



Yeovil Town Council

**Town House
19 Union Street
Yeovil
Somerset
BA20 1PQ**

Phone 01935 382424

Fax 01935 382429

E-mail alan.tawse@yeovil.gov.uk

Yeovil Town Council

The Meeting... **Yeovil Town Council**

The Time... **7.30pm**

The Date... **Tuesday 6 July 2010**

The Place... **Town House, 19 Union Street, Yeovil**

If you need this information in large print, Braille, audio or another language, please ring 01935 382424



Alan Tawse

Alan Tawse

Town Clerk

29 June 2010

Please contact Alan Tawse at the Town House for more information about this meeting

YEOVIL TOWN COUNCIL

Philip Chandler – Mayor of Yeovil

Clive Davis – Deputy Mayor

J Vincent Chainey

Bridget Dollard

Tony Fife

Julian Freke

Dave Gooding

Pete Goodman

John Grana

David Greene

Peter Gubbins

John Hann

Steve Hawker

Simon Hester

Andrew Kendall

Ruth Kendall

Tony Lock

Ian Martin

Pat Martin

Tom Parsley

Wes Read

David Recardo

Alan Smith

AGENDA

Prayers

Public Comment (15 Minutes)

1. MINUTES

To confirm as a correct record the Minutes of the previous meeting held on 29 June 2010.

2. APOLOGIES FOR ABSENCE

3. DECLARATIONS OF INTEREST

4. MAYOR AND DEPUTY MAYOR'S RECENT AND FORTHCOMING ENGAGEMENTS AND ANNOUNCEMENTS

(See attached at pages 3 to 5)

5. CORRESPONDENCE

6. AGUSTAWESTLAND PLC

Graham Cole – Managing Director (Business) of AgustaWestland Plc will attend the meeting and give a short presentation on the work undertaken by the Company and its plans for the future.

7. COMMUNITY JUSTICE PANEL

Val Keitch – Manger of the South Somerset Area Community Justice Panel will attend the meeting and give a short presentation on the success of the initiative to date and the introduction of a new scheme in Yeovil. A leaflet setting out the aims and objectives of the Panel has been circulated to all Members.

8. REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND OTHER MEETINGS

(The Minutes of the following meetings are open to discussion. Where a Committee has made a recommendation, that will be listed on a separate sheet circulated with the Agenda).

Planning and Licensing Committee

7 June 2010
21 June 2010

9. REPORTS FROM REPRESENTATIVES ON OUTSIDE BODIES

Yeovil Twinning Association

6 to 7

13 May 2010

Yeovil Town Centre Consultative Panel

8 to 15

26 May 2010

Members who represent the Town Council on outside bodies may wish to take this opportunity to report on any matters of interest.

Public Comment (15 Minutes)

List of Engagements attended/to be attended by His Worship The Mayor of Yeovil, Councillor Phil Chandler and the Deputy Mayor of Yeovil, Councillor Clive Davis from 1 June to 3 August 2010

02/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, attended the Somerset Sight Volunteers Event
02/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the South Somerset Volunteer of the Year Award
02/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Yeovil Twinning Association's Dinner
03/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Yeovil Twinning Association's Lunch
06/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended Glastonbury Town Council's Civic Reception
06/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, attended Wareham Town Council's Civic Service
08/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Town Guide Launch at the Tourist Information Centre.
09/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended Groveland's music afternoon
10/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Volunteers 30 th Anniversary Party at St Margaret's Hospice
11/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended a 'World Cup' exhibition at Preston School
11/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended a cheque presentation from the Life for a Life Memorial Forests to the Children's Hospice SW
13/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the GOYeovil! running event at Yeovil Country Park
15/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Yeovil College commemoration event
16/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Elim Pentecostal Church's Living Hope – Teen Challenge
17/06/10	The Mayor of Yeovil, Councillor Phil Chandler, and Deputy Mayor of Yeovil, Councillor Clive Davis, along with members of the Town Council attended the RNAS Yeovilton 70 th anniversary parade
17/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the RSPCA's talk by David Grant
18/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended Fairmead School Fayre
18/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Yeovil College Bursary Foundations' Art and Fashion evening
19/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the 'Somerset Folk Dance Festival'
20/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, attended Bridport Town Council's Civic Service
20/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended a fun dog show at the Yeovil Country Park
20/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, attended the 150 th anniversary of the cadet movement
21/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Friends of St John's Parish Church's charity night
22/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Institution and Induction of The Reverend at St Michael and All Angels, Yeovil

24/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the High Sheriff of Somerset's Garden Party
26/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the Royal British Legion's Poppy Classics Concert at the Octagon Theatre
26/06/10	The Mayor of Yeovil, Councillor Phil Chandler attended the Service for the Bridgwater Town Council's Armed Forces Day.
27/06/10	The Mayor of Yeovil, Councillor Phil Chandler, attended the National Armed Forces Day Service of Commemoration
27/06/10	The Mayor of Yeovil, Councillor Phil Chandler, hosted Yeovil Town Council's Annual Civic Service and Reception
27/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, attended the Bright Sparks' Dog Show
29/06/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the Yeovil College Awards Ceremony
30/06/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the Scouts Annual General Meeting
30/06/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, will attend the Yeovil College's Health and Care Awards Evening
01/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the Years 7 – 10 Presentation Evening at Preston School
02/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Castaways production at the Swan Theatre.
03/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the official opening of the upgraded Birchfield play area
03/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will officially open the new pre-school building of Bucklers Mead Pre-School
04/07/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, will attend the 303 Gallery previous of their Summer Exhibition
04/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Portland Town Council's Ceremony of the Keys
07/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend BBC Radio Somerset in Taunton for a Mayor's week interview.
08/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will greet the judges of Yeovil in Bloom
10/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend RNAS Yeovilton's International Air Day
10/07/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, will attend Preston Park Nursing Home's summer fete
11/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Elim Pentecostal Church Annual Graduation Service.
11/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Frome Town Council's Civic Service
12/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Bucklers Mead Community School's Einstein Academy presentation day
12/07/10	The Deputy Mayor of Yeovil, Councillor Clive Davis, will judge "Who do you think you are" – a history project by Preston School and Oaklands Primary School
13/07/10	The Mayor of Yeovil, Council Phil Chandler, will attend a photo call with Time Out Together
17/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the Yeovil Railway Centre's 150 th anniversary celebrations
17/07/10	The Mayor and Deputy Mayor of Yeovil, Councillors Phil Chandler and Clive Davis, will attend the 100 th celebrations of guiding

18/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Grovelands Care Home Summer Fete
18/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend St Margaret's Somerset Hospice 30 years of caring service of celebration
19/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend a Samaritans National Awareness event
22/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend the Yeovil Allotment Association first Annual Show.
24/07/10	The Mayor and Deputy Mayor of Yeovil, Councillor Phil Chandler and Clive Davis, will attend a Royal British Legion fundraising tea and scones event
25/07/10	The Mayor of Yeovil, Councillor Phil Chandler, will attend Yeovil Boys and Girls Brigade summer camp
30/07/10	The Mayor and Deputy Mayor of Yeovil, Councillor Phil Chandler and Clive Davis, will attend a Celebration of Guiding

YEOVIL TWINNING ASSOCIATION
Minutes of the Committee Meeting held on Thursday 13th May 2010

Present : Jan Aldridge, John Attwood (Chair), Roger Baker, Suzanne Biddiscombe, Diana Gray (Hosting), Theresa Mahoney, Norma Northcott, David Recardo, Barrie Smallcalder (Treasurer), Barbara Stimpson (Sec), Graham Voizey

Apologies : Bridget Dollard, Andrew Kendall, Kathy Smyth, Chris West

Minutes : The minutes of April's meeting were agreed and signed.

Matters arising : Some clarification of costs for the forthcoming Italian visit was required:

- all hosts will be expected to pay for the cream tea and the fish & chip lunch;
- one host from each hosting household will be able to go on the day trips and attend the dinner at no cost.

Correspondence : A letter had been received from Cooperative Insurance explaining that future insurance will be provided by Aviva. Revised terms of business were enclosed with the letter and there would be no change to the current policy. Policy details will be passed to Aviva who will forward a quote for next year's insurance nearer the due date.

Treasurer's Report : Barrie said that deposits for the September Herblay trip were starting to come in and that we would soon have bills to pay for the forthcoming Italian visit to Yeovil.

Future Visits:

Samarate here: (Arriving Saturday 29th May (Ryanair at Bristol 11.25 pm) and returning Thursday 3rd June (6.45 pm flight from Bristol to Orio al Serio (Bergamot)

Theresa produced a programme of events and queried whether we would be subsidizing guests' lunches during the day trips as last time when we reimbursed £5 pp on production of a receipt. Barrie asked if that worked and Barbara confirmed that it did and not many members claimed refunds. Roger suggested raising the subsidy to £10, which Diana felt would set a precedent. Graham and John confirmed that we were able to cover it on this visit because of the money given to YTA by AgustaWestland. Graham also pointed out that with only 12 visitors, the cost would amount to £120 per day trip. Roger's proposal of £10 per guest (on production of receipt) was seconded by Jan and agreed.

Theresa mentioned the opera singer originally referred to by Bridget (for Sunday's cream tea), but at the time did not know if funding was available for this entertainment.

She explained that the early start on the Windsor Castle trip (7.15 am Monday 31st May) was necessary to arrive in time for the changing of the Guard ceremony at 11 am.

And advised that the Bristol guide will join the coach at SS Great Britain car park on Tuesday 1st June and that there is a café at the SSGB, a nearby pub, and various eating places accessible by ferry on the other side of the river.

Theresa was keen to buy advance tickets for the Bath & West Show (Wednesday 2nd June) at the reduced rates of £15 (seniors) and £17 (adults). Barrie queried whether all the Italians were mobile enough for this event and it was confirmed that one would need assistance (possibly a wheelchair).

Theresa had spoken to Mr Palmer regarding the fish & chips – seniors' meals would cost £5.90 and lunch was booked at 11.45am for 12 on Thursday 3rd June. Guests would be able to return to their hosts' homes afterwards to collect luggage etc before departing for Bristol Airport at 3.30 pm from Chilton Grove.

There was a discussion about whether non YTA members wishing to join the trips (2 interested in Windsor) or come to the dinner (2) would be charged extra. Roger proposed that they should pay the same rate, especially as we were hoping to sell spare seats. Norma seconded this and everyone agreed. Theresa wanted to promote the trips to outsiders in the information being sent to members.

Suzanne/Graham and Theresa agreed to travel on the pick-up coach to Bristol to welcome the guests. Barbara would contact the SSDC to ask permission for the use of their car parks for picking up/dropping off during the visit.

Theresa would send the programme to all members, and a revised version to Donald for inclusion on our website.

The Mayor and his partner had accepted our invitation to the dinner. Julie Pilbeam of AgustaWestland had also been invited.

John thanked Theresa and Bridget for all their efforts organizing the programme for the Italian visit.

Herblay 2010 : Thursday 23 - Monday 27 September.

Francoise had requested arrival and departure details and numbers and Barbara had advised her around 21, times to be advised. A discussion followed regarding which ferry route to take and it was agreed to use the Sea France Dover/Calais service, which was the cheapest. Graham agreed to arrange this with the coach company as soon as possible, and we could then advise Francoise of our estimated arrival/departure times.

Taunusstein 25-30th November 2010 : So far 18-20 had registered their interest in this trip, but it was still too early to check out flight costs.

Website : John said the website was looking good and asked Diana to thank Donald. Barrie said he was in the process of producing an item about Herblay for inclusion.

Diana told the committee that Donald had added new photo galleries and was still adding material.

Socials/Fundraising :

Coffee Mornings: Friday May 14th 10am-noon at the Baptist Church (Theresa/Norma catering).

BBQ: Barrie said that 10th July (again Yetminster Fair date) would be OK. It was suggested that this should go on the website, with an invitation to non-members. David pointed out that 10th July was also Yeovilton Air Day.

Any other business : Graham was concerned that some members felt they were not being offered the opportunity to host visitors. Diana explained that the forthcoming visit was exceptional in that there were few visitors and more hosts offering their homes than needed, whereas in the past she has had great difficulty in persuading enough hosts to provide accommodation. She had made a point of contacting new members, one of whom was hosting. Also some visitors expect to stay with the same friends each time, or to stay with people they have accommodated themselves, and who have invited them back. It was agreed that prior to future visits all members will be asked to send details to Diana if they are interested in hosting, so that she will have a new contact list for each visit.

Next meeting :

Yeovil College Board Room, Hollands House (Ilchester Rd side) **7 pm Thursday 10th June**

YEOVIL TOWN COUNCIL

NOTES of a meeting of the **YEOVIL TOWN CENTRE CONSULTATIVE PANEL** held in the Council Chamber, Town House, 19 Union Street, Yeovil on **Wednesday 26 May 2010**

(6.00pm – 8.00pm)

Present:

Clive Davis – Yeovil Town Council
Tony Fife - South Somerset District Council
John Hann - South Somerset District Council
Tony Lock - Yeovil Town Council
Tom Parsley - South Somerset District Council
Alan Smith - South Somerset District Council
Geoff Cave – Retailers and Retail Group
Penny Mitchell – South Street Centre
Sallie Leveridge – South Somerset Disability Forum
Harry Gibson – Yeovil Shopmobility

Also Present:

Alan Tawse – Town Clerk
Ian Budd – Town Centre Manager
Kim Close – Area Development Manager (South) SSDC
Andy Foyne – Spatial Policy Manager SSDC

1. ELECTION OF CHAIRMAN (PRO TEM)

IT WAS AGREED that Tom Parsley be elected Chairman for the meeting.

(Tom Parsley in the Chair)

2. ELECTION OF VICE-CHAIRMAN

IT WAS AGREED that the election of a Vice-Chairman be deferred.

3. APOLOGIES FOR ABSENCE

Apologies for absence were received from Ian Martin, Pat Martin, David Recardo and Derrick Pope.

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. NOTES OF PREVIOUS MEETING

The notes of the previous meeting held on 17 March 2010, copies of which had been circulated, were confirmed as a correct record and signed by the Chairman.

6. ECO TOWN STATUS

The Chairman extended a welcome to Andy Foyne, Spatial Policy Manager (SSDC) who gave a presentation on a successful bid to the Government, which had given Eco Town status to develop Yeovil as a strategically significant town. This included an associated bid for sustainable development demonstrator schemes - including that for the Foundry House/Mill Lane site submitted by the developers, Zero C.

(A copy of the slides used in the presentation is attached as an appendix to these minutes).

During the ensuing discussion, reference was made to the importance of ensuring that consideration was given to the findings and conclusions of previous transport studies in planning access to newly identified schemes; and for the South Somerset Disability Forum to be consulted on the access arrangements to planned properties.

The Chairman thanked Andy for his contribution to the meeting, and

IT WAS AGREED that the matter be noted.

7. YEOVIL VISION AND TOWN CENTRE REGENERATION

Kim Close gave an update on the latest developments regarding the implementation of the Yeovil Vision initiative, and the delivery of various ongoing planned regeneration works in the Town Centre.

She indicated that the Reckleford Project Management Board had recently met and identified a number of minor adjustments which it was felt needed to be implemented to enhance the operational effectiveness of the new highway improvement scheme. These included signage, road markings and the decommissioning of the traffic lights outside the Western Gazette's offices. These suggestions had been drawn to the attention of the Highway Authority who had been requested to give consideration to their early introduction.

Geoff Cave reported that he had experienced a marked improvement in traffic flows since the completion of the scheme, and congratulated the local authorities responsible for its successful implementation.

Turning to the development of the Foundry House/Mill Lane site, Kim indicated that everything was on track and that final confirmation of the funding for the Eco Town initiative was awaited.

With regard to Princes Street, the Panel was advised that the consultants had met with Members of the Steering Group and Ward Members to discuss a range of possible design options for the improvement of the northern end of the street, which would be the subject of a forthcoming public consultation exercise.

Kim added that the Steering Group was actively looking at ways of enhancing the attractiveness and use of the underpass that linked Princes Street to Yeovil District Hospital and Yeovil College, which was regarded as a key access point to the Town, and had involved representatives of both of these facilities in the discussions.

During the ensuing discussion, reference was made to funding recently secured from Central Government towards identified highway improvements in the Yeovil Eastern Transport Corridor Study.

The Panel expressed their support for the efforts being made to deliver the Yeovil Vision, and the implementation of regeneration works in the Town Centre.

IT WAS AGREED that the matters be noted.

8. **TOWN CENTRE MANAGER'S REPORT**

Ian Budd reported on a number of recent and planned project and initiatives, with which he was involved:

- Somerset Farmer's Market (4th Saturday of the month)
- Community Safety Day (28 August)
- Town Centre shopping leaflets
- Christmas Lights Switch-on (25 November)
- Family Christmas Day (19 December)
- Yeovil Retail Crime initiative

Ian indicated that 7,000 copies of the new Town Centre shopping leaflet had been circulated, to help raise visitor's awareness of the location of retailers and businesses in the Town. He added that large scale versions would soon be available.

In response to a query, Ian indicated that the District Council's Planning Enforcement Officer had recently contacted traders whose A frames were in breach of that Authority's planning protocol on the use of such devices on the public highway to advertise businesses, and that this had resulted in many more traders complying with the protocol.

He added that, in addition to the production of the new shopping leaflet, he was looking at alternative ways of assisting traders to promote the location of their businesses.

During the ensuing discussion, reference was made to the importance of striking an appropriate balance between the interests of those traders who wished to use A frames and the need to provide a safe environment for all visitors to the Town.

IT WAS AGREED that the matters be noted.

9. **FUTURE OF THE PANEL**

At the last meeting, reference had been made to the relatively low number of traders attending the meeting and, in view of the level of attendance of traders at meetings over the past year; it had been felt that the future purpose and format of the Panel should be considered at the next meeting with a view to undertaking a formal review.

It was noted that the Panel had been established to provide a useful forum for representatives of local traders to regularly meet with members of a wide variety of organisations in the Town to discuss issues of mutual interest. However, a

number of those in attendance had questioned whether this objective could be realistically achieved if the number of traders who attended the meetings did not improve.

The Panel was informed that the Town Clerk had since met with the Area Development Manager and the Town Centre Manager, and had discussed a number of questions, which the Panel might wish to include in a consultation exercise with local traders as part of this review, and the Panel was requested to consider these suggestions and to discuss the best way forward with a view to agreeing on a course of action for undertaking a formal review.

During the ensuing discussion, reference was made to the fact that only one trader was in attendance at the meeting despite the fact that the future of the Panel was under consideration.

Whilst it was acknowledged that the Panel had played an important role in bringing together a number of traders and representatives of local organisations, public bodies and other stakeholders in the Town, it was felt that the subsequent development of other forums - such as the Town Centre Partnership and the District Council's Area Community Forum – could provide a suitable cost effective alternative way of enabling traders to maintain this liaison and influence the way in which a number of local initiatives budgets were allocated.

Following a discussion about the merits of carrying on with the Panel and taking into consideration the other options available and the low level of attendance by traders over the past year, it was felt that the Panel should be disbanded.

The Chairman thanked all Members of the Panel for their past support, and Geoff Cave reciprocated on behalf of the traders.

IT WAS AGREED:

- (1) that the matter be noted;
- (2) that, in view of the low level of attendance by traders at meetings of the Panel over the past year and taking into account the existence of alternative forums by which local traders may engage with representatives of local organisations, public bodies and other stakeholders in the Town, the Panel should be disbanded; and
- (3) that the Town Council and the Area South Committee be advised of the Panel's views on this matter, and they be asked to support the disbanding of the Panel.

10. DATE OF NEXT MEETING

IT WAS NOTED that, subject to the views of the Town Council and the Area South Committee (SSDC) on Minute (9) above, the next meeting of the Panel, which was due to be held at 6.00pm on Wednesday 26 May 2010, would be cancelled.

Chairman

Yeovil Eco-town & Eco-Village



Content

- 1) Planning Context (LDF)
- 2) Eco-town proposal (why)
- 3) Urban Village (Phase 1)
- 4) Demonstrator
- 5) Timescale for eco development
- 6) Yeovil Governance & Project Planning
- 7) Project Initiation
- 8) Questions



Planning Context (LDF)

The South Somerset Core Strategy will establish the strategic location for growth and eco-town principles

- Issues & Options undertaken Spring 2008
- Responses considered December 2009
- Draft Core Strategy due September 2010
- Submission in February 2011



Why Eco-town?

- Requirement for resources to plan for growth of this scale as growth point funding not accessible
- Member commitment to highest sustainability standards
- Post 2016 all development is expected to be delivered at Eco-town standards
- Government Office encouragement



Eco-town Standards

Proposals for Eco Towns should meet the higher standards set out in the PPS for development.

Many of these standards will be challenging & will include:

1. Zero Carbon in Eco Towns

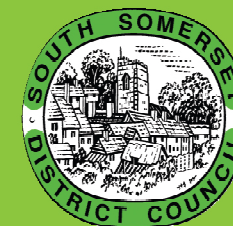
- Net Carbon emissions from all energy use within buildings at or below zero

2. Homes

- Level 4 of the code for sustainable homes
- 30 per cent affordable housing
- High levels of energy efficiency

3. Employment

- Mixed use development



Eco-town Standards

4. Transport

- At least 50% of trips originating in eco-towns to be made by non-car means

5. Green Infrastructure

- 40% of total area to be allocated green space

6. Water

- Eco towns should be ambitious in terms of water efficiency, including measures for improving water quality and sustainable drainage systems

7. Waste

- Evidence that locally generated waste has been considered as fuel for combined heat and power (CHP)



Urban Village



- Proposal in Yeovil Urban Development Framework (2005)
- First phase of Eco-town
- 400 Dwellings & Retail / Employment
- Master Plan & Design Codes required
- Regeneration opportunity of brownfield sites
- Early win



Demonstrator Project

- Government initiative late in process
- £5 million funding available nationally for projects that
 - demonstrate eco-town standards
 - Adds eco value
 - Promotes eco standards
 - Educates public and developers
- Two projects submitted; Foundry House and The Cornerstone both located in the Urban Village.
- Foundry House project was successful.



Eco-town Award

The Council has successfully been awarded funding for Revenue and Capital Bids (9th March 2010)

- Demonstrator Project, Foundry House (Circa £800,000)
- Eco-town Studies (Circa £700,000)
- To be spent largely in 2010/11



Eco-town Timescale

Demonstrator

Development commences – Year 1

Urban Village

Master Plan – Year 1

Development commences – Year 2

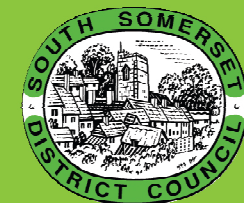
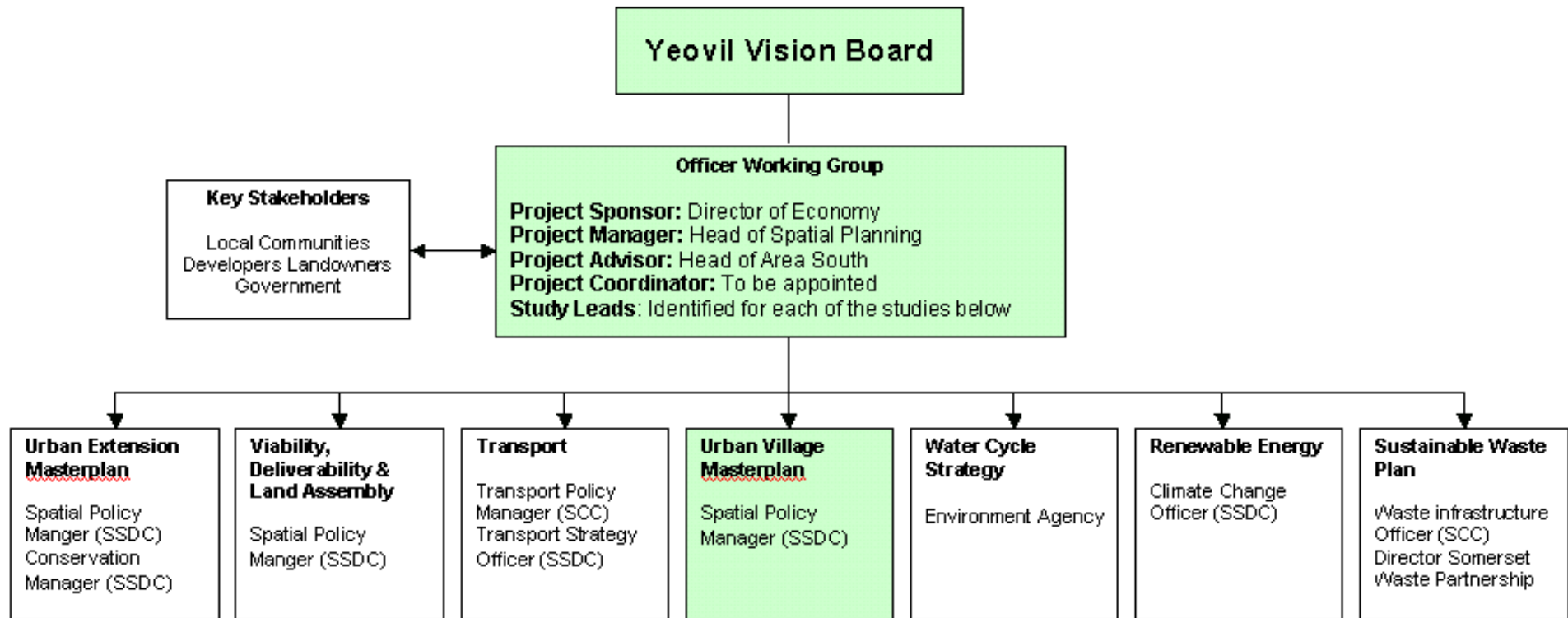
Urban Extension (5,000 dwellings)

Planning Process – Years 1-3

Development commences – Years 4 & beyond



Governance & Project Planning



Funding Agreement Milestones

Year/Quarter	Milestones	Milestones
June 2010 (Quarter 1)	Inception of and start on each of the following studies: <ul style="list-style-type: none"> • Urban Village Masterplan • Water Cycle Strategy • Sustainable Waste & Resource Plan • Renewable Energy Studies 	Awaiting Draft Core Strategy to identify preferred location for growth.
September 2010 (Quarter 2)	Draft studies: <ul style="list-style-type: none"> • Urban Village Masterplan • Water Cycle Strategy • Sustainable Waste & Resource Plan • Renewable Energy Studies 	Inception of and start on each of the following studies: <ul style="list-style-type: none"> • Urban Extension Masterplan • Transport Studies
December 2010 (Quarter 3)	Final Reports: <ul style="list-style-type: none"> • Urban Village Masterplan 	Draft studies: <ul style="list-style-type: none"> • Urban Extension Masterplan • Transport Studies
March 2011 (Quarter 4)	Final Reports: <ul style="list-style-type: none"> • Water Cycle Strategy • Sustainable Waste & Resource Plan • Renewable Energy Studies 	Final Reports: <ul style="list-style-type: none"> • Urban Extension Masterplan • Transport Studies



Progress to date on Eco Village study

First Officer Meeting held 30th April 2010

- Agreement on project coordinator post
- Agreement on study lead
- Briefs for village to go out on the 20th May 2010
 - Tender Submission by 9th June 2010
 - Appointment by 22nd June 2010
 - Inception meeting by 29th June 2010
- Yeovil Vision Board confirmed as the Body overseeing the project and signing off studies.



Project Brief Key Elements

- Prepare Development Framework & Masterplan
- Develop Design Codes
- Identify appropriate land uses
- Explore eco-town standards
- Review site boundary
- Viability Assessment
- Deliverability & phasing strategy
- Public consultation



Questions?

