

Report of the Landscape Architect to PMB

The landscape addendum undertaken in response to the Inspector's preliminary findings assessed that in landscape terms;

(i) Land to the east of **Brympton d'Evercy (area A)** shares the same topographical setting as Yeovil, to appear a logical extension of the town, but has major constraints placing a limit upon development potential, to enable only a small-scale contribution toward housing numbers to be feasible.

(ii) Land to the south of Yeovil (**Coker - area B**) offers the potential of a single site option, or if reduced in scale, a capacity to contribute toward a multi-site option. However, it is noted that a single-site option of 1565 dwellings would extend beyond established landscape boundaries, to thus require substantial mitigation to counter development impact. Preferred landscape options indicate a choice of either (i) a site of circa 1400 dwellings, contained by Gunville Lane to the west; the A37 to the east; and Pavoyotts Lane to the south, extending west to the Roman Villa site, or (ii) a site of 800 dwelling max. being the 'Keyford' site (as commended by the 2004 LPI) plus land between Keyford and the Roman Villa site. Both sites offer the advantage of being contained within credible landscape boundaries.

(iii) Land within the **Middle Yeo valley/Dorset hillsides – (area C)** offers a capacity for a reduced single-site option, or the potential to contribute toward a multi-site option. However, the lack of credible linkage with Yeovil is noted as an impediment.

(iv) Land above **Up Mudford (area D)** has the capacity to provide either a reduced single-site option, circa 1400 dwellings, or a contribution toward a multi-site option of between 600-800 dwellings. The impact of a larger site would not be easily mitigated however, having limited landscape containment. The smaller option (600-800 dwellings) is better related to the existing town, and the evolving Wyndham Park site, extending east from the A359 to cross Primrose Lane, to butt against the northwest edge of Wyndham Park. By laying within credible landscape boundaries, and having capacity for ready mitigation, the smaller site is the preferred landscape option in this quarter of the town.

To conclude, it is clear that by working within established landscape boundaries - to thus assist mitigation of development impact - no single site can readily accommodate a full allocation of 1565 dwellings. This suggests a two-site option is preferable from a landscape standpoint. The landscape addendum, and further site analysis, points towards **Coker – Area B** and **Up Mudford – Area D** as having the capacity to contribute the two areas of development. The final extent of development in each area will need to be informed by EIA work, and the masterplanning process, but at this stage, the outline landscape assessment, mindful of appropriate mitigation strategies, points towards a potential for approx. **800 dwellings at Coker**, and **765 dwellings at Up Mudford**.

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