed 5th arm on the Keyford Roundabout enables good access to the southern part of the the scheme whilst

maintaining a convenient and calm access to development close to the Red House and Redmead house. Keyford House is buffered from the development both from within its own site and through planting in the Keyford scheme. The affordable housing (AH) proposal does not meet policy targets but overall officers support 15% AH, as a “reasonable offer” along with the range of other important community benefits proposed – for a scheme that has marginal viability. The Keyford submission has provided an unusual amount of detail in its Design and Access Statement for an outline application.

Education (Somerset County Council)

(May 2015) **No objection and Support**, subject to financial contributions to be secured through a S106 Agreement. £6,466,627 agreed in principle, (Pre School £563,442; Primary £3,606,029 & land 1.6ha; Secondary £2,297,156)

Officer Response:

No objection is noted and the s106 sums have been complied with.

Highway Authority (Somerset County Council)

(10.06.15 & 15.4.19) **No objection**, subject to conditions and s106 agreement for all the proposed transport and highway improvements set out in Section 3 (3.5-3.7) of this report.

Principle of development is accepted. SCC supports the applicant’s traffic model and assumptions.

Officer Response: Approval recommended subject to transport s106 agreement and conditions 13 Design Principles; 19 Estates Roads; 20 Construction Environmental Management Plan; 21 Electric Vehicle Charging; 22 Parking and 23 Disposal of Highway Surface Water

Natural England

(25.03.15) **No objection**. NE’s Standing Advice on Protected Species and advises that biodiversity enhancement measures should be secured.

Officer Response: Approval recommended subject to condition 11 Landscape Ecology management Plan and Biodiversity Net Gain Strategy

Sport England

(10.10.18) **No objection**

Officer Response: significant open space, sports and play facilities are proposed to be provided.

The Monarch’s Way Association

(31.03.15) **Concerns and request improvements to the footpath** – wayfinding. Concern about loss of countryside and increase in traffic. Concern about loss of Monarch’s Way in this location.

Officer Response: Monarch Way/Tarrat Lane is proposed to be maintained and will be a green corridor running through the centre of the site. There may be some requirement for some slight diversions to be dealt with at detailed design stages, but the PROW will be maintained. The scheme proposes to improve the surface of the footpath/bridle path and s106 obligations are proposed for signage/finger posts.

Wessex Water

(23.03.15) **No objection**. Site will need extra capacity. The site is well located to enable extra capacity to be appropriately provided. Support subject to appropriate conditions.

Officer Response: Conditions 6 Foul Sewage Infrastructure and 7 Drainage and Surface Water are proposed.

Archaeologist (Somerset Heritage Centre)

(03.03.15 and Jan 2019). **No objection**, subject to conditions requiring research and classification as each development phase is begun and excavated.

Council for British Archaeology (19.10.18) also require further detailed examination and were concerned that the SSDC Planning website made it difficult to view documents related to the scheme

Officer Response: Condition 8 Archaeology is proposed, which requires further investigation as the scheme progresses and appropriate documentation.

Public Health (Somerset County Council)

(24.07.15) **No objection**.

The opportunities for good urban design to promote good health have been considered in these plans.

Officer Response: significant open space, sports and play facilities are proposed to be provided.

SSDC Street scene Services

(23.03.15) **No objection**. Based on the proposed 800 dwellings the development will generate 1784 persons, requiring 1 ha of open space. The built form on the western side of the development should be broken up. Open space option for transfer to SSDC or a private management company. Open Space and Play Space Maintenance and Management Fund required

Officer Response: The scheme proposes 8.33ha of incidental and landscape open space and 5.78ha of recreational open space. Funding would be provided for open space, pitches and maintenance and management.

Historic England

(12.2.19) **No Objection**. Original objection because of use of land south of Pavyotts Lane and Placket Lane for development rather than only recreational open space. Objection is now withdrawn since scheme revision in Feb 2019 when the proposed school was moved out of the playing fields in the south west corner, next to the field to the west – outside of the site – that contains the buried Roman Villa scheduled monument.

Officer Response – Historic England's concerns have now been addressed and there is no objection

Rights of Way – Definitive Map

(05.03.15) **No objection**. Rights of Way (PROW) recorded on the Definitive Map: Footpath Y 9/21 - links Dunnock's Lane to Placket Lane & Bridleways Y 9/40, Y 32/22 – Monarch Way & Y 9/47 – links Dunnocks's Lane to Pavyotts Lane). Any proposed works must not encroach onto the width of the bridleways/footpath. The proposed development may well obstruct the rights of way and a diversion may be necessary.

Officer Response: All rights of way are being maintained and integrated into the scheme. Monarch Way/Tarrat Lane will be maintained and will be a green corridor through the centre of the site. There may be some requirement for slight diversions to be dealt with at detailed design stages, but the PROW will be maintained. Conditions have been adjusted to ensure PROWs are considered in advance of development and an Informative is also proposed.

Landscape, Master Planning and Conservation SSDC

(26.03.15) **No Objection but some concerns**

Landscape comment:

“The proposed masterplan in most part is responsive to local landscape and usefully integrates planting and open space to positive landscape effect”. Some concerns with regard to residential block locations; opportunities for more open space.

Master Planning

“The masterplan appears to be largely well considered in form and in relation to the topography, and in consideration of its relationship to the immediate surroundings”. Some concerns:

- play areas are too isolated
- higher density area too prominent
- new scheme should be joined up to residential area to the west, (but this is not supported by all resident consultation comments)
- scale and massing needs to be looked at carefully at the detailed stage with regard to the employment areas and their suburban/rural contexts
- Street hierarchy should dictate building heights and density.

Overall ...” the site vision and proposed built design seem well considered and infer ambitions for a quality place”

Conservation

Keyford House Grade II Listed and the Dunnocks Lane “Roman Villa” buried scheduled monument are both adjacent to the scheme and likely to be most affected. Playing fields close to the scheduled monument is preferable to built development. Need to take care of external lighting. Consider buffer planting. Keyford House retains a wide strip of land to preserve its setting. Consider enhancing its western boundary.

Officer Response: Landscape, Master Plan and Conservation Comments generally support the scheme. The existing wooded areas and key trees and hedgerows are being maintained and two significant planted new boulevards will buffer the layout from long views from the south and south west. There are also 2 strong parkland and open space corridors that radiate from the centre towards the south and south west. Play area location are split between the school/neighbourhood centre to the north and the playing fields in the south - a short walk from anywhere in the scheme. Overall heights are restricted to 2-3.5 storeys, with 3.5 being limited in general to sites very close to the proposed neighbourhood centre. The scheme sets itself apart from Keyford House with landscaping. And the House itself within its own boundary has a significant landscape buffer. Historic England now has no objections to the scheme, where only open space presents itself to the Dunnocks Lane “Roman Villa” site. Condition 13 Design Principles will need to accompany any reserved matters application and this will look in more detail at “movement; layout and open space; parking; built urban form, (including heights); public realm, (including lighting design) and landscaping; servicing; materials; safety and access”

CPRE Somerset

(12.7.15; 14.11.18) **Object.** Insufficient time for consultation. Online documents very hard to read and understand – poorly ordered and set out. An “outline” application should not be allowed – the application should be detailed. School should not be located in the playing fields near the historic scheduled monument. The scheme does not properly comply with 40% open space or the “highest feasible sustainability standards”. Scheme not supported by East Coker PC and this should have weight under LP Policy SS2. Loss of quality agricultural land. There should be a “green belt” around the site. No development south of Pavyotts/Placket. Residential density too high, (35 dha) – it should be 27 dha. Tarratt Lane to be preserved as green corridor. Traffic concerns.

Officer Response: There has been much more than the statutory minimum consultation time provided. A hard copy of the scheme and its revisions has been available in SSDC Receptions.

Improvements to online presentation is in train. The School has been relocated to the north of the site. The loss of good quality agricultural land is acknowledged, but this was considered by the Local Plan Inquiry and later by the 2013 Peripheral Landscape Study assessment. A higher density is supported given the scheme's additional commitment to 40% open space and a landscape design that will integrate the site into Yeovil's urban edge. Tarratt Lane will be maintained as a green corridor and there highways and transport proposals balance the need to support car access and encourage more sustainable modes of transport and movement.

Somerset Wildlife Trust

(11.03.15) **Object.** Some of the proposed green corridors are inadequate, no details of mitigation measures and enhancement and further species surveys required.

Officer Response: SSDC Ecologist and SCC Ecology Service support the scheme with appropriate conditions, along with Environment Agency and SSDC Conservation and Landscape. Natural England have no objections.

The application site was subject to ecological surveys in 2014, 2016 and 2018, particularly with regard to bats, badgers, hazel dormice and reptiles. Surveys recorded badgers, farm birds and potential for roosting bats in mature trees but (bat activity was low). Mitigation methods have been set out in the Environmental Statement. Badger setts will only be disturbed where necessary through proper licenses and the creation of approved new setts. Reptiles, (e.g. slow worms) would be translocated to suitable on site open spaces. Dormice were not found on site – but proposed conditions will require the developer to re survey. Farmland and some nesting and wintering birds will be to some extent adversely affected by the scheme, however the significant retention of existing woodland copses and hedgerows will continue, post development, to support these very same species. Bats - the surveys did not find “roosting bats”, but the trees on site support “commuting and foraging” and have the potential to support roosting. Retaining mature trees will be important as will be installing bat boxes and bat tubes in trees and peripheral building walls. The existing site is dominated by arable fields which have a low intensity of diverse wildlife. The proposed scheme with 40% open space has the potential to increase this diversity. Condition 11 will require the applicant to produce a formal “biodiversity net gain” assessment in advance of any reserved matters application. The site is not subject to any nature conservation designation. Any planning permission would be subject to the following conditions:

- 11 - Landscape Ecology Management Plan and Biodiversity Net Gain Strategy
- 12 - Bats Lighting Design
- 20 - Construction Environmental Management Plan
- 24 - Trees and Hedgerows

Ecology SSDC and SCC Ecology Service

(29.04.15 & June 2019) **No objection**, subject to appropriate conditions.

Officer Response: see response to Somerset Wildlife Trust above

Lead Local Flood Authority

(26.03.15; 3.6.15) **No objection**, subject to appropriate conditions.

Officer Response: LLFA confirms that the proposed attenuation pond on the south boundary must be correctly sized in accordance with a 1 in 100 weather event, (including a +40% climate change built in factor) with a controlled discharge of no greater than 110l/s for any event. Water run off/discharge must be limited to the equivalent greenfield rate for each storm event, and this should be demonstrated in detailed design, (at pre commencement and reserved matters stages – see condition 7). Conditions should also ensure that the applicant/developer have control of the land for the swales that link the attenuation pond to discharging watercourses to the south of the site. The LLFA would also like to see if it is possible to bring forward SUDS techniques at the detailed

design stage. LLFA notes that Keyford Roundabout can sometimes flood, so at the discharge of conditions stages it will be closely involved with the design and sign off of conditions. Condition 7 reflects these concerns and requirements.

Environment Agency

(30.06.15) **No objection**, subject to conditions.

Officer Response: please see responses to the LLFA and Wessex Water above

Housing Development SSDC

(30.04.15) 35% affordable housing requirement, which equates to 280 dwellings of the 800 unit scheme. These should be split 67:33 i.e. 188 social rent and 92 shared ownership/other intermediate solutions. Also notes there is a need for one bedroom houses, five bedroom houses and two and three bedroom bungalows. Recommends that the affordable units should be pepper potted throughout the site, blend in with the proposed housing styles, meet minimum space and design criteria and to be provided through one of the main approved Housing Associations.

Officer Response - After detailed scrutiny of the viability assessment by SSDC officers and the District Valuer, including challenging land values and profit margins, it has been concluded that only 15% AH (112, comprising Social Rent 30; Affordable Rent 30 Shared Ownership 26 and Discounted Sale 26) can be achieved along with appropriate contributions to other community benefit headings.

The total value of Affordable Housing at 15% has been assessed as £3,788,677 which represents the difference in Residual Land Value between the development with the proposed Affordable Housing compared with the development with no affordable housing, i.e. all Open Market Housing. Appendix 1 s106 Proposals and Viability Assessment makes clear the value for money of the whole proposal, its marginal viability, and the inability of the scheme to provide all the associated community benefit and the target minimum of 30% Affordable Housing. The existing use value of the 42.2 hectares/104.2 acres is £20,416 per acre, (this includes reasonable “residential amenity value” – so above basic agricultural land value). The Benchmark Land Value accepted by the District Valuer is £138k per acre – well below the £200k accepted by the SSDC CIL Inspector. And the Residualised Land Value, (i.e. the gross development value less costs, s106 and profit) is £97k per acre – only 4/5 times more than existing use value as opposed to the normal/acceptable “10 times”. Based on these assessments 15% Affordable Housing, along with all the other proposed contributions and benefits is supported by Officers as an overall sustainable development. And for this reason, no “housing clawback or review” mechanism is proposed either in the s106 or conditions.

SSDC Outdoor Play Space, Sport and Recreation and Planning Obligations

(25.5.16 A. Cameron). Draft Community Leisure Obligations. Support the need for play, leisure and community facilities on the site.

Officer Response:

Play and Youth Equipment: **£699k** funding for 1 NEAP, 2 LEAPs and 1 MUGA is proposed.

Playing/Sports pitches: **£193k** funding for 2 sports pitches is proposed. These would be provided on the southern sports field. Linked to the proposed new school there is an additional sports pitch and netball court funded through the proposed Education Contribution. In addition, space for a further full sized sports pitch could be provided on-site in the southern sports field, but this is now proposed to be only public open space/informal play space because of its proximity the “Roman Villa” scheduled monument. A proposal for an “off - site balancing contribution to sports pitches” is

not being progressed since the land on site is being made available.

Changing Rooms/Sports Pavilion Support: £182,500 funding towards a Sports Pavilion/Changing Room is proposed. (This is more funding than allocated at the “approved in principle” Mudford SUE scheme, where the Community Hall and Changing Rooms are proposed to be combined in one building using further external funding).

Community Hall Support: £370k funding towards a new Community Hall is proposed. This is equivalent to that proposed and agreed at the recent Mudford SUE scheme.

Commuted Play and Open Space Management and Maintenance Fund: £500,341 is proposed at Keyford. The funding proposal at Mudford SUE is £553,771 – the site at Mudford is some 9 ha larger.

St Margaret’s Somerset Hospice

(12.10.18) Request for extra land or access on its east and south boundaries

Officer Response: A buffer strip exists between the Hospice and the proposed business buildings to the east and a new landscaped buffer is proposed between the Hospice and the proposed new bungalows to the south. The business buildings will only have permission for B1 use class which is generally compatible with residential uses and amenity.

7. REPRESENTATIONS

Neighbouring householders who responded to the original consultation have been notified of the officer’s report and prospective Committee date.

Neighbour representations received, covered the following issues:

7.1 Public Comments on Consultation on the Application

- Difficult to see the documents and comments on the council web site. Complicated and awkward. Not given long enough to comment. If the application is an EIA application it should not be in detail.

Officer Response:

More than the Normal Statutory Public Consultation: more than the statutory period was allowed for comment. A hard copy of the application documents has been available for public view at LPA Reception. Yes there were times when online viewing was disrupted and for this reason more time was added to the consultation period. A supply of USB sticks with the application were provided to those who wanted to have full copies of the application.

7.2 Public Comments on Principle of Development & Infrastructure

- The principle of an Urban Extension in this location is not supported – out of character, insufficient highway capacity and community infrastructure.
- Withdraw the application and begin again, designing a scheme closely with the Parish Council and local community.

- Not enough local infrastructure for the growth proposed – schools, GPs, hospital.
- School should be north of Placket/Pavyotts Lanes, but be in the south to make access from A37 easier and easier for school drop off and parking.
- Need new jobs first and then see if such a lot of new homes needed.
- Emergency and public services will not be able to cope with all these new homes.
- The proposed new school and GP surgery – it will be hard to staff them.
- The proposed new school will cause the demise of the Barwick village school
- If the Keyford development is approved this will lead to more development in the area and its green character will be ruined
- Placket/Kingspring Lane improved for cycle - pedestrian path is not supported – best for it to remain rural – money better spent on Northern Access roundabout

Officer Response:

Housing on this site is supported by local and neighbourhood plans: The principle of the Keyford allocated site is supported by 4 parish councils, the Local Plan and the Neighbourhood Plan covering the area. The site's allocation in the Local Plan 2006-26 was made after public consultation, a strategic landscape study, a public inquiry and a full council meeting. The delivery of homes is not only needed because of household and population growth, but is also a crucial driver of stable employment growth.

The scheme has changed through extensive public consultation: The scheme has been through some significant changes as a result of important comments and involvement from members of the public and the parish councils - notably the northern access and location of the school.

The scheme is well designed and provides for community infrastructure: The scheme is designed to tuck into the Yeovil's southern urban edge and use its gentle north-south slope and some 40% open space component to integrate into the landscape character. Initial housing and building designs set out in the Design and Access Statement demonstrate a strong compatibility with local heights, building materials and house types. The scheme, if approved, would move from agricultural land to a garden village/settlement appropriate for the edge of Yeovil town. The scheme designs in education, health, local shopping, sports and open space community infrastructure as well as traffic mitigation and the promotion of walking, cycling and public transport between the site and Yeovil town centre and strategic employment, shopping and health facilities. The scheme is positively supported by the County Highway and Education services. The proposed Kingspring Lane foot/cycle path improvement would be an important non car link to Yeovil centre.

7.3 Public Comments on Design, Layout, Landscape, Pollution and Heritage Assets

- The scheme only delivers 33% public space not 40% as requested by policy.
- Proposed development does not complement local character and distinctiveness. Too dense and does not respect the heritage assets to the east and detached houses to the west. Development will spoil the sky line as you drive up A37.
- East Coker is 1.6miles away, but the site can be seen and will prejudice the character of St

Michael's Parish Church and Coker Court. There is not enough separation between the new development and East Coker historic village

- No development south of Placket/Pavyotts Lanes.
- 800 homes is too many for this location.
- Keyford development will take away the identity of Barwick and East Coker Area will no longer be a "series of small villages" – not acceptable.
- Putting the bridle path/Monarch Way through the middle of a new urban village is poor design.
- Scheme will create a lot of light pollution and will impact on the value of "dark skies".
- Increased air, noise and light pollution. 10 years of construction pollution.
- Extra noise and traffic next to the Hospice is not a good design idea
- Employment/Industrial building at the corner of A37 and Little Tarrat Lane would be out of character.

Officer Response:

- Open Space and a Good Village Design: All open space including play, sports and informal space equates to 33% of the site. If front gardens and open space around the employment and care uses were included the amount would come to over 40%, (not including rear gardens). More importantly, the scheme's key urban design characteristics:
 - o committing to a "walkable neighbourhood" that promotes cycling and public transport;
 - o using boulevards radiating out from a compact traditional centre;
 - o retaining important mature trees, woodland copses, bridle/foot paths, (including Tarrat Lane and Monarch Way) and key hedgerows to demarcate housing areas
 - o the provision of strong parkland corridorsprovide confidence in its design quality and its ability to grow into a sustainable village/ settlement extension.
- Visual Impact: Heights would be limited to 2-3.5 storeys and the general retention of mature planting and trees on the west side of the site's A37 boundary would retain existing views as well as a buffer to the Barwick House and Park designated heritage asset. Only B1 uses, compatible with residential amenity, is proposed to be approved in the employment buildings close to St Margaret's Hospice. In any case the Hospice is buffered on all sides – and Little Tarrat Lane will remain as an existing local distributor road that encourages walking and cycling.
- Landscape Impact: The site will be able to be viewed from points in East Coker. However the majority of the site tucks in behind the existing triangle of the Yeovil urban edge made up by West Coker Road; Wraxhill Road and Lower – East Coker Road. South of Lower East Coker Road the site falls towards Patchlake Cottage, with all of its south western corner being public open space. In addition the west side of the scheme is to be bungalows to mirror development on Lower East Coker Road - and a sweeping "C" shaped tree lined boulevard, (once matured) will buffer the more dense north eastern neighbourhood centre from views from the west and south west (North and East Coker). Views from East and West Coker high points will see the development site, but it is clear that these will be views "through the filtering effect of existing intervening vegetation", with significant separation from the Yeovil built edge and surrounding villages and hamlets.

- Dark Skies and Controlling Pollution: Through conditions “13 Design Principles and 12 Bats – Lighting Design” – dark skies aims will be able to be considered in detail. And the “Construction Environmental Management Plan condition 20” will deal with noise and pollution during construction.

7.4 Public Comments on Highways, Access and Transport

- Increase in traffic and congestion on A30 and A37 produced by this development cannot be accommodated. There will be unacceptable traffic delays and hold ups. Hendford Hill is always busy and gridlocked at certain times of the day – this will make it worse.
- Northern Access to site should be a roundabout and not a staggered junction. Showground events will continue to make the “staggered junction” perform badly – a roundabout would take more land, but traffic would flow and it would be safer.
- Church Lane and Two Towers Lane will suffer from increased “rat running” because no control or incentive to drive to Yeovil Junction via Horsey roundabout or via Hooper’s Lane.
- By keeping the staggered junction opposite Little Tarrat Lane, and not improving Quicksilver and Horsey roundabouts, the development will encourage “rat running” along Two Towers and Church Lane.
- Monarch Way PROW should remain as it is.
- There is more traffic on the roads surrounding the application site than shown by the Transport Assessment – there should be reduced traffic on Little Tarrat Lane, no rat running north/ north-west of the site and no through traffic on Placket Lane/Pavyott’s Lane to the A37.
- Concern about the accuracy of the Transport Assessment data and assumptions
- Need proper pavements on A37 and A30 – not just an upgraded route along Lovers Lane.
- Need a “Nippy Bus”
- Comments saying both - Little Tarrat Lane should be closed and should be kept open.
- Comments saying both - Pavyotts Lane/Placket Lane should remain open to traffic and should be closed to traffic to/from A37.
- There will be increased traffic and rat running in the residential streets to the north and north-west.
- A30 junction with Sandhurst Road is very dangerous – the development will make it worse.
- The scheme will bring more traffic and congestion, whilst there is insufficient mitigation or increased capacity.
- Few accidents to date – but with more traffic this will be a danger.
- Lower East Coker will be used as a school drop off – loss of local amenity
- Keyford roundabout recently flooded – there will be a bigger threat of more events if the

development goes ahead.

- Pavyotts Farm off Pavyotts Lane – restricting vehicle access will mean all traffic to go in/out via A37. This will increase journeys on the local network.
- The proposed “cycle path on Hendford Hill” will be dangerous and reduce traffic flow. It will remove the safety hatching and endanger pedestrian crossing and walking on the footpath.
- The proposed “no through vehicle route” from A37 to Lower East Coker Road will prejudice access to the Pavyotts Farm area

Officer Response:

- Northern Access Design: The northern access has now been moved from Little Tarrat Lane to be a new 3 arm roundabout on the A37. This will slow and regulate traffic on the approaches to Quicksilver and Keyford Roundabouts – and crucially protect Two Towers Lane and Church Lane from the temptation to “rat run”. The A37 has a pavement. The slowing and regulating of traffic towards Quicksilver will also improve vehicle movements across the A37 between Little Tarrat Lane and Two Towers Lane, but, without encouraging more traffic to use these two routes.
- No Through Route on Placket Lane and Pavyotts Lane: Focusing vehicle access to the site and the Pavyotts Farm area from the A37 will control through traffic to and from west of Lower East Coker Road. Yes there will likely be some inconvenience to the Pavyotts Farm area and a small increase in school drop off traffic from the west side of the scheme, but this is not likely to be significant. The design of the scheme is not likely to increase the already normal level of traffic accidents – the promotion of more non car travel may even in time reduce car accidents and increase more sustainable travel trips.
- Hendford Hill Cycle Priority: Officers support the proposed Hendford Hill cycle path. There would be a toucan crossings at the two ends of Lover’s Lane. There is sufficient width to provide an uphill cycle path to the beginning of Lover’s Lane along with normal road and footpath widths. The cycle path would be part of Yeovil’s proposed cycle network and would encourage sustainable travel.
- Traffic Data, Traffic Generation and Impacts on the Yeovil Network: If approved the scheme will only build out at a rate of some 80/100 homes a year limiting the impact of increased traffic on the local road network. SCC Highways agree there is plenty of scope on the Yeovil highway network to cope with this scheme and all other proposed major Yeovil developments. Between peak hours the A30 and the A37 exhibit little traffic. During peak hours these routes and associated roundabouts all “flow appropriately” with normal levels of congestion for limited key hours. The proposed scheme will adjust Quicksilver Roundabout should traffic survey data indicate insufficient capacity and Horsey Roundabout has already been improved by SCC. County Highways support the scheme, its traffic data and assumptions - and the proposed associated mitigation measures which focus on walking, cycling and 2 bus extensions (Nos 56 and 68) into the site and from the site to Yeovil town centre.

7.5 Public Comments on Flood Management and Drainage

- Development will endanger flood zones to the south between Pavyotts Farm, Key Bridge and Barwick & Stoford. This crescent is very flood sensitive.
- Barwick and Stoford - the development will prejudice flood risk from River Od in these two villages,

which are both already experiencing flooding from River Yeo. Flood risk to Barwick Stream.

- Sewage capacity does not exist for this sized development.
- More homes means more flood risk because all the worst flood zones are south of the proposed development which is higher than the flood zones.
- Pavyotts Farm off Pavyotts Lane - Development proposed water sewer network, underground storage tanks and an attenuation pond is not trusted to manage possible flooding/pollution

Officer Response:

Managing Surface Water Run Off: It is normal for parish councils and members of the public to be concerned about possible flood impact, particularly since the scheme's Environmental Statement shows that the existing agricultural site is not very porous. This means that the proposed development will need to manage surface water through designed pipes, an attenuation pond and swale greenfield run offs. This will mean that there is a likelihood that the arrival of the development scheme will manage surface water run off in a way that the current "natural arable land" has not been able to – and to the advantage of those concerned about flood management. The LLFA has noted the recent flooding of Keyford Roundabout, and so as pre commencement applications for drainage and sewerage, (Conditions 6 and 7) come forward all these matters can be positively addressed with funds from the development scheme. The site itself is in Flood zone 1 – not prone to flooding. The Environment Agency and the Local Lead Flood Authority have no objections to the scheme, subject to appropriate conditions.

Providing Sewer/Foul Flow Capacity: Wessex Water and the applicant both agree further capacity is needed and can easily be provided. See Condition 6.

7.6 Public Comments on Countryside and Wildlife

- Loss of outstanding area of green space, quality agricultural land and wildlife
- Hedgerows along Monarch Way and Placket Lane/Pavyotts Lane should be maintained.

Officer Response:

Agricultural Land: It has been agreed that Yeovil must grow to accommodate growth and to be able to limit growth in smaller rural settlements. Development inside the town is being allowed and promoted, but this is not enough. However all edge land around Yeovil is "best and most versatile" (Grade 1) agricultural land. So in 2013 a Peripheral Landscape Study comprehensively assessed a range of sites on the edge of Yeovil for further growth sites and Keyford was agreed. Notwithstanding this grading the Environment Statement shows that the site is prone to erosion and "drouhgtness". At the Local Plan Inquiry, the Planning Inspector concluded that *... "a balance needs to be struck between seeking to boost significantly the supply of housing and protecting agricultural quality land. Bearing in mind that much of the land around Yeovil is high quality, the Council has achieved an appropriate balance through the reduction in scale, (from that originally proposed), of the direction of growth to the south of the town"*

Supporting Biodiversity and Wildlife: The application site was subject to ecological surveys in 2014, 2016 and 2018, particularly with regard to bats, badgers, hazel dormice and reptiles. Surveys recorded badgers, farm birds and potential for roosting bats in mature trees, (but bat activity was generally low). Mitigation methods have been set out in the Environmental Statement. Badger setts

will only be disturbed where necessary through proper licenses and the creation of approved new setts. Reptiles, (e.g. slow worms) would be translocated to suitable on site open spaces, (and close to badger setts to support their feeding). Dormice were not found on site – but proposed conditions will require the developer to re survey at key periods through the development. Farmland and some nesting and wintering birds will be to some extent adversely affected by the scheme, however the retention of existing woodland copses and hedgerows will continue, post development, to support these very same species. Bats - the surveys did not find “roosting bats”, but the trees on site support “commuting and foraging” and have the potential to support roosting. Retaining mature trees will be important as will be installing bat boxes and bat tubes in trees and peripheral building walls. The existing site is dominated by arable fields which have a low intensity of diverse wildlife. The proposed scheme with 40% open space has the potential to increase this diversity. Condition 11 will require the applicant to produce a formal “biodiversity net gain” assessment in advance of any reserved matters application. The site is not subject to any nature conservation designation. Any planning permission would be subject to the following conditions:

- 11 - Landscape Ecology Management Plan and Biodiversity Net Gain Strategy
- 12 - Bats Lighting Design
- 20 - Construction Environmental Management Plan
- 24 - Trees and Hedgerows

7.7 Public Comments on Housing, Community Facilities, Employment and Neighbourhood Centre

- 15% is not enough affordable housing on the site

- Social housing never brings an area up. Negative effect on property values.

- We need more homes, but if there are new social homes people will not want to live next to them

- Yeovil should have more homes – but in Yeovil Town Centre not at Keyford

- The new homes will be too expensive.

Officer Response:

Affordable Housing (AH): Because of the overall viability of the site and scheme, (assessed for SSDC by the District Valuer), only 15% AH along with other critical community infrastructure benefits can be afforded. Section 3 above and Appendix 1 below explains this in detail.

Housing and Urban Extension Infrastructure: Property values are not a material planning matter. (It is not accepted that social housing negatively affects property values – good design and good locations are more important factors). SSDC is also promoting housing in Yeovil Town Centre. The proposed scheme and its suite of community infrastructure, (education, health, employment, sport and leisure) will not only support the urban extension but will be a welcome addition to the wider neighbourhood.

8. PLANNING CONSIDERATIONS - INTRODUCTION

An Urban Extension on this site is identified in both the up to date Local Plan (2015) and the East Coker Neighbourhood Plan (2018). A 2013 SSDC Peripheral Landscape and Strategic Design Study looked at opportunities across Yeovil for significant housing development options and identified this site as suitable. The importance of Yeovil growing its planned urban extensions, is not only to support its own housing need and planned growth ambitions – but also because this would be a significant step in delivering the authority’s 5 year housing land supply and help to take pressure off the District’s Rural Settlement’s that have seen faster growth than envisaged since 2006.

9. PRINCIPLE OF DEVELOPMENT & KEY INFRASTRUCTURE

Land Uses and Strategic Policy Tests: The Local Plan sets the proposed Yeovil South Urban Extension the following strategic tests in Policy YV2:

- 800 homes
- 40% greenspace
- 30% affordable housing
- Access to local jobs and 2.58 hcts of business/employment land
- A primary school, a health centre and a neighbourhood centre
- “Garden City” design principles: complement landscape character; respect heritage assets; support biodiversity and sustainable design; mitigate against risk of flooding and a design that supports walking, cycling and access to bus travel

Notwithstanding the 800 house target, the application proposes a reduced but balanced 750 homes, having taken into account all other planning standards and policy aims.

The greenspace target of 40% is broadly met and would be exceeded if front gardens, (a key “garden city” and unusual design component of the application) were taken into account.

15% affordable homes (112) are being proposed, (30 social rent; 30 affordable rent; 26 shared equity and 26 discounted market). This falls short of the council’s 35% target. However a detailed Viability Assessment, (Appendix 1) has been carried out, (and consulted on), and 15% is viewed as an acceptable balance given the other policy aims, site improvements and community benefits that must also be achieved.

At the core of the new mixed-use development will be the neighbourhood centre based around a Village Square. It will accommodate a school, community hall (which could provide a place of worship), shops, office space, residential, a doctors’ surgery and care home. Siting the Local Centre facilities in a central location will encourage shared trips and optimise the catchment population within the preferred 400 metre (or 5 minute) walking distance. The Local Centre will have the opportunity to become the heart of the new community, well served by public transport and the cycle and footpath network.

A Community Hall will be provided on the north side of the Village Square, so as to be easily and conveniently accessible for the general public. The chosen location directly adjoins the eastern side of the primary school site, thereby allowing schoolchildren to access the Hall for functions without the need to venture onto the estate road network.

This dual-use capability for the Hall will enhance the facilities available to the school, and should help support the Hall's continuing upkeep.

The Local Plan requirement of 2.58 ha of employment land will be provided, split across the development as follows:

Northern Employment Area	1.00ha
Southern Employment Area	1.00ha
Within the Local Centre	0.58ha

When the proposed new primary school was moved north of Placket Lane/Pavyotts Lane in the February 2019 revision, English Heritage withdrew its objection to the scheme. This issue had also been important for local residents who wanted to see the setting of the "Roman Villa" flanked only by playing fields.

Keyford House, the Grade II building immediately east of the site is well buffered by a landscape strip within the Keyford House boundary.

Council design advisors have supported both the masterplan concept and its relationship to the site's gently sloping landscape.

This is an outline application, and detailed biodiversity and sustainability credentials will be established at future reserved matters stages should the outline be approved. But outline analysis indicates important tree and hedgerow management can be incorporated into any buildout and drainage and flood risk can be designed and managed so as not to impact on downstream lands and communities that are sensitive to flooding close to the Rivers Od and Yeo.

The scheme proposes to fund all the target community facilities, something that is also a stated aim of the East Coker Neighbourhood Plan. The application is supported by the County Council in terms of education, highway and transport provision. There is no indication that the proposed doctor's surgery, the new school and the leisure and play areas are not needed nor will not be taken on by the appropriate public authorities.

Garden Village/City 12 Design Credentials:

- Local vision and community engagement
- Stewardship
- Strategic fit
- Future proofed
- Strategic infrastructure
- Land value capture
- Access to finance and private sector investment
- Clear identity
- Sustainable scale and well designed
- Great homes
- Sustainable transport
- Healthy places and green space

The site and scheme has been assessed and agreed through the SSDC statutory local plan and neighbourhood plan making process – including public inquiries. The scheme has been changed and improved through public engagement.

The scheme is a "strategic fit" for both Yeovil and the District as a whole. The proposed s106 agreement demonstrates a commitment to "place stewardship".

The scheme already demonstrates a sustainable transport framework – particularly promoting walking, cycling and public transport. This framework along with the proposed Condition 10 on “Sustainable Construction and Minimizing Carbon Emissions” and the proposed s106 Sustainable Construction Innovation Fund, demonstrate a further commitment to a new level of viable “future proofing” for developments in South Somerset. This is further enhanced by its proposed mixed use concept.

The scheme sets out access to strategic transport, communication, social and utility infrastructure. And, using a “walkable neighbourhood concept” the scheme would ensure close access to day to day services and a level of self – sufficiency for all homes. The s106 draft heads of terms in Section 3 demonstrates “land value capture” and a commitment to private investment.

At this master plan stage, the scheme proposes a “homes with gardens” design with significant open and leisure space and facilities. This will deliver viability tested affordable homes and a settlement that has healthy design and green space at its core.

Assessment Conclusion:

Overall the scheme delivers the SSDC Local Plan strategic land uses and community infrastructure for the south Yeovil urban extension. It also broadly meets Policy YV2’s tests to develop “viable sustainability objectives and garden city principles”.

10. DESIGN, LAYOUT, LANDSCAPE, HERITAGE & POLLUTION

Design Ethos and Delivery: Overall the urban extension design ethos is based on good “Building By Design” and “Garden City” design principles:

- Modest, neighbourhood building heights of 1-3.5 storeys. (no higher than 6m above ground level on the western boundary and no more than 12.5m west of the retained Monarch’s Way).
- strong frontages with natural street and neighbourhood surveillance;
- traditional homes with front and back gardens;
- a mixture of character areas and densities,
- unified by a 400 metre walk distance integrated foot and cycleways and bus routes, and a traditional neighbourhood centre with a market place
- formal and informal open space and recreation areas

The Design and Access Statement sets out building design concepts that reflect South Somerset local vernacular buildings and materials and village design.

The scheme would obviously move “agricultural land to development land”. In doing this the proposal uses classic urban design landscape and density principles and techniques to make the transition to the urban and rural forms that surround it:

- To the east, the listed Keyford House and the Red House Public House present the main relationship to the Yeovil Showground and the listed Barwick House and Garden and the Rose Tower. North of Keyford House and up to the Little Tarrat Lane/Two Towers Lane junction, the proposed housing and employment sites are set back from the A37.
- The proposed new employment area is significantly buffered from St Margaret’s Hospice and permission is now only sought for B1 business development, (offices and workshops) which complement residential uses.
- Densities to the east of the preserved Monarch’s Way public right of way are higher than to the west, where they reduce to a landscaped boundary and predominantly

bungalows on the western boundary with East Coker Road and Lower East Coker Road.

- Then to the south, playing fields and a landscaped attenuation pond present the site's edge to the buried remains of the Roman Villa scheduled monument and farmland.
- The existing tree and hedgerow structure will largely stay in place complemented by tree-lined streets and significant incidental open space and landscape. Once matured a very green suburb will be the predominant visual experience – both within the scheme and from high view points to the south and east.
- And, this extension to Yeovil will still be distinctly separate from existing western, southern and eastern villages.

Heritage Impact Management: East Coker heritage assets and valued listed buildings are some 1.6km away from the Keyford Site, but there will be some views of the site and development. However these are considered to be minor given the proposed retention of most of the existing tree groups, woodland blocks, hedgerows and proposed new street and garden tree planting. Development in the scheme has now been substantially pulled away from the setting of the “buried Roman Villa”. Other heritage assets to the south and east of the site are significantly buffered by landscaping. Keyford House is not only separated by its own on site landscape buffer, but also by proposed planting on the Keyford site itself.

Pollution Management: In terms of pollution, there will be dust and noise pollution from the construction process but this will be within normal tolerances for both humans and wildlife and will be mitigated by construction method control systems. Mitigation of air quality effects of road traffic emissions can only be delivered by national reductions in vehicle emissions and more sustainable travel which this urban extension is promoting. In terms of light pollution strong tree and hedgerow planting and management, coupled with planning and county highway rules about “down lighting” of street and sports lighting will keep light pollution to a minimum. A special planning condition is proposed to survey and protect any significant bat movement.

Assessment Conclusion:

The design of the scheme will create a new and attractive neighbourhood, with a strong sense of place and a respect for the landscape and heritage characteristics on its boundaries.

11. HIGHWAYS, ACCESS & TRANSPORT

Key Transport Concerns: East Coker and Barwick & Stoford Parish Councils along with a number of local residents have made highway matters a key objection. The scheme has made key changes to recognize some of these key concerns, notably a roundabout northern access and traffic calming for the neighbourhood west of Yeovil Road/ Lower East Coker Road.

Highway Mitigation and Improvements: The scheme proposes 14 key Highways and Transport proposals, (set out above at paragraphs 3.5-3.7), for the urban extension. These focus on promoting walking, cycling and bus links from the site to Yeovil and concentrating car access to the site from the A37.

The northern access has now been moved from Little Tarrat Lane to be a new 3 armed roundabout on the A37. This will slow and regulate traffic on the approaches to Quicksilver and Keyford Roundabouts – and crucially protect Two Towers Lane and Church Lane from the temptation to “rat run”. The A37 has a pavement.

Transport Data, Assumptions and Strategy: Should the scheme be approved it would build out at a rate of some 80/100 homes a year limiting the impact of increased traffic on the local road network. SCC Highways agree there is plenty of scope on the Yeovil highway network to cope with this scheme and all other proposed major Yeovil developments. Between peak hours the A30 and the A37 exhibit little traffic. During peak hours these routes and associated roundabouts all “flow appropriately” with normal levels of congestion for limited key hours. The proposed scheme will adjust Quicksilver Roundabout should traffic survey data indicate insufficient capacity and Horsey Roundabout has already been improved by SCC. County Highways support the scheme, its traffic data and assumptions - and the proposed associated mitigation measures which focus on walking, cycling and 2 bus extensions (Nos 56 and 68) into the site and from the site to Yeovil town centre.

Assessment Conclusion:

There will be traffic growth on the local network as a result of this development, but most of that growth would be there in any case – natural growth. Locally a range of improvements (paragraphs 3.5 – 3.7), will both mitigate congestion and promote more sustainable transport trips.

12. FLOOD MANAGEMENT & DRAINAGE

Surface Water Drainage: The Lead Local Flood Authority, Environment Agency and Wessex Water have no objections to the scheme, subject to appropriate drainage and foul flow planning conditions. The proposed attenuation pond south of Pavyotts Lane will need to be correctly sized in accordance with a 1 in 100 (+40% climate change factor) storm events with an appropriately controlled discharge. The discharge will be limited to the equivalent greenfield rate for each storm event. The attenuation pond will connect to a new swale which will then connect naturally to watercourses further south. There is confirmation that the applicant owns all necessary land to deliver a correct flood management strategy. A pre development commencement condition No 7 relating to Surface Water Drainage is proposed and agreed by the applicant.

Foul Flow: A new foul drainage connection will be required to serve the Keyford development. A new foul sewage pumping station will be provided in the vicinity of Redmead in the south-east corner of the site, from where effluent will be pumped via a new rising main up to the A37 to a discharge point (agreed with Wessex Water) into the existing system in the vicinity of the Quicksilver Mail Roundabout. The pumping station will have a minimum 15m buffer zone from the nearest dwelling to protect the amenity of the residents. Connection to the public network is by application and agreement with Wessex Water (funded by the developer), who will adopt sewers through a formal agreement. A pre development commencement condition No 6 relating to Foul Sewage Infrastructure is proposed and has been agreed by the applicant.

Assessment Conclusion:

At this outline stage, drainage design and deliverability to cope with the proposed SUE is supported by all relevant supervising authorities.

13. LAND & WILDLIFE (Ecology; Ground Conditions and Archaeology)

Ecology: The application site was subject to ecological surveys in 2014, 2016 and 2018, particularly with regard to bats, badgers, hazel dormice and reptiles. Surveys recorded badgers, farm birds and potential for roosting bats in mature trees, (but bat activity was generally low). Mitigation methods have been set out in the Environmental

Statement and are supported by the County Ecology Service. The existing site is dominated by arable fields which have a low intensity of diverse wildlife. The proposed scheme with 40% open space has the potential to increase this diversity. Condition 11 will require the applicant to produce a formal “biodiversity net gain” assessment in advance of any reserved matters application. The site is not subject to any nature conservation designation. Any planning permission would be subject to the following conditions:

11 - Landscape Ecology Management Plan and Biodiversity Net Gain Strategy

12 - Bats Lighting Design

20 - Construction Environmental Management Plan

24 - Trees and Hedgerows

Ground Conditions: The underlying ground conditions at Keyford are Bridport Sands with good weight bearing capacity. The combination of gentle slope and good ground conditions indicates that house foundations will be normal depth, concrete strip, and therefore straightforward to construct.

Initial site tests have found no contamination – but not withstanding this, a pre commencement condition is imposed at Condition 9

Agricultural Land Loss: Whilst the scheme would cause the loss of quality agricultural land, the Local Plan allocation clearly made the balance between the planning needs for more homes and protecting agricultural quality. It is argued that with so much good land surrounding Yeovil, the right balance is made to allow this site for development.

Archaeology: The application site has been subject to a programme of archaeological works, including a desk-based assessment, a geophysical survey and a programme of targeted trial trenching. The results of this programme have provided an understanding of the archaeology on the application site, as well as its significance.

Evidence of a potential prehistoric barrow was identified and some settlement remains were also found. An appropriate mitigation strategy of excavation and recording of these features has been formulated and will be implemented in advance of any development within each relevant area via Condition 18.

Assessment Conclusion:

On balance the proposed scheme meets SSDC’s Local Plan for promoting biodiversity in development schemes and ensuring valuable archaeological remains are appropriately investigated and recorded.

14. CONCLUSION

South Somerset Local Plan Policy YV2 seeks the development of a Southern Urban Extension on the Keyford Site with the following credentials:

- Approximately 800 homes
- 40% greenspace
- 30% affordable housing
- Access to local jobs and 2.58 hectares of business/employment land
- A primary school, a health centre and a neighbourhood centre
- “Garden City” design principles: supported by the Local Plan; provision of social and environmental infrastructure; complements landscape and heritage character; supports biodiversity and sustainable construction; mixed use; private and affordable homes; mitigates against risk of flooding and a design that supports walking, cycling and access to bus travel

On the basis of the above policy and planning standards assessment, the application is strongly supported and recommended for approval.

15. RECOMMENDATIONS

15.1 SUBJECT TO NO HOLDING DIRECTION FROM THE SECRETARY OF STATE

15.2 SUBJECT TO A S106 AGREEMENT with Applicant and all those with an interest in the land comprising the Heads of Terms set out in SECTION 3 of this report.

15.3 GRANT PERMISSION FOR APPLICATION NO. 15/01000/OUT FOR THE FOLLOWING REASON:

The proposal relates to the south Yeovil allocated Sustainable Urban Extension in the South Somerset Local Plan 2006-28, (Policy YV2 – Yeovil Sustainable Urban Extensions). It is considered that the proposed scheme would provide a sustainable development with good access to a range of services and facilities. It will make an important contribution towards meeting the district's housing needs, including 15% affordable housing. It would provide a safe means of vehicular and pedestrian access, would not adversely harm residential amenity, ecology or the local landscape and would satisfactorily mitigate for surface and foul water drainage. The proposal is in accord with SD1, SS1, SS3, SS4, SS5, SS6, HG3, HG5, TA4, TA5, TA6, HW1, EQ1, EQ2, EQ4 and YV2 and 5 of the adopted South Somerset Local Plan, the Core Planning Principles and Chapters 2, 4, 5, 6, 8, 9, 12, 15 and 16 of the National Planning Policy Framework 2019

15.4 SUBJECT TO THE FOLLOWING CONDITIONS & INFORMATIVES:

CONDITIONS

- A. **General Conditions**
- B. **Site Wide Pre-Commencement Conditions for Development of Any Plot**
- C. **Conditions to Accompany any Reserved Matters Application for Each Phase of Development**
- D. **Instructive Conditions Informatives**

A. General Conditions

- 1. Development Start Time
- 2. Reserved Matters
- 3. Phasing Programme
- 4. Reserved Matters Timescale
- 5. Plans List and Land Use Permissions

B. Site Wide Pre -Commencement Conditions for Development of Any Plot

6. Foul Sewage Infrastructure
7. Drainage and Surface Water
8. Archaeology
9. Land Contamination
10. Sustainable Construction and Minimising Carbon Emissions
11. Landscape Ecology Management Plan (LEMP) and Biodiversity Net Gain Strategy
12. Bats – Lighting Design

C. Conditions to Accompany any Reserved Matters Application

13. Design Principles
14. Adherence Statement – Foul Sewage and Drainage and Surface Water
15. Adherence Statement – Archaeology
16. Adherence Statement – Land Contamination
17. Adherence Statement – Sustainable Construction and Minimising Carbon Emissions
18. Adherence Statement – LEMP and Biodiversity Net Gain Strategy & Bats – Lighting
19. Estates Roads Details
20. Construction Environmental Management Plan (CEMP)
21. Electric Vehicle Charging Points
22. Parking and Turning Areas Kept Clear
23. Disposal of Highway Surface Water
24. Trees and Hedgerows
25. Landscaping
26. Noise

D. Instructive Conditions

27. Infrastructure – Broadband
28. Wildlife Surveys and Support
29. Bird and Bee Biodiversity Enhancement
30. Pre – Occupation and Highways
31. On Site Parking Provision

INFORMATIVES

01. Conditions
02. Approved Drawings
03. Highway Works
04. Environment Agency
05. Sustainable Drainage System (SUDS)
06. Drainage
07. Surface Water Attenuation
08. Soakaways
09. Flood Prevention
10. Foul Flow
11. Minimising Light Pollution
12. Slow Worms
13. Hedgerows, Trees and Scrub
14. Ecological Clerk of Works
15. Electricity Supply
16. Noise Management
17. S106 Agreement
18. Fires

19. SCC Highway Legal Agreement
20. Traffic Regulation Orders
21. Pre Application and Public Engagement Process
22. Hazel Dormice
23. Public Rights of Way (PROW)

CONDITION DETAILS

A. General Conditions

1. DEVELOPMENT START TIMESCALE: The development hereby permitted shall be commenced either before the expiration of 5 years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015.

2. RESERVED MATTERS: Details of appearance, layout, scale and landscaping, (hereinafter called “the Reserved Matters”) for each phase or part thereof, shall be submitted to and approved in writing by the Local Planning Authority before the development takes place on the relevant phase or part thereof and the development shall be carried out as approved.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990

3. PHASING PROGRAMME: The development hereby approved shall not be commenced until a written programme, (showing the phasing of the development; the anticipated timings for the submission of Reserved Matters Applications, and the commencement of each phase), has been submitted to and approved in writing by the Local Planning Authority. Any subsequent changes to the agreed programme of phasing shall be submitted to and approved in writing by the Local Planning Authority.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990. (Outline Planning Permission only is granted in accordance with the application submitted).

4. RESERVED MATTERS TIMESCALE: Prior to the commencement of development of any phase or part thereof, an application for the approval of reserved matters for each phase, or part thereof, shall be submitted to and approved in writing by the Local Planning Authority in accordance with the scheme of phasing agreed under condition 3 and each of the phases shall be completed in accordance with the phasing programme unless otherwise agreed in writing with the Local Planning Authority.

Reason: As required by Section 92(2) of the Town and Country Planning Act 1990.

5. PLANS LIST & LAND USE PERMISSIONS: Outline planning permission is hereby granted for:

- a) 750 dwellings (C3);
- b) 2.58ha of Employment Land (B1)(including a 65 bed Care/Nursing home);
- c) Community Building;
- d) Neighbourhood Centre comprising up to 1000m² retail (A1, A2, A3, A4, A5, D1, D2 and B1),
- e) Health Centre

- f) Children's Nursery,
- g) Primary School,
- h) Play Areas and Formal Sports Pitches and Sports Pavilion
- i) Open Space and Landscaping,
- j) Drainage Infrastructure
- k) Highway Works – On-site and Off-site

The development hereby permitted shall be carried out in general accordance with the following approved, illustrative plans:

P16-0185_05M	Indicative Framework Masterplan (22 August 2019)
Figure 3.1	Land Use Parameter Plan
Figure 3.2	Building Heights Parameter Plan
Figure 3.3	Access and Movement Parameter Plan
Figure 3.4	Green Infrastructure Parameter Plan

Detailed planning permission is hereby granted for the new means of access to the site from A37 Dorchester Road, in general accordance with the following approved, detailed plans IMA-17-085:

- 009 - Keyford Southern Access including Bus Access details on Placket Lane
- 014 – Plan 25 Bus Services
- 021 – Plan 21 Cycle Network
- 033 – Plan 5B Northern Roundabout
- 034 – Plan 26 Footway/Cycle path
- 035 – Plan 20A Shared Footway/Cycleway Adjacent to A37
- 037-A - Rose Tower Roundabout Indicative Levels
- 4835/719/1B - Rose Tower Roundabout - Proposed Hedging, Banking and Retained Trees
- 4835/71/2B - Rose Tower Roundabout - Trees Proposed to be Removed

Reason: As required by Town and Country Planning Act 1990, and in order to ensure compliance with the plans hereby approved. (Outline Planning Permission only is granted in accordance with the application submitted), except for the means of access which is not a reserved matter.

B. Site Wide Pre -Commencement Conditions for Development of any Plot

6. FOUL SEWAGE INFRASTRUCTURE: No development in any phase or part thereof shall be commenced until details of the works for the disposal of foul sewage from that phase or any part thereof, have been provided and approved in writing by the Local Planning Authority.

The scheme (s) once approved shall be implemented in accordance with the approved details for the relevant phase (s) unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately drained in accordance with the aims and objectives of Policy EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the NPPF.

7. DRAINAGE & SURFACE WATER: No development on any phase or part thereof shall take place until details of a strategy for sustainable surface water and ground water drainage, which accord with the submitted Flood Risk Assessment dated January 2015, (including temporary drainage provision during construction); and mechanisms for ongoing maintenance and management have been submitted to and approved in writing by the Local Planning Authority. No development on any individual phase shall take place until details of sustainable surface water and ground water drainage, for that phase have been submitted to and approved by the Local Planning Authority.

The proposed attenuation pond on the south boundary must be correctly sized in accordance with a 1 in 100 weather event, (including a +40% climate change built in factor) with a controlled discharge of no greater than 110l/s for any event. Water run off/discharge must be limited to the equivalent greenfield rate for each storm event, and this should be demonstrated in detailed design, (at pre commencement and reserved matters stages). The applicant/developer must demonstrate control of the land for the swale (s) that links the southern attenuation pond to discharging watercourses to the south of the site. The applicant/developer should also work with the LLFA to examine further and if appropriate implement SUDS and infiltration techniques across the site and development

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site. In accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the NPPF

8. ARCHAEOLOGY: No development shall take place on any phase or part thereof, unless the implementation of a programme of archaeological work for that phase or part thereof involving further evaluation and subsequent mitigation has been secured in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of preserving the archaeological interests to accord with the 2006-28 South Somerset Local Plan.

9. LAND CONTAMINATION: Before commencement of development of any phase or part thereof, the nature, degree and extent of actual or potential contamination of that phase or part thereof, shall be investigated to the satisfaction of the Local Planning Authority. Such investigation shall include as a minimum, the preparation of a Phase 1 (desk study) contamination report. If actual or potentially significant risks are identified then further investigations shall be undertaken. Such investigation shall be submitted to the Local Planning Authority for written approval. If any unacceptable risks to identified receptors are highlighted, a detailed remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. Such remediation works as necessary shall be fully implemented and completed before any building, on the contaminated area identified, is built and occupied. Any investigation risk assessment and remediation shall be carried out in compliance with recognised guidance, methodology and protocols.

Reason: To ensure that actual or potential land contamination has been investigated and any associated environmental risks have been assessed and mitigated in accordance with the aims and objectives of Policy EQ7 of the South Somerset Local Plan (adopted March 2015).

10. SUSTAINABLE CONSTRUCTION & MINIMISING CARBON EMISSIONS: Prior to the commencement on site, a "Review Addressing Climate Change in South Somerset Policy EQ1 (RACCSS)" for the whole site, will be produced which sets out how the development proposes to address the following measures set out in Policy EQ1 within the viability parameters already established by the viability appraisal produced for this the outline application:

- Minimisation of Carbon Dioxide emissions through energy efficiency; renewable and low carbon energy solutions
- Minimisation of Flood Risk and maximisation of Water Conservation
- Solar orientation, maximising natural shade and cooling, water efficiency and flood resilience in addressing the impact of climate change
- How the impact of climate change may affect the measures proposed to enhance the biodiversity of the site.

The scheme (s) once approved shall be implemented in accordance with the approved details, the relevant phase (s), and in accordance with the anticipated agreed timetable - unless otherwise varied in writing by the Local Planning Authority.

Reason: In the interests of addressing climate change and reducing carbon emissions in accordance with policy EQ1 of the South Somerset Local Plan.

11. LANDSCAPE & ECOLOGICAL MANGEMENT PLAN (LEMP) & BIODIVERSITY NET GAIN STRATEGY: A LEMP shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development.

The content of the LEMP shall include the following:

- a) How the Construction Environmental Management Plan - CEMP and the LEMP will be integrated
- b) Description and evaluation of the biodiversity features post “whole site development” will be developed, maintained and managed for 30 years once the final phase of development is completed. This will also include LEMP Aims and Objectives and the Biodiversity Net Gain Strategy. This means the production of a “biodiversity off setting calculation using the DEFRA metric to demonstrate that the proposed master plan provides adequate habitat creation to the value of what will be lost”, in addition to the proposed biodiversity enhancements.
- c) Ecological trends and constraints on site that might influence management.
- d) Preparation of an indicative work schedule (including an annual work plan capable of being rolled forward) and how this will be monitored and developed
- e) The LEMP will cover at least the habitat and landscape design and management of the new development, that is needed to promote bats; badgers; birds; dormice; invertebrates; reptiles; key plant species and pollinators.
- f) The LEMP shall include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

In particular the “Details of the LEMP & Biodiversity Net Gain Strategy” shall set out protection and mitigation details relating to the following key species:

- **BADGERS:** Anticipated timetable for the carrying out of any mitigation required, and if necessary the details of new sett requirements and foraging habitat, following any closure of any existing setts.
- **BATS - TREES:** A survey by a competent person, at an appropriate time of year to establish if bats are present in the existing trees within the relevant phase which have been approved to be felled. The survey, together with any proposed mitigation strategy shall be submitted and approved prior to any felling or works to the trees.
- **REPTILES**

- **DORMICE**
- **BIRDS**, (including swifts and swallows)
- **POLLINATORS**

The scheme (s) once approved shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reasons: In the interests of European and UK protected and priority species and in accordance with policies EC7, EC8 and EQ4 of the South Somerset Local Plan, in order to:

- to protect badgers, their habitat and setts from damage or disturbance during development operations bearing in mind the animal and its setts are specially protected through the Protection of Badgers Act 1992;
- to protect and safeguard slow worms which have been identified on part of the site and which are specially protected under Section 9(5)(a) and 9(5)(b) of the Wildlife and Countryside Act 1981 (as amended), and
- to protect dormice and their habitat from damage or disturbance bearing in mind that the dormouse is included on Schedule 5 and fully protected under Section 9 of the Wildlife and Countryside Act 1991 (as amended) and the Conservation (Natural Habitats & Countryside) Regulations 1994 and 2017.

12. BATS – LIGHTING DESIGN: Prior to commencement of development of any phase or part thereof, where there is potential for adverse impacts on bats as identified in the submitted Environmental Statement, a lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how and where external lighting will be installed (through the provision of lighting contour plans and technical specifications) to demonstrate that areas to be lit will not unduly disturb or prevent bats using their territory or having access to their resting places.

All external lighting on any phase or part thereof shall be installed in accordance with the approved lighting strategy and shall be maintained thereafter in accordance with the design.

Reason: In the interests of the 'Favourable Conservation Status' of populations of European protected species and in accordance with policy EQ4 of the South Somerset Local Plan

C. Conditions to Accompany any Reserved Matters Application

13. DESIGN PRINCIPLES: With or prior to the submission of any Reserved Matters application in relation to any phase or part thereof, **Design Principles** shall be submitted to and approved in writing by the Local Planning Authority. These principles shall be formulated broadly in accordance with the aims and objectives of Version 3 of the Keyford Design and Access Statement (February 2019) and the Indicative Framework Masterplan P16-0185_05M (22-8-19), both submitted with the outline application and shall include the following details:

- (a) **MOVEMENT:** The proposed movement network delineating the primary, secondary and tertiary streets and pedestrian and cycleway connections, (on and off site), setting out the approach to estate design, treatment of non-vehicular routes and car and cycle parking, (including a parking strategy i.e. numbers of parking spaces and types).

(b) **LAYOUT & OPEN SPACE:** The proposed layout, use and function of green and open space within the development.

(c) **PARKING:** The approach to and design principles applied to car parking (on-street and off-street), including disabled parking and cycle parking.

(d) **URBAN FORM & STRUCTURE:** Phased layout principles to include urban structure, form and layout of the built environment, building heights, densities, legibility, means of enclosure, key gateways, landmark buildings, key frontages and key groups.

(e) **PUBLIC REALM & LANDSCAPING:** The design approach for areas within the public realm including landscaping and hard surface treatments, lighting, street trees, boundary treatments, street furniture, sports facilities and play equipment including an explanation of how the design approach and layout will achieve the proposed mitigation as set out in the submitted Environmental Statement and Design and Access Statement. Lighting proposals will need in particular to find a balance between the SSDC “Dark Skies” and “protection of wildlife” policies and sufficient lighting for residential access and safety.

(f) **SERVICING:** Servicing, including utilities, (gas, electricity, water, broadband), and the design for the storage and collection of waste and recyclable materials.

(g) **MATERIALS:** External materials, to include a palette of wall and roof finishes, windows, doors, porches, heads, sills, chimneys, eaves, verges and rainwater goods.

(h) **SAFETY & ACCESS FOR ALL:** These will be the design principles that will be applied to the development to encourage security, community safety and equal access to homes, buildings and public realm. Equal access is particularly important for the infirm and disabled.

Thereafter any application for the approval of reserved matters shall comply with the approved Design Principles, unless otherwise varied in writing by the Local Planning Authority.

Reason: To accord with the provisions of Article 4 (Article 5) of the Town and Country Planning (Development Management Procedure) Order 2015 and EQ2 of the South Somerset Local Plan.

14. **ADHERENCE TO DESIGNS FOR A) FOUL SEWAGE INFRASTRUCTURE and B) DRAINAGE & SURFACE WATER:**

Prior to the development of any phase or part thereof, a “Statement of Adherence” shall be submitted in writing and approved by the Local Planning Authority as part of any Reserved Matters application.

Adherence to **Conditions 6 and 7 FOUL SEWAGE INFRASTRUCTURE DRAINAGE & SURFACE WATER.**

The approved Statement of Adherence and scheme (s) shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is adequately drained and to prevent flooding by ensuring the satisfactory storage of/disposal of foul and surface water from the site. In accordance with Policies EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015) and the provisions of the NPPF

15. **ADHERANCE TO CONDITION 8. ARCHAEOLOGY**

Prior to the development of any phase or part thereof, a “Statement of Adherence” shall be submitted in writing and approved by the Local Planning Authority as part of any Reserved Matters application.

The approved Statement of Adherence and scheme (s) shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the

anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: In the interests of preserving the archaeological interests to accord with the 2006-28 South Somerset Local Plan.

16. **ADHERENCE TO DESIGNS FOR LAND CONTAMINATION MITIGATION:** Prior to the development of any phase or part thereof, a “Statement of Adherence” shall be submitted in writing to and approved by the Local Planning Authority as part of any Reserved Matters application.

Adherence to **Condition 9. LAND CONTAMINATION**

The approved Statement of Adherence and scheme (s) shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that actual or potential land contamination has been investigated and any associated environmental risks have been assessed and mitigated in accordance with the aims and objectives of Policy EQ7 of the South Somerset Local Plan (adopted March 2015).

17. **ADHERENCE TO DESIGNS FOR SUSTAINABLE CONSTRUCTION & MINIMISING CARBON EMISSIONS:** Prior to the development of any phase or part thereof, a “Statement of Adherence” shall be submitted in writing to and approved by the Local Planning Authority as part of any Reserved Matters application.

Adherence to **Condition 10. SUSTAINABLE CONSTRUCTION & MINIMISING CARBON EMISSIONS.**

The approved Statement of Adherence and scheme (s) shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reason: in the interests of address climate change and reducing carbon emissions in accordance with policy EQ1 of the South Somerset Local Plan.

18. **ADHERENCE TO DESIGNS FOR LANDSCAPE & ECOLOGICAL MANGEMENT PLAN (LEMP) & BIODIVERSITY NET GAIN STRATEGY & BATS - LIGHTING:** Prior to the development of any phase or part thereof, a “Statement of Adherence” shall be submitted in writing to and approved by the Local Planning Authority as part of any Reserved Matters application.

Adherence to **Condition 11. LANDSCAPE & ECOLOGICAL MANGEMENT PLAN (LEMP) & BIODIVERSITY NET GAIN STRATEGY** and to **Condition 12. BATS - LIGHTING**

The approved Statement of Adherence and scheme (s) shall be implemented in accordance with the approved details, the relevant phase (s) and in accordance with the anticipated timetable agreed unless otherwise varied in writing by the Local Planning Authority.

Reasons: In the interests of European and UK protected and priority species and in accordance with policies EC7, EC8 and EQ4 of the South Somerset Local Plan, in order to:

- to protect badgers, their habitat and setts from damage or disturbance during development operations bearing in mind the animal and its setts are specially protected through the Protection of Badgers Act 1992;
- to protect and safeguard slow worms which have been identified on part of the site and which are specially protected under Section 9(5)(a) and 9(5)(b) of the Wildlife and Countryside Act 1981 (as amended), and
- to protect dormice and their habitat from damage or disturbance bearing in mind that the dormouse is included on Schedule 5 and fully protected under Section 9 of the Wildlife and Countryside Act 1991 (as amended) and the Conservation (Natural Habitats & Countryside) Regulations 1994 and 2017.

19. ESTATE ROAD DETAILS: For each phase or part thereof the proposed estate roads, footways, public rights of way (footpaths and bridleways), cycle ways, tactile paving, bus stops/bus lay-bys, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car, motorcycle and cycle parking provision & spaces and street furniture - shall be constructed and laid out in accordance with details to be approved by the Local Planning Authority in writing. For this purpose, plans and sections, indicating as appropriate, the design, layout, levels, gradients, materials, facility specifications and method of construction shall be submitted in writing to and approved by the Local Planning Authority.

Reason: In the interests of highway safety to accord with Policy TA5 of the South Somerset Local Plan (adopted March 2015).

20. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP): No development shall take place on any phase or part thereof, until a Construction Environmental Management Plan (CEMP) for that part of the development has been submitted to and approved in writing by the local planning authority. The CEMP shall include construction vehicle movements, construction operation hours, and construction vehicular routes to and from site, construction delivery hours, expected number of construction vehicles per day, car parking for contractors together with measures to prevent the emission of dust, mud, slurry, and other debris on the highway and for the mitigation of other construction impacts, (including lorry wheel washing). The CEMP will also include physical measures and sensitive working practices to avoid unnecessary biodiversity and wildlife disturbance and destruction during construction and mitigation measures. These will be measures that will also support the post development element of the "Landscape & Ecological Management Plan". If appropriate an ecological clerk of works will be used to oversee biodiversity and wildlife protection during construction. If appropriate the CEMP may include registration with the "Considerate Constructor Scheme". All development shall then be carried out strictly in accordance with the approved Construction Environmental Management Plan.

Reason: To minimize the impact of construction activities on local residents to accord with Policies TA5, EQ2 and EQ7 of the South Somerset Local Plan (adopted March 2015).

21. ELECTRIC VEHICLE CHARGING POINTS: Prior to the occupation of any house, flat or bungalow, provision will be made for an electric vehicle charging point of at least 16 amps, adjacent to their designated parking spaces or garages, at a ratio of 1 per dwelling. With regard to communal parking areas for flats, charging points will be provided prior to occupation, in numbers and locations to be agreed in writing with the Local Planning Authority.

Subject to SSE or such other electricity supplier as may be approved by the Local Planning Authority, being able to provide the necessary power, the scheme shall be implemented in

accordance with the approved details unless otherwise varied in writing by the Local Planning Authority.

Reason: To ensure that the development is resilient and sustainable in accordance with Policy TA1 (Low Carbon Travel) of the adopted South Somerset Local Plan and the provisions of the NPPF.

22. PARKING AND TURNING AREAS KEPT CLEAR: Within the phase which includes the Local Centre an area shall be allocated on the submitted plans for parking and turning and, once details have been approved, these areas shall be constructed in accordance with the approved plans and thereafter shall be kept clear of obstruction; and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (adopted March 2015).

23. DISPOSAL OF HIGHWAY SURFACE WATER: Within each phase or part thereof provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before first occupation, in the relevant phase or part thereof, and thereafter maintained at all times.

Reason: In the interests of highway safety and in accordance with Policy TA5 of the South Somerset Local Plan (2006-2028).

24. TREES & HEDGEROWS: All existing trees, hedges or hedgerows shall be retained where possible, unless shown on the detailed drawings approved as part of the reserved matters as being removed or relocated. All trees, hedges and hedgerows on any phase or part thereof of that part of the site being developed shall be protected from damage for the duration of works on that area to the satisfaction of the Local Planning Authority in accordance with the recommendations in British Standard 5837 1991. Any part(s) of trees, hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within 5 years following contractual practicable completion of the relevant approved phase of development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with the Local Planning Authority.

Reason: To ensure that hedges, hedgerows and trees to be retained are adequately protected from damage to their health and stability throughout the construction period in accordance with Policies EQ2 and EQ5 of the South Somerset Local Plan (adopted March 2015).

25. LANDSCAPING: No phase of the development or part thereof hereby permitted shall be commenced unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for that phase or part thereof, which shall seek to achieve the mitigation measures set out in Chapter 7 of the submitted Environmental Statement, including indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings in that phase or part thereof, or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five

years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the visual amenity of the area in accordance with Policy ST6 of the South Somerset Local Plan (adopted March 2015).

26. NOISE: Prior to the erection of the superstructure of any dwelling within any part of the site defined as noise sensitive as set out in chapter 10 of the Environmental Statement - Noise and Vibration, a scheme of noise mitigation for that dwelling shall be submitted to and approved by the Local Planning Authority. Any measures identified for any building within the defined noise sensitive area shall be completed prior to the occupation of that building.

Reason: To ensure proper planning of properties potentially affected by noise in the interests of amenities of occupiers and in accordance with saved Policy EQ7 of the South Somerset Local Plan (adopted March 2015).

D. Instructive Conditions

27. INFRASTRUCTURE – BROADBAND: Prior to the occupation of any dwelling, the developer will register the site for new broadband provision with “Openreach” or another appropriate broadband provider. Prior to the occupation of any dwelling within a phase or part thereof, the developer will ensure that the appropriate ducting for Broadband is provided to and within that phase.

Reason: In the interests of low carbon travel and the aims of Policy TA1 of the South Somerset Local Plan (2006-2028).

28. WILDLIFE SURVEYS AND SUPPORT: If any phase of the development is to be commenced more than two years from the date of this consent, no part of that phase of development shall be carried out unless it has been agreed in writing with the Local Planning Authority whether a further supplemental survey, in respect of that part, shall be commissioned in respect of any wildlife survey over two years old at the time of commencement. Should such a survey be required then any mitigation requirements that may be identified by it shall be fully implemented.

Reason: In order to protect legally protected species in accordance with Policies EC7 and EC8 of the South Somerset Local Plan (adopted March 2015).

29. BIRD & BEE BIODIVERSITY ENHANCEMENT: The National Planning Policy Framework (170d) requires biodiversity enhancement within development. Enhancement measures are possible via the installation a number of bird boxes and bee bricks, the latter of which would contribute to the Somerset Pollinator Action Plan. Research shows that bees will live in the bricks and there is no risk associated with their installation as solitary bees do not live in hives or have a queen, and do not sting. The bricks have a solid back with the cavities placed on the outside wall.

The following features will be installed into the structure of dwellings as appropriate:

- a. Schwegler Bat Nest Box or similar, installed away from windows on the north elevations of five different dwellings
- b. A grouping of three Schwegler Swift Bricks or similar, integrated away from windows into north facing external walls at least 5m above ground level in 20 different dwellings.

- c. A grouping of three Schwegler Swallow Nests or similar, integrated away from windows on external walls at least 5m above ground level on 20 different dwellings.
- d. Bee bricks built and integrated into the walls of the southern elevation of 20 different dwellings.

A scheme detailing the locations and installation of the boxes and bricks will be submitted to and approved by the Local Planning Authority prior to the commencement of construction of any phase or part thereof.

Reason: In accordance with Government policy for the enhancement of biodiversity within development as set out in paragraph 170(d) of the National Planning Policy Framework and policy EQ4 of the South Somerset Local Plan

30. PRE – OCCUPATION & HIGHWAYS: The proposed roads, including footpaths and turning spaces where applicable, shall be constructed in such a manner as to ensure that each dwelling before it is occupied shall be served by a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and the existing highway.

Reason: In order to ensure that adequate access arrangements exist for each building prior to occupation

31. ON SITE PARKING PROVISION: The areas allocated for parking shall be properly consolidated before the building(s) to which they relate are first occupied and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety to accord with Policy TA5 of the South Somerset Local Plan (adopted March 2015).

INFORMATIVES

- 01. **CONDITIONS:** You are advised that for the purposes of the conditions set out above, the term 'commencement' shall be taken as defined in the Section 106 Agreement which accompanies this application, wherein 'commencement' is defined.
- 02. **APPROVED DRAWINGS:** You are advised that for the purposes of the above conditions the term 'approved drawings' takes the meaning of those to be approved under any subsequent Reserved Matters together with the base plans set out at Condition 5 and the Environmental Statement, whichever is the later to be approved.
- 03. **HIGHWAY WORKS:** In regard to the highway works, the applicant is advised to contact the Highway Authority as soon as practicable in order that the appropriate legal agreement can be completed prior to the commencement of highway works.
- 04. **ENVIRONMENT AGENCY:** You are advised to consult the Environment Agency in respect of any discharge.
- 05. **SUSTAINABLE DRAINAGE SYSTEM (SUDS):** It is recommended that the developer(s) investigate the use of a Sustainable Drainage System (SUDS) for surface water drainage on this site, in order to reduce the rate of run-off and to reduce pollution risks.

06. **DRAINAGE:** Provision must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected. In addition the development must not adversely affect any legal water interests in the area, including wells, springs and private abstraction.
07. **SURFACE WATER ATTENUATION:** The proposed surface water attenuation ponds could be designed to provide a wetland habitat and the Local Planning Authority would support this. You are advised to contact the Local Planning Authority ecologists about the detailed design.
08. **SOAKAWAYS:** Only clean, uncontaminated surface water from roofs and untrafficked paved areas shall be discharged to any soakaway or swale.
09. **FLOOD PREVENTION:** You should ensure that the proposal does not affect any flood defences and you should consult the Lead Local Flood Authority in this respect.
10. **FOUL FLOW:** In terms of foul flow the development will be unable to gravitate to the anticipated connection point and will require an on-site pumping station. You are advised to consult the Environment Agency and Wessex Water at the earliest opportunity.
11. **MINIMISING LIGHT POLLUTION:** Any floodlighting shall take the form of Full Cut-off (FCO) lighting, set at 90 degrees to the ground. Any such lighting should minimise shedding light into wildlife habitats and nearby housing.
12. **SLOW WORMS:** Any slow worm survey that may be required should include: methods for the safe trapping and translocation of slow worms from areas where they are likely to come to harm from construction activities, identification of refuge or reception areas, the provision of protection to those areas, and methods for preventing slow worms re-entering the areas from which they have been translocated.
13. **HEDGEROWS, TREES & SCRUB:** You are advised that the removal of hedgerows, scrub and trees must be timed to avoid the bird nesting season (March-September) in order to comply with the Wildlife and Countryside Act 1981 (as amended).
14. **ECOLOGICAL CLERK OF WORKS:** You are recommended to consider retaining an "Ecological Clerk of Works" to oversee the implementation of works in relation to wildlife to accord with the law, British Standards and good practice.
15. **ELECTRICITY SUPPLY:** You are advised to contact Scottish and Southern Electricity, Yeovil in respect of electricity supply, installation of underground cables and provision of new on-site electricity sub-stations together with off-site works.
16. **NOISE MANAGEMENT:** In the interest of good practice it is recommended that noise levels for the scheme should aim to achieve Leq 16 hr: 50 and 55dB in outdoor living areas. For indoor living areas during the night time (23.00 - 07.00hrs) the recommended level is Leq 8hr: 30 dB to prevent sleep disturbance. For indoor areas during the day time (07.00-23.00hrs) a level of Leq 16hr: 40dB is generally acceptable.

17. **SECTION 106 AGREEMENT:** Your attention is drawn to the need for an agreement to be made under Section 106 of the Town and Country Planning Act 1990, for this site.
18. **FIRES:** You are advised that no burning of materials should take place where it could cause damage to any tree, tree group or hedgerow retained or planted on the site or on adjoining land.
19. **SCC HIGHWAY LEGAL AGREEMENT:** The applicant will be required to enter into suitable legal agreements with the Highway Authority to secure the construction of the highway works necessary as part of this development.
20. **TRAFFIC REGULATION ORDERS:** Any amendments to existing highway user rights on any route should be confirmed via an appropriate Traffic Regulation Order prior to works commencing on the routes affected. Undertaking works without the benefit of a suitable Order may constitute a breach of the Highways Act 1980 and appropriate actions will be undertaken by this Authority.
21. **PRE APPLICATION & PUBLIC ENGAGEMENT PROCESS:** The applicant is encouraged to enter into early pre-application and public engagement on the details of the scheme to help improve the design and delivery of the pre-commencement and Reserved Matters conditions.
22. **HAZEL DORMICE:** The developers and their contractors are reminded of the legal protection afforded to hazel dormice and their nests, (Conservation of Habitats and Species Regulations 2017). If dormice are encountered during the implementation of this permission it is recommended that works stop in that location and professional advice sought on protection and mitigation.
23. **PUBLIC RIGHTS OF WAY (PROW):** Development insofar as it may affect PROWs should not be started, (and the PROWs should be kept open for public use), until the necessary, (diversion/stopping up) Order has come into effect. Failure to comply with this standard procedure may result in prosecution. Works to on-site and off-site PROWs should be subject to a S106/278 agreement, signed with SSDC and/or SCC.

Keyford SUE, South Yeovil (Application Number 15/01000/OUT)

Viability Executive Summary (as at 25 February 2019)

A	B		C		D		E
ITEM	Council CIL Appraisal		Policy Compliant DVS Appraisal		Keyford @ 15% Affordable DVS Appraisal		Comment on the Column D Figures
	800 units 35% affordable		750 units 35% affordable		750 units 15% affordable		
Keyford Residualised Land Value Calculation							
Gross Development Value (GDV)	£ 121,804,775		£ 153,457,726		£ 170,552,088		Higher than CIL Appraisal due to inclusion of Employment land and higher sales values
Developer costs (Excluding Section 106, Developer Profit, Benchmark Land Value)	£ 92,571,211		£ 119,666,477		£ 119,766,855		Higher than CIL Appraisal due to lack of Infrastructure costs in CIL Appraisal as commented on in the Examination
Development planning obligations (Section 106 - Total Cash and Works)	£ 8,000,000		£ 10,749,930		£ 10,749,930		Higher than CIL Appraisal due to higher than anticipated requests for contributions, particularly Education
Developer Profit	£ 20,706,816	£ 121,278,027	£ 25,667,070	£ 156,083,477	£ 30,175,058	£ 160,691,843	Higher than CIL Appraisal due to profit being a percentage of a higher Sales Value
Residualised Land Value	£ 526,748		-£ 2,625,751		£ 9,860,245		Higher than CIL Appraisal due to more floor space, higher sales values and inclusion of Employment land
Apportionment of Residualised Land Value							
Existing Use Value (EUV)	£ 2,087,800		£ 2,087,800		£ 2,087,800		Current land value based on either its existing or potential use prior to any planning permission that might be granted.
Landowner Costs	£ 1,960,000		£ 1,960,000		£ 1,960,000		Actual costs incurred to achieve Outline Planning Permission
Landowner's Loss/Premium	-£ 3,521,052		-£ 6,673,551		£ 5,812,445		Residualised Land Value less the sum of Existing Use Value and Landowner costs.
Residualised Land Value	£ 526,748		-£ 2,625,751		£ 9,860,245		Higher than CIL Appraisal - more floor area, higher sales values and inclusion of Employment land.

Comparison of Residualised Land Value with the Benchmark Land Value							
Residualised Land Value	£ 526,748		-£ 2,625,751		£ 9,860,245		Higher than CIL Appraisal due to more floor area, higher sales values and inclusion of Employment land
Benchmark Land Value (BLV)	£ 20,878,000		£ 14,000,000		£ 14,000,000		CIL Appraisal: £200,000 / gross acre BLV. DVS based BLV on approximate value per plot.
Deficit	-£ 20,351,252		-£ 16,625,751		-£ 4,139,755		Difference between Residualised Land Value and BLV

Keyford, South Yeovil (Application Number 15/01000/OUT) Notes to Executive Summary (as at 25 February 2019)

Gross Development Value (GDV)	Estimated value of sales of both Open Market Housing and Affordable Housing (to a Registered Provider) before any sales incentives or costs are deducted, plus the value of the serviced land for Employment and Commercial uses (on a gross sale value basis)
Developer costs (excluding Section 106, Developer Profit and Benchmark Land Value)	Construction costs together with the costs of providing essential infrastructure, services and dealing with any abnormal ground conditions, etc., and including professional fees & statutory authority fees
Development planning obligations (Section 106)	The total cost (whether in cash contributions or physical works but not including the cost of the land) of the planning obligations included within the Section 106 Agreement but excluding the cost of providing Affordable Housing
Developer Profit	The amount of profit due to the developer and/or contractor calculated as 18.5% of the sale value of the Open Market housing, 6% of the sale value of the Affordable Housing and 15% of the sale value of the Employment and Commercial land
Residualised Land Value (RLV)	The value of the development land calculated by subtracting from the total sales value of a scheme all the costs associated with the scheme (i.e. developer costs, planning obligations and developer profit, but excluding the land value)
Existing Use Value	The current value of the land based on either its existing or potential use prior to any planning permission that might be granted.
Landowner Costs	All the costs to the Landowner of promoting the land through the planning process and obtaining outline planning permission (but excluding the land cost)
Benchmark Land Value (BLV)	The Existing Use Value of the land plus a premium to the Landowner, which the Landowner would expect to receive to release the land for the proposed development. BLV is based on market analysis and trends and supported by the District Valuer and is considered to be the normal land value uplift.
Landowner Premium	The Landowner Premium is the Residualised Land Value of the scheme minus the sum of the Existing Use Value and the Landowner Costs. This shows the true premium incentive for the landowner to release the land for development.
Land Value Surplus/ Deficit between BLV and the RLV	The difference between the Residualised Land Value which the scheme will actually achieve if planning permission is granted, and the Benchmark Land Value which the scheme should normally achieve with planning permission.

Keyford, South Yeovil (Application Number 15/01000/OUT) Community Benefit Summary (as at 25 February 2019)

ITEM	Section 106 Contributions	Cost of Works	Land provided	Total Value
Education: Primary	£ 3,606,029	£ -	£ 312,381	£ 3,918,410
Education: Secondary	£ 2,297,156	£ -	£ -	£ 2,297,156
Education: Pre-School	£ 563,442	£ -	£ -	£ 563,442
Education: Fencing School Site	£ 82,110	£ -	£ -	£ 82,110
Public Open Space, Play and Pitches and facilities	£ 1,922,554	£ -	£ 1,760,000	£ 3,682,554
Off-Site Sports Pitches	£ 30,046	£ -	£ -	£ 30,046
Commuted Sums	£ 20,000	£ -	£ -	£ 20,000
Transport	£ 851,597	£ -	£ -	£ 851,597
Off-Site Highway Works	£ 1,231,996	£ -	£ -	£ 1,231,996
Public Art	£ 25,000	£ -	£ -	£ 25,000
Barwick & Stoford Community	£ 20,000	£ -	£ -	£ 20,000
East Coker Community	£ 20,000	£ -	£ -	£ 20,000
Local Authority Fees	£ 80,000	£ -	£ -	£ 80,000
Other Infrastructure	£ -	£ 512,975	£ -	£ 512,975
Green Infrastructure	£ -	£ 1,498,457	£ 1,200,000	£ 2,698,457
Affordable Housing at 15%	£ -	£ 3,788,677	£ -	£ 3,788,677
Total Benefit	£ 10,749,930	£ 5,800,109	£ 3,272,381	£ 19,822,420

Keyford, South Yeovil – (Application Number 15/01000/OUT)

Notes to Community Benefit Summary (as at 25 February 2019)

Section 106 contributions	These are the cash contributions totalling £9,517,934 plus off-site highway works of £1,231,996 (Total £10,749,930) which the Keyford scheme will provide. Notes on the individual contributions which make up this total are set out below under specific headings.
Education: Primary	The £3,606,029 Primary Education Contribution is made up of a payment of £5,463.68 for each of the 660 standard dwellings proposed on the site (750 total minus 60 retired living flats and minus 30 bungalows with an Over 50s occupancy restriction). Land will be provided for a 7 Classroom, Single Form Entry Primary School, the value of which has been assessed as £312,381.
Education: Secondary	The £2,297,156 Secondary Education Contribution is made up of a payment of £3,480.54 for each of the 660 standard dwellings proposed on the site.
Education: Pre-School	The £563,442 Pre-School Education Contribution is made up of a payment of £853.70 for each of the 660 standard dwellings proposed on the site.
Education: Fencing School site	The cost of these works is estimated at £82,110.
Public Open Space, Play Areas, Playing Pitches and supporting facilities	The total Public Open Space Contribution of £1,922,554 comprises individual contributions of £549,820 for Equipped Play space on-site (1no. large 2,000 sqm NEAP, 2no. 400 sqm LEAPs and a Multi-Use Games Area or MUGA), £133,332 for Youth Facilities on-site, £193,050 for formal Playing Pitches, £635,963 for a Pavilion with changing rooms and £410,389 as a contribution towards an on-site Community Hall. Land will be provided for all the above facilities. The total value of the Public Open Space has been assessed as £1,450,000 and the value of the Community Hall site as £310,000, giving a total value of £1,760,000 for land provided.
Off-Site Playing Pitches	Comprises a contribution of £30,046 towards off-site Playing Pitches.
Commuted sums	A sum of £20,000 will be provided specifically for the maintenance of Street Trees.
Transport	The total Transport Contribution of £851,597 comprises individual contributions of £50,000 for a Travel Plan Co-Ordinator, £120,000 for a Travel Plan Pack, £25,000 for the Travel Plan, £20,000 for Green Travel Measures, £15,000 for Traffic Regulation Orders, £325,000 for a Bus Service contribution, £60,000 to extend Bus Service Route 56, £5,000 to provide a Bus Stop on Yeovil Road, £84,400 to provide Bus Stops on Lysander Road, £15,000 for temporary bus stops, £1,500 for Interpretation Boards on the Monarch's Way and £130,697 towards the cost of footpath improvements and/or important Highway Bonds
Public Art	The sum of £25,000 has been allowed for the provision of Public Art.
Community	The East Coker and Barwick & Stoford Communities will each receive the sum of £20,000 (total £40,000) for village projects.
Local Authority Fees	The sum of £80,000 will be provided as a contribution towards the cost of local authority fees (County and District) in dealing with the Section 106 Agreement for the site and the various Bonds required for the works.
Off-Site Highway Improvements	£1,231,996 has been allowed for off-site highway improvements comprising £361,370 for a link between Lovers' Lane and Southwoods, £53,570 for a cycleway via Kingspring Lane to Nash Lane, £376,310 for a cycleway along Dorchester Road including a Toucan Crossing to Lovers' Lane, £24,553 for a cycleway to Sandhurst Road, and £255,498 for a footway to the junction of East Coker Road/Turners Barn Lane, plus 5% fees and 10% contingency.
Other Infrastructure	A footpath/cycleway on Hendford Hill between Southwoods and the Horsey Roundabout at an estimated cost of £512,975.
Green Infrastructure	The total Cost of Works for Green Infrastructure has been assessed as £1,498,457. These works will include ground modelling, structural landscaping, buffer planting, boundary fencing, planting of Street Trees, etc. Land will be provided for structural landscaping and all other incidental planted areas. The value of this land has been assessed at £1,200,000.
Affordable Housing at 15%	The total Cost of Works for Affordable Housing at 15% has been assessed as £3,788,677 which represents the difference in Residual Land Value between the development with the proposed Affordable Housing compared with the development with no affordable housing, i.e. all Open Market Housing.

Property Land at Keyford, Yeovil
 Ref: 1612161
 Client: South Somerset District Council
 WITHOUT PREJUDICE

Appraisal Date: 35% affordable scheme appraisal
 14 February 2019

Appraisal by

DVS Property Specialists
 for the Public Sector

Receipts:

		No. Units 750	Total GIA m2			
Private Residential	65%	487	54,632	£130,059,146		
Affordable Housing	35%				£130,059,146	
social rent		176	12,449	£9,112,417		
affordable rent		0	0	£0		
shared ownership		87	7,098	£11,661,162		
discounted sale		0	0	£0		
		263	19,547		£20,773,579	
						£150,832,726
Employment land					£1,398,086	
Local Centre					£226,914	
Care home site					£1,000,000	
Community facility					£0	
School site					£0	
						£2,625,000
TOTAL DEVELOPMENT VALUE						£153,457,726

Development Costs

Acquisition Costs						
Benchmark Land Value	42.25 gross hectares	£331,361 per gross ha		£14,000,000		
Stamp Duty		£18,667 per plot		£689,500		
Agents and Legal Fees		nil, 2% and 5% tranches		£140,000		
Planning fees		1.00%		£100,000		£14,929,500
Construction Costs:						
Build costs, inc. plot external works, garages, and lifetime homes standards				£82,495,315		£82,495,315
Infrastructure costs		as per DVS QS cost review		£18,780,816		£18,780,816
Contingency		build 3%	infra 5%			£3,413,900
Professional Fees:		build 4%	infra 10.00%			£5,177,894
Planning Contributions						
Off site Infrastructure works (cost, including contingency and fees)				£1,231,996		
Fencing School site				£82,110		
Education: Primary				£3,606,029		
Education: Secondary				£2,297,156		
Education: Pre-School				£563,442		
POS, play and pitches and facilities				£1,942,554		
Off site playing pitches				£30,046		
Commuted sums				£20,000		
Transport				£851,597		
Public Art				£25,000		
East Coker Community				£20,000		
LA fees				£80,000	£10,749,930	£10,749,930
Disposal costs:						
Marketing			1.50%	£1,990,262		
Agency			1.00%	£1,300,591		
legal costs market unit sales		£600 per unit		£292,200		
legal sales fee affordable			0.25%	£51,934		
legal sale fee community, commercial land and school site			1.50%	£39,375		
						£3,674,363
Finance:						
Interest		credit rate 2.00%	debit rate 6.25%	£5,194,689		
						£5,194,689
SUB TOTAL COSTS						£144,416,407
Profit:						
market residential		on GDV	18.50%	£24,060,942		
affordable		on GDV	6.00%	£1,246,415		
commercial		on GDV	15.00%	£359,713		£25,667,070
TOTAL DEVELOPMENT COSTS						£170,083,476

PROFIT

Surplus/Deficit (VIABILITY GAP)

-£16,625,751

Property Land at Keyford, Yeovil
 Ref: 1612161
 Client: South Somerset District Council
 WITHOUT PREJUDICE

Appraisal Date: 15% affordable mixed tenure appraisal
 Date: 14 February 2019

Appraisal by

DVS Property Specialists
 for the Public Sector

Receipts:

		No. Units 750	Total GIA m2			
Private Residential	85%	638	66,352	£157,917,760		
Affordable Housing	15%					
	social rent	30	2,100	£1,599,360		
	affordable rent	30	2,100	£1,999,200		
	shared ownership	26	1,820	£2,945,488		
	discounted sale	26	1,820	£3,465,280		
		112	7,840			
					£10,009,328	
						£167,927,088
Employment land					£1,398,086	
Local Centre					£226,914	
Care home site					£1,000,000	
Community facility					£0	
School site					£0	
						£2,625,000
TOTAL DEVELOPMENT VALUE						£170,552,088

Development Costs

Acquisition Costs						
Benchmark Land Value	42.25 gross hectares	£331,361 per gross ha		£14,000,000		
		£18,667 per plot				
Stamp Duty		nil, 2% and 5% tranches		£689,500		
Agents and Legal Fees		1.00%		£140,000		
Planning fees				£100,000		£14,929,500
Construction Costs:						
Build costs, inc. plot external works, garages, and lifetime homes standards				£83,460,403		£83,460,403
Infrastructure costs		as per DVS QS cost review		£18,780,816		£18,780,816
Contingency		build 3%	infra 5%			£3,442,853
Professional Fees:		build 4%	infra 10.00%			£5,216,498
Planning Contributions						
Off site Infrastructure works (cost, including contingency and fees)				£1,231,996		
Fencing School site				£82,110		
Education: Primary				£3,606,029		
Education: Secondary				£2,297,156		
Education: Pre-School				£563,442		
POS, play and pitches and facilities				£1,942,554		
Off site playing pitches				£30,046		
Commuted sums				£20,000		
Transport				£851,597		
Public Art				£25,000		
East Coker Community				£20,000		
LA fees				£80,000	£10,749,930	£10,749,930
Disposal costs:						
Marketing			1.50%	£2,408,141		
Agency			1.00%	£1,579,178		
legal costs market unit sales		£600 per unit		£382,800		
legal sales fee affordable			0.25%	£25,023		
legal sale fee community, commercial land and school site			1.50%	£39,375		
						£4,434,517
Finance:						
Interest	credit rate 2.00%		debit rate 6.25%	£3,502,268		
						£3,502,268
SUB TOTAL COSTS						
						£144,516,785
Profit:						
market residential		on GDV	18.50%	£29,214,786		
affordable		on GDV	6.00%	£600,560		
commercial		on GDV	15.00%	£359,713		£30,175,058
TOTAL DEVELOPMENT COSTS						
						£174,691,843

PROFIT

Surplus/Deficit (VIABILITY GAP)

-£4,139,755