3.0 ANALYSIS OF KEY AREAS WITHIN THE PROPOSED URBAN EXTENSION

3.1 ‘Policy YV2 ‘Yeovil Sustainable Urban Extension’ promotes a major new development allocation to the south and west of Yeovil comprising of 2,500 dwellings, 11 hectares of ‘B’ use class employment land, two primary schools, a secondary school and a health centre.

3.2 As such, an indicative Masterplan has been prepared which incorporates a range of sites situated predominantly west of the A37 Dorchester Road. It is considered that a number of these sites are not suitable for residential development and these are discussed in greater depth below.

Area A - Land East of the A37 Dorchester Road

3.3 As identified on the plan above, Area A – Land East of the A37 Dorchester Road has been identified as part of the Urban Extension as a location for residential development. The area extends to circa 16.5 ha and is situated 3.0 km south of Yeovil town centre. It is understood that the site is in agricultural use.

3.4 By examining the South Somerset Strategic Flood Risk Assessment – Tile Set 1, Tile D illustrates that the southwest boundary of the site borders onto an area of Functional floodplain (Flood Zone 3b). As such, in accordance with guidance...
4.0 REPRESENTATION SITE

The Site Context

4.1 The site, as identified on the OS base plan below and at Appendix A, extends to approximately 10.5 ha (26 acres). It immediately abuts the southwest boundary of the existing built extent of Yeovil. The majority of the land is held in the freehold ownership of John T Cullen with a number of neighbouring land owners combining to form a consortium. It comprises agricultural land (Grade 1) and accommodates a small number of existing residential properties.

Site Location Plan

- Land held in the freehold ownership of John T Cullen
- Land held by neighbouring land owners – Refer to Appendix E

4.2 In terms of accessibility, the site can currently be accessed from two independent points. The first is from Holywell, a minor C class lane to the west of the site. The second is from a track running along the southern boundary of the site which connects Nash Farm to Nash Lane in the east. Both of these highways lead to West Coker Road (A30) which is the main gateway road from the west into Yeovil town centre, linking the town to Crewkerne, Chard, Honiton and Exeter. Photographs illustrating both points of access are attached at Appendix B.
4.25 With regards to drainage, the site is situated on a south facing slope with natural runoff in a southerly direction towards the Coker Brook some 800m south of the site. The brook flows from west to east and adjoins the River Yeo 5km to the east of the site.

**Flood Risk**

4.26 The Environment Agency Flood Risk map below illustrates that the site is within Flood Zone 1 which comprises of land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
4.25 With regards to drainage, the site is situated on a south facing slope with natural runoff in a southerly direction towards the Coker Brook some 800m south of the site. The brook flows from west to east and adjoins the River Yeo 5km to the east of the site.

**Flood Risk**

4.26 The Environment Agency Flood Risk map below illustrates that the site is within Flood Zone 1 which comprises of land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).
Access

4.27 As noted above, the site comprises land which presents direct access onto the public highway. To clarify, the site comprises land within the ownership of John T Cullen (A); land comprising Pinwood, White Post, West Coker Road (B), Yeovil Court Hotel (C), land to the rear of No. 173 and property at 169 West Coker Road (D and E).

Satellite Image of the Site

A - Land in ownership of John T Cullen

B – Pinwood, White Post, West Coker Road, East Coker, Yeovil

C – Land to the rear of the Yeovil Court Hotel

D – Land to the rear of 173 West Coker Road

E - 169 West Coker Road

4.27 Details of the formal agreement are attached at Appendix E.
5.0 DEVELOPMENT POTENTIAL OF LAND EAST OF HOLYWELL, YEOVIL

5.1 Further to Policy HG1 of the Proposed Submission Local Plan, our client wishes to promote land to the east of Holywell, as a strategic location for residential development. As officers will be aware, the site has previously been identified as a ‘suitable, available and viable’ location for residential development within the 2009 and 2010 Strategic Housing Land Availability Assessment (Ref: S/EACO/0004/10 and S/EACO/0008/10) and it is considered that it would appropriately complement the existing Urban Extension or replace sites which are considered overly constrained.

5.2 Despite the site being recognised in the SHLAA, it is understood that officers have previously raised concerns over accessibility. However, this concern has now been addressed and two points of access have been confirmed. The land in question is promoted by the freehold owners who fully support the promotion of the greater site for residential development.