



Yeovil Town Council

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Amanda Card Chief Executive/Town Clerk

Date: 8th October 2026
Your Ref:
Our Ref:
Ask for: Lucy Ryder
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Via e-mail: planningnorth@dorsetcouncil.gov.uk

Dear Sir/Madam

Planning Application P/OUT/2026/04250 - Land at Compton Road, Yeovil

The Council is extremely disappointed that it was not consulted on an application of such significance, given its immediate proximity to the Yeovil parish boundary and the direct impacts it would have on residents, infrastructure, services and environmental assets within Yeovil.

We note the response provided by Dorset Council that:

"Yeovil TC was not sent a consultation on this application as we do not send consultations to cross-boundary town and/or parish councils, though we did send a consultation to Somerset Council as they are the Local Planning Authority for Yeovil."

Whilst we acknowledge that there may be no statutory requirement for Dorset Council to consult neighbouring town and parish councils, we find it difficult to understand how a development of this scale, located only a short distance from Yeovil Country Park and effectively forming an extension to the urban area of Yeovil, could proceed without any direct engagement with Yeovil Town Council.

The decision not to consult appears particularly inconsistent given that the Town Clerk was recently consulted by Dorset Council on the Dorset Local Plan Scoping Consultation 2026. It is therefore surprising that Dorset Council considers the views of neighbouring authorities important when considering strategic planning policy yet does not consider consultation necessary on an individual planning application that will have direct and tangible impacts beyond its administrative boundary.

Whilst we appreciate that Somerset Council was consulted on this application, Yeovil Town Council considers that direct engagement with the Town Council would also have been appropriate. As the democratically elected body representing many of the residents

who will experience the effects of this development, and as the authority responsible for managing Yeovil Country Park immediately opposite the site, we believe our views would have provided valuable local insight.

Whilst Dorset Council may not be obliged to consult Yeovil Town Council, we believe it would have been both reasonable and sensible to do so in this instance. The Council therefore requests that Dorset Council reviews its approach to cross-boundary consultation, particularly where major developments have the potential to affect neighbouring communities and strategically important assets such as Yeovil Country Park.

Planning Application P/OUT/2026/04250 – Comments

Support for Somerset Council's Comments

Yeovil Town Council fully supports the comments submitted by Somerset Council on 7 September in relation to application P/OUT/2026/04250 and requests that Dorset Council gives significant weight to those observations in determining this application.

Ecology Comments

The proposed development site is immediately opposite (over the river) to Riverside Walk, part of the wider Yeovil Country Park. Having reviewed the Design and Access Statement together with the landscape and ecological information submitted in support of the application Yeovil Town Council are making the following comments.



Country Park land in red

Strategic Connectivity and Active Travel

Yeovil Town Council have concerns regarding the sustainability credentials of the proposed development and the extent to which residents would be able to access Yeovil Town Centre and key services via attractive and direct active travel routes.

Whilst the application proposes pedestrian and cycle routes on the site these connections appear to terminate at the Babylon Hill roundabout, leaving limited provision for onward connectivity into Yeovil. Public Health and Active Travel England consultees have similarly identified concerns regarding the wider active travel network and its ability to support sustainable travel patterns.

The Sherborne Road entrance to Yeovil is an existing known bottle neck and this development would add to that issue.

Flood Risk and Proposed Country Park

The submitted Design and Access Statement acknowledges that areas of the site are subject to flooding and indicates that these areas would form part of the proposed country park and green infrastructure network.

The Yeovil Town Council Ranger Team manages floodplain habitats almost directly opposite the application site and has extensive practical experience of the effects of annual winter flooding within the River Yeo corridor. Flood events routinely leave significant deposits of silt, debris and litter, requiring various annual works and repairs before the land can fully recover.

Given this context, there are concerns that the proposed amenity uses, recreational infrastructure and landscape treatments may not be resilient to regular flooding events. Areas intended for public recreation could become frequently damaged, visually degraded and unusable for extended periods.

Residential Amenity Considerations

The Ranger Team can confirm, through regular operational work at Riverside Walk, that odours associated with the nearby wastewater treatment works are noticeable on many occasions throughout the year.

Landscape Impacts

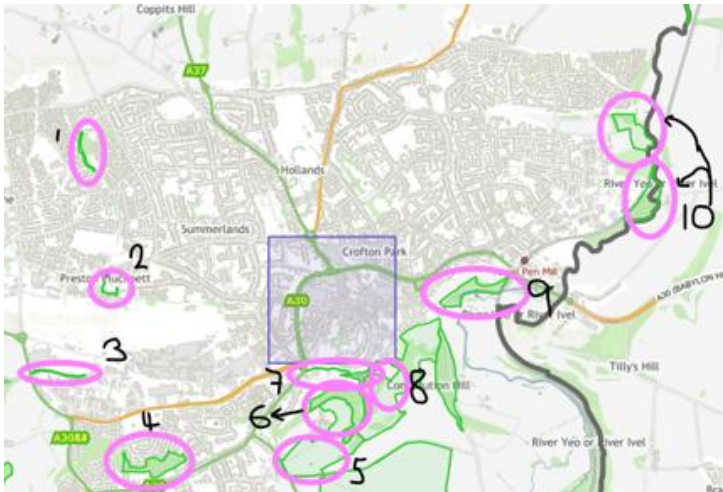
The development would introduce a substantial urban extension into a currently open rural landscape. Of particular concern are the visual effects on views from Wyndham Hill and from the cycle route beneath Wyndham Hill.

Ecological Impacts on Yeovil Country Park

Yeovil Country Park forms an important ecological resource and habitat network operating at a landscape scale. The development has the potential to result in significant adverse effects on protected species and habitats both within and adjacent to the Country Park through:

- Increased recreational pressure and dog walking.
- Habitat disturbance and damage.
- Lighting impacts.
- Noise disturbance.
- Deterioration in air quality.
- Increased traffic movements.
- Long-term urban edge pressures associated with a substantial increase in residential development.

The proposed development site would have an impact on the Local Wildlife Sites at Riverside at location 10 on the plan below.



The Country Park and associated green corridors provide important habitat for foraging, commuting, breeding, sheltering and dispersal of a wide range of protected and priority species. The long-term cumulative effects of increased housing and human activity on these habitats have not been sufficiently assessed.

Protected and Priority Species

Yeovil Country Park is known to support a range of protected and priority species, including:

- Bat species utilising river corridors, woodland edges, mature trees and hedgerows.
- Otter.
- Water vole.
- European eel.
- Species protected under Schedules 1 and 5 of the Wildlife and Countryside Act 1981.
- Schedule 6 species recognised as conservation priorities.
- Numerous Red List bird species.

Notably, Marsh Warbler and Cetti's Warbler have been recorded within habitats located approximately 500 metres from the proposed development.

Ecology Conclusion

Whilst the Town Council recognises the need for new housing and supports the provision of high-quality sites, the River Yeo corridor and surrounding farmland forms part of a wider ecological network that contributes substantially to biodiversity, public access to nature and the environmental quality of Yeovil. The Country Park is a strategically important ecological and community asset whose value extends beyond the individual habitats it contains.

Significant concerns remain regarding the proposal's potential impacts on floodplain management, landscape character and the ecological integrity of Yeovil Country Park.

Yours sincerely

Katy Menday

Lucy Ryder

Katy Menday
Director of Leisure and Environment

Lucy Ryder
Deputy Town Clerk

For and on behalf of Yeovil Town Council