

Area West Chard Regeneration Scheme update

21st October 2015

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Agenda

- Town Centre - current position
- CEDA and Unlocking the Growth Area
- Funding bids
- Site by site progress

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Implementation plan

- Work with developers to try to get agreement on timing and cooperation in delivery
- Ensure key elements of the CRS are in the Local Plan and can be a material consideration
- Planning Officers need to be trained in using and applying the CRS
- Formal Development Brief to be drawn up for Town Centre sites and these should be marketed
- Work to try to get vital public funding for the Millfield Link

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Town Centre

Key terms of the Conditional Development Agreement with Henry Boot PLC are:

1. Henry Boot must secure a pre-let agreement with a retail end user to 'anchor' the scheme.
2. Henry Boot must obtain planning permission for the development
3. SSDC must provide vacant possession

All three conditions must be met before the agreement becomes unconditional and the project can move to the construction stage.

The timeframe of the agreement is **three years** which means that these conditions must be met by **April 2017**.

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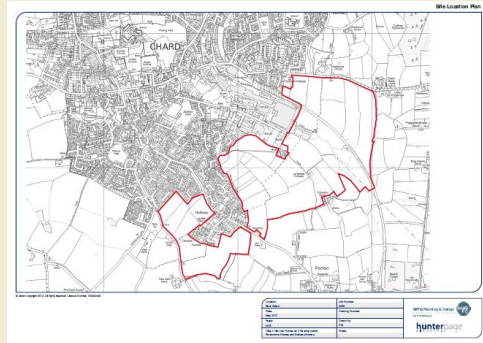
Town Centre Current position

- Position reported at board
- Supermarket
- Boden Mill
- Secondary shops
- Capital receipt
- Next Steps

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Unlocking the Growth Area



CEDA

Local Plan Policy PMT 1

Land at Chard is allocated for strategic growth to provide the following within the plan period and beyond:

- At least 2,716 dwellings
- 13 hectares of employment land
- Associated infrastructure (schools, shops etc.)

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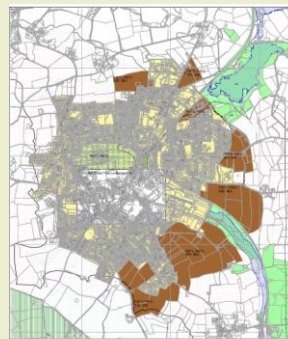


Local Plan Policy PMT 2: Chard Phasing

Within Plan Period
1220 dwellings, 13 hectares
employment land, new
primary school and facilities

Post 2028
1496 units, further school and
other facilities.

*Phases should demonstrate
that they will not compromise
delivery of the total growth*



South Somerset Local Plan 2006 - 2028
Chard - Inset Map 3 (Adopted 2015)

Current Growth Rates

- Delivery rates are below what the local plan advocates (65dwellings versus 84dwellings);
- Delivery rates are set to remain more or less the same in the next five years (Years 1- 5);
- Developer appetite remains low, and the reason we cannot push more forecast delivery into the next five years.
- Sites have to be shown to be deliverable, and many in Chard, even though they are in the CRS are not currently deliverable.

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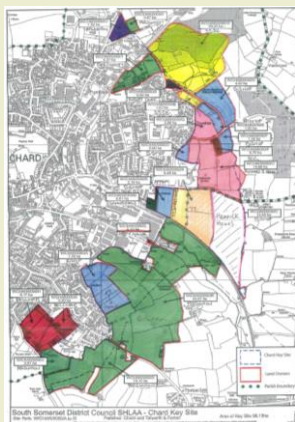


Progress on sites

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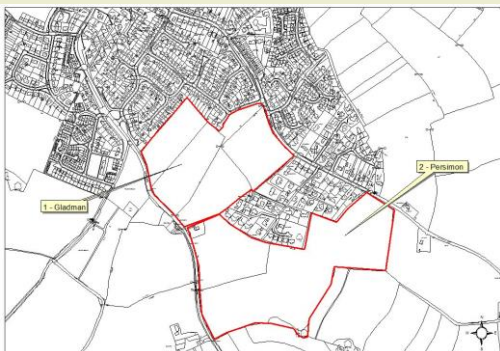


Land Ownership



Land between Forton Road and Tatworth Road

Date	Activity	Officer	Outcome
May 2015	Pre-application enquiry from Gladman regarding a potential scheme for up to 200 units. Community consultation in September 2015	AG/DN	Response provided to Gladman indicating that it accords with plan. Expecting the submission for an application
June 2015	Pre-application meetings with Persimmon. This follows on from lengthy discussions and public consultation events.	AG/DN	Application for up to 290 dwellings imminent



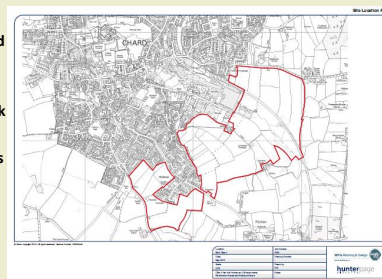
Land South of Crewkerne Road

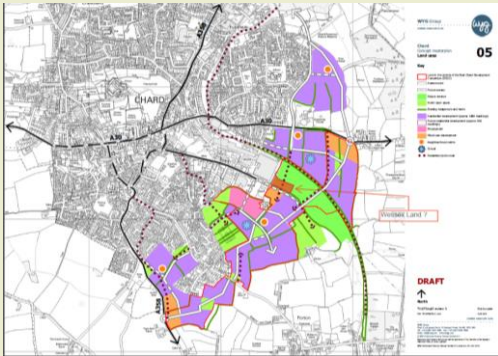
Date	Activity	Officer	Outcome
July 2015	Planning application 14/04399/FUL for 72 units being considered. Viability and access issues have been agreed and scheme will be reported to committee shortly.	AG	Planning application awaiting committee decision.
August 2015	Further discussion with Hunter Page Planning in relation to Hannick Homes site. Keen to submit an application for up to 350 units together with employment facilities and section of link road.	AG/DN	Hannick in discussion with Persimmon to ascertain whether an agreement can be reached that will allow the site to be accessed via the old rail line.



Statement of Common Ground with Chard Development Consortium

- Necessary to convince Local Plan Inspector that Chard policies were deliverable
- Persimmon, Hannick and John Bishop agreed to work together to progress land to the east of Millfield
- Persimmon have now moved their focus to another site.





Defending Challenges against CEDA

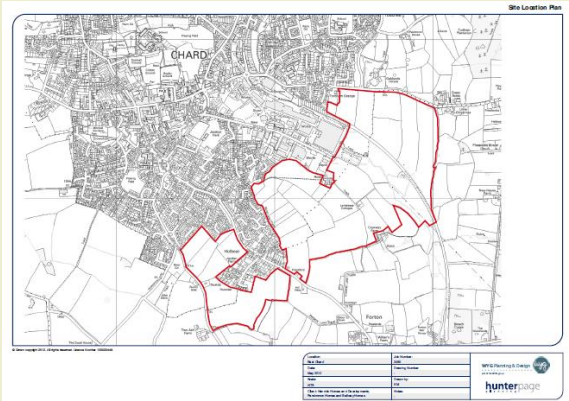
- considerable resource into defending the CEDA under significant challenge from developers of competing schemes to the north of Chard.
- CRS was well supported by Chard residents (who also committed considerable time and resource) at inquiry
- The inspector, who ruled in favour of the CRS, indicated the need to deliver projects at CEDA to maintain the high credibility of the CRS.

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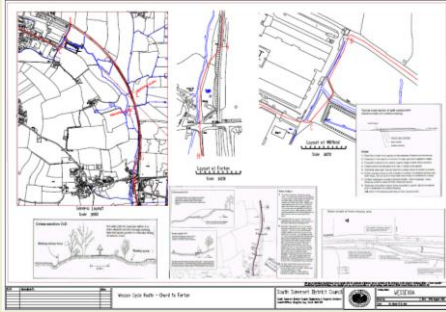


Land South of Crewkerne Road (2)

Date	Activity	Officer	Outcome
Dec 2014	SSDC met with Developers. TT Investments did not attend. Persimmon Option, Millfield Link Road & pedestrian route discussed.	CP/DN	Development options, pedestrian route and Link Road without Persimmon land requirement discussed to progress development objectives
Jan 2015	SSDC met SCC Highways to agree location and specification of link road in principle.	CP/DN/DJ	SCC accept Chard Masterplan for link road, exact location to be agreed when detailed drawings supplied.
July 2015	Hannick Homes undertook Preapp advice on link road and pedestrian access through their land.	CP/AG	HH proposal agreed in principle for pedestrian way and road link. Awaiting application in due course.
Present 2015	Landowners agent to contact Persimmon to discuss employment & Stopline Way land from Option Agreement. SSDC to deal direct to secure land.	CP	Agent still pursuing Persimmon to discuss Option agreement. Ongoing.

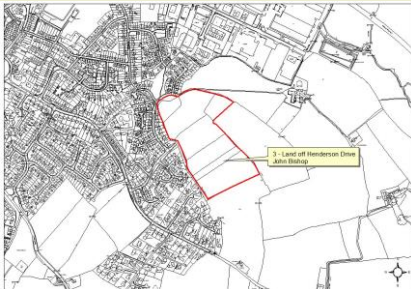


Stoplevel way



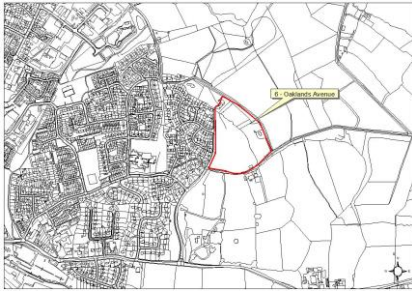
Land between Forton Road and the Greenfields

Date	Activity	Officer	Outcome
Various dates between 2011 and 2014.	Discussions with Charles Bishop in relation to the supply of up to 200 units and school site	DN/AG	Charles Bishop are keen to progress development on the site and welcome the new approach that allows each developer to progress. Currently fully engages in Yeovil SUE and this large site is not currently a priority



Land North of A30/Oaklands Avenue

Date	Activity	Officer	Outcome
June 2015	Reserved Matters application submitted by Morrish for 78 units (15/02165/REM). This follows an outline approval from 2013.	AG	Application currently being considered.
2010-15	Various pre-application enquiries from Charles Bishop Ltd in relation to 3 (13/04920/PRE-APP)sites within his ownership off Oaklands Avenue	AG/DN	Officers have provided positive advice in respect of 3 small sites (each up to 15 units) on land that is within the area of growth.



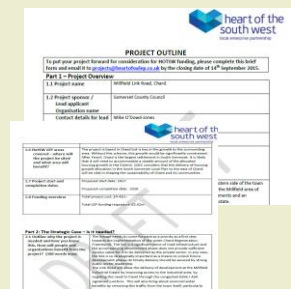
The 'East End'

Date	Activity	Officer	Outcome
May 15	Initial discussions with all landowners to assess whether a comprehensive scheme was deliverable.	AGI/AG	The site in the ownership of the Richardson's is currently being marketed but no progress on other land



Seeking funding for Roads

- Investing in infrastructure programme
- Growth Deals
- Cost to SSDC / cost to SCC
- GD3 pipeline schemes
- Benefits Stressed
- Road link to Millfield and Forton Rd
- Access to employment and recreation Land
- Completion of the Chard Stopline way



The 'challenging' sites

Land South of A30 (TT Investments)

- Important to the delivery of the Hannick Site
- No interest shown by landowner despite continual approaches from developers and local authority
- Land owner never engaged with LDA when the document was produced.

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The 'challenging' sites

Persimmon Land (Greenfields and south of)

- Persimmon focus on site to the west and not intending to bring it forward at current time
- They have option on the land and therefore control it
- Site is important to delivery of employment land and the StopLine Way
- Ongoing discussions with owner's agent. Landowner is keen to progress but requires agreement from Persimmon

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