

Appendix D

'DRAFT CORE STRATEGY INCORPORATING PREFERRED OPTIONS': AREA SOUTH COUNCILLOR WORKSHOP

6th July 2010, Council Chamber, Yeovil

Attendees

Members:

Ruth Kendall
Ilan Martin
Pat Martin
Peter Roake
Peter Gubbins
Tom Parsley
Dave Greene
John Hann
Peter Seib
Tony Fife
Carol Ann Goodall (Area West)

Area Development South Team:

Kim Close

Spatial Policy Team

Session 1 – Scale of development

Points emerging:

16,600 dwellings 2006 - 2026 (District wide):

- 8,400 dwellings in 'B' and 'C' settlements.
- 8,200 dwellings in Yeovil (i.e. 50% in Yeovil)
 - 4,500 within urban framework
 - 3,700 urban extension
- Infrastructure/facilities to support development? – Planning obligation levy needs to be in place – Baker Associates Infrastructure report indicated high cost of infrastructure per dwelling
- Housing types queried? – 35% affordable housing to be sought and policy seeking a mix of housing is proposed
- Elderly population migrating to South Somerset serving to keep pressure up on housing numbers (evidence from SHMA)

AREA SOUTH RECOMMENDATION TO DX ON SCALE OF DEVELOPMENT:

General support for a provisional figure of 16,600 subject to consultation and further evidence gathering (including economic and household projections).

General support for revised provision figure for Yeovil (8,200 dw) and support for the urban and Greenfield split of 4,500dw for former and 3,700dw for Greenfield urban extension.

Session 2 – Vision, settlement hierarchy and settlement discussion

Yeovil

Points emerging:

3 options for location of urban extension emerged:

- Brympton/Coker
 - Historical Environmental Assessment draft casts doubt on this location.
- Barwick/Stoford/Keyford
 - Closer to Yeovil town centre
 - Good transport links
 - Some infrastructure already in place
 - Existing community in area has indicated it feels disengaged from Yeovil
- West Dorset
 - Likely resistance from West Dorset
 - Allocation could be WDDC's and count against their overall provision requirement not ours (clarity sought but not forthcoming from GOSW)
 - If carried forward would be the responsibility of WDDC through their Core Strategy because in their patch
 - Segregated from town by river and rail

AREA SOUTH RECOMMENDATION TO DX ON LOCATION OF URBAN EXTENSION:

Area to south of Yeovil (Barwick/Stoford/Keyford) be the preferred option for urban extension.

Vision and Settlement Hierarchy

Points emerging:

- Affordable housing needed in villages

AREA SOUTH RECOMMENDATION TO DX ON VISION AND SETTLEMENT HIERARCHY

Supports both

Session 3 – Rural Settlements Policy

Points emerging:

- Needs policy to ensure that affordable housing needs are met
- Some settlements have good transport links
- Allows for small scale employment in smaller settlements
- Provides for further development in rural settlements if a sustainable case can be made

AREA SOUTH RECOMMENDATION TO DX ON RURAL SETTLEMENT POLICY:

Supports Policy

Session 4 – Theme Discussion

Draft Policy	Session Feedback	Recommendation to DX
HOUSING		
HG1	Support	Support
HG2	Support	Support
HG3	<ul style="list-style-type: none"> Achieving contributions for affordable housing a concern. Need to look for ways to remove barriers. Policy needs amending to tie down 'commutation'. Not acceptable for affordable housing to be provided elsewhere in District, away from 'mother' development. 	Amend policy to reflect comments
HG4	Support	Support
HG5	Support	Support
HG6	Minimum of 30% on PDL could mean maximum 70% on Greenfield. Figures need to be checked Policy needs rewording.	Support (subject to checking evidence for 70% Greenfield development)
HG7	Support	Support
HG8	Support	Support
HG9	Support	Support
HG10	Support	Support
ECONOMIC PROSPERITY		
EP1	Support	Support
EP2	Support	Support
EP3	Support	Support
EP4	Support	Support
EP5	Support	Support
EP6	Debate over use of 'will' and 'may' (not be allowed). Agreed no change.	Support
EP7	Support	Support
EP8	More flexibility needed to enable farms to survive. No change needed as PPS4 provides this.	Support
EP9	Debate over role of Yeovil in relation to market towns with concern that growth in market towns will be limited.	Support
EP10	Debate over role of Yeovil in relation to market towns with concern that growth in market towns will be limited.	Support
EP11	Support	Support
EP12	Support	Support
EP13	Support	Support
EP14	Does not provide for district and local centres in existing development.	Amend policy to reflect comments

Draft Policy	Session Feedback	Recommendation to DX
EP15	Advised policy under further consideration. Any comments to Anne Goldsmith	Review in light of further officer clarification of policy
TRANSPORT AND ACCESSIBILITY		
TA1	Support	Support
TA2	<ul style="list-style-type: none"> Location of Brympton Way offices makes this hypocritical. Concerns over realism of modal shift policies. 	Support
TA3	Concerns over realism of modal shift policies.	Support
TA4	Concerns over realism of modal shift policies.	Support
TA5	Simplify wording	Amend policy to reflect comments
TA6	Support	Support
TA7	See report	
HEALTH AND WELL-BEING		
HW1	Revised policy circulated. Any comments to Liz Arnold.	Supported subject to any comments received before DX meeting.
HW2	Support	Support
HW3	Support	Support
HW4	Support	Support
Health & Well Being policies		Review in the light of latest policy drafts
ENVIRONMENTAL QUALITY		
EQ1	Discussion over prohibitive cost of bringing homes up to Code 6 standard.	Support
EQ2	Property conversions impacting on environment in certain areas.	Support (but review policy in relation to Houses in multiple occupation)
EQ3	Support	Support
EQ4	Support	Support
EQ5	Support	Support