

Appendix 6A – Sustainability Appraisal of options for locating development around the ‘Market Towns’

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Scale and location for the future development of Chard (prepared by consultants LDA Design)

The following summarises the 4 options for growth in Chard and outlines the positive and negative impacts of each. The suggested preferred option is option 3 because it provides a scale of growth that will enable Chard to achieve and maximise its offer of employment, housing, retail and associated amenities whilst not re-introducing undue congestion within the internal road network of the town. Option 3 will provide 2716 dwellings in total. In the plan period to 2026 it will provide 1700 dwellings, which together with existing commitments in Chard will result in 2191 being built in the plan period and 1016 dwellings beyond 2026.

Chard Development Option 1 - Town Centre Regeneration

This development option would focus on regenerating the town centre and only deliver low levels of housing growth. This option would include:

- Implementing the regeneration initiatives in the town centre such as the Back Plots/Boden Mill, Green Heart, East End and public realm enhancements to High Street/Fore Street;
- The relocation of the football club to the north of the town and associated employment development;
- Some development of the eastern growth area to fund traffic signalling improvements in the town centre, option for the location of this development are indicated on the Phase 1 development plan;
- Housing development on the vacant football club site;
- This option would consist of approximately 410 dwellings.

SA Objective	Commentary	Score
1. Improve access to essential services and facilities	The permeability and connectivity of movements within the town centre will be improved. The spatial restructuring of the town will allow improved circulation throughout the centre and provide an opportunity to create more inclusive spaces, enabling better local access to facilities. Access to facilities from existing residential areas will not be improved with no additional facilities being provided outside of the town centre.	+

2. Reduce poverty and social exclusion	Proposals aim to improve the physical, social and economic environment of the town centre. Providing facilities to enable business start-ups and maximise opportunities for revitalising the retail offer of the town. Socially excluded or 'hard to reach' groups will be engaged in the regeneration process through inclusive consultation and representation on the Community Forum. The option will not deliver sufficient housing to release funding to reduce fuel poverty in existing residential areas as part of any potential 'Allowable solutions' for CO2 reduction.	0
3. Provide sufficient housing to meet identified needs of the community	Range and quality of housing within town centre will be improved however the option will not make adequate contributions towards meeting the current or future identified needs of various social groups.	-
4. Improve health and well being	Improvements to the green Heart area of the town centre will enable better access to multifunctional green open space. Potential relocation of Cresta will improve access to sports facilities. Existing residential communities will not experience an improvement in provision of green infrastructure locally. Links to the countryside beyond the town will not be improved.	0
5. Improve education and skills of the population	Only moderate improvements in education and skills provision can be derived from the level of development outlined in this option. Town centre initiatives include the provision of flexible business incubation spaces with the opportunity to provide skilled training facilities/studios.	0
6. Reduce crime and fear of crime	Mixed used redevelopment will improve natural surveillance of areas off the main high street, designing out crime in the new built form of the town centre. Additionally introducing more people of varied mix/age groups can help reduce perceptions of crime.	+
7. Support a strong, diverse and vibrant local economy	Option will provide an improved environment for office development in the town centre and to the north of the town. Retail offer will be improved creating a better shopping environment helping Chard to become a shopping destination of choice. Leisure offer in town centre will be improved potentially increasing tourism potential. Critical mass of town will not be sufficiently increased to attract larger employers or retailers.	+
8. Reduce the effect of traffic on the environment	Option will improve the environment of the town centre highways network and deliver some improvements to signalling efficiency. Pedestrian priority and shared spaces will improve road safety. Parking strategy and increased pedestrian circulation will reduce the need to navigate the town centre by car. Option will not increase the physical capacity of the highways network whilst increasing the number of trips, potentially increasing congestion. Wider foot and cycleway network outside of the town centre will not be improved. Additional local neighbourhood services and facilities will not be provided, resulting in a greater need to travel.	-
9. Protect and enhance the landscape and townscape	Townscape of Chard will be enhanced. Development of brownfield sites will not encroach on any green space around the edge of the town. Currently unutilised areas of the town centre characterised by dead frontage and inefficient uses of space will be transformed into positive accessible spaces.	++
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained, responding to the urban form created by the historical burgage plots where appropriate and positively engaging with the towns many listed structures.	++
11. Reduce contribution to	New developments would respond to the impacts of climate change through construction methods and materials	0

climate change and vulnerability to its effects	utilising carbon reducing technologies. Ability to improve the existing situation is limited as a district level energy and heating system could not be included at this scale of development, meaning that improvements could only be made on an individual or plot bases.	
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential reduction in levels of town centre traffic and associated pollution. Redevelopment of brownfield sites will not increase current levels of light and noise pollution in town centre. Minimal encroachment onto greenfield land with a low impact upon pollution of land and soil. Minimal development will have lowest impact in terms of waste creation.	+
13. Manage and reduce the risk of flooding	Flood risk will not be increased in town centre; areas of new development will incorporate SUDS to ensure a neutral or improved attenuation and runoff rate.	0
14. Conserve and enhance biodiversity and geodiversity	Focusing the majority of development on brownfield sites will have minimal impact upon existing habitats and geological conservation sites around the edge of the town. Opportunities to improve town wide green infrastructure and enhance existing habitats and geological conservation areas are limited	+
<p>Conclusion</p> <p>Positive Impacts:</p> <ul style="list-style-type: none"> • Permeability and connectivity of movements within the town centre will be improved and access to local facilities improved. • Historic environment will be maintained and enhanced • Potential reduction in town centre traffic • Minimal impact on existing habitats and ecological areas • Sports and open space provision. <p>Negative Impacts:</p> <ul style="list-style-type: none"> • Range and quality of housing in the town centre will be improved but will not make adequate contributions towards meeting current and future need identified needs of various social groups • Will not deliver enough housing to release funding to reduce fuel poverty in existing residential areas as part of any potential 'Allowable solutions'. • Only moderate improvements to education and skills provision • Will not increase the physical capacity of the highways network whilst increasing the number of trips and potentially congestion. 		

Chard Development Option 2 - eastern growth area part 1

This option would follow on from the town centre improvements and continue the development of the eastern growth area, focusing on place making in the Millfield area to create a new district centre and delivering some additional highways links to the east of the town to improve highways capacity. This option would include;

- Creating a highways link from the A30 to the Millfield Industrial Estate with additional housing growth immediately south of the A30;
- Improving the Millfield road from town to the new mixed use district centre south of Millfield
- Completing the highways link from the A30 to the A358 plus associated housing development;
- This option will deliver approximately 1366 dwellings.

SA Objective	Commentary	Score
1. Improve access to essential services and facilities	The permeability and connectivity of movements within the town centre will be improved. The spatial restructuring of the town will allow improved circulation throughout the centre and provide an opportunity to create more inclusive spaces, enabling better local access to facilities. Development to the east of the town will enable opportunities for increased permeability of movement from new and existing residential areas to existing facilities.	+
2. Reduce poverty and social exclusion	Proposal aim to improve the physical, social and economic environment of the town centre. Providing facilities to enable business start-ups and maximise opportunities for revitalising the retail offer of the town. Socially excluded or 'hard to reach' groups will be engaged in the regeneration process through inclusive consultation and representation on the Community Forum. The option will begin to deliver the critical mass of housing with the potential to release funding to reduce fuel poverty in existing residential areas via off site contributions to 'allowable solutions'.	+
3. Provide sufficient housing to meet identified needs of the community	Range and quality of housing within the town centre will be improved. The option will roughly deliver the same amount of housing indicated in the local plan for the original key site enabling the delivery of a moderately improved range of housing types and tenures and increase levels of affordable housing.	+
4. Improve health and well being	Improvements to the green Heart area of the town centre will enable better access to multifunctional green open space. Links to the countryside beyond the town will be enhanced as the Stop Line Way Sustrans route is delivered linking into the new development areas to the east of the town.	+
5. Improve education and skills of the population	Town centre initiatives include the provision of flexible business incubation spaces with the opportunity to provide skilled training facilities/studios. Moderate improvements in education and skills provision can also be derived from the level of development outlined in this option in terms of developer contributions towards these facilities. A new primary school would be delivered in this option.	+
6. Reduce crime and fear of crime	Mixed used redevelopment will improve natural surveillance of areas off the main high street, designing out crime in the new built form of the town centre. Additionally introducing more people of varied mix/age groups can help reduce perceptions of crime. New and existing residential areas will benefit from the development of improved links to the town centre increasing activity along these routes.	+
7. Support a strong, diverse and vibrant local economy	Option will provide an improved environment for office development in the town centre and to the north of the town. Retail environment and offer will be improved creating a better shopping environment helping Chard to become a shopping destination of choice. Leisure offer in town centre will be improved potentially increasing tourism potential. Critical mass of town will be increased to potentially attract some larger employers and retailers.	+
8. Reduce the effect of traffic on the environment	Option will improve the environment of the town centre highways network and deliver some improvements to signalling efficiency. Pedestrian priority and shared spaces will improve road safety. Parking strategy and increased pedestrian circulation will reduce the need to navigate the town centre by car. Stop Line Way will provide the option for sustainable travel opportunities in walking and cycling. Highways capacity across the town network will increase through delivering a new link on the eastern side of the town, relieving congestion in the town centre.	+

	Some negative impacts upon existing residential areas along Oakland Avenue and Henderson Drive will be experienced as a result of increased traffic along these routes.	
9. Protect and enhance the landscape and townscape	Townscape of Chard will be enhanced. Currently unutilised areas of the town centre characterised by dead frontage and inefficient uses of space will be transformed into positive accessible spaces. Development will encroach onto land that is currently part of Chards surrounding landscape context, the masterplan ensures however that the wider landscape setting of the town is not compromised.	+
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained, responding to the urban form created by the historical burgage plots where appropriate and positively engaging with the towns many listed structures.	++
11. Reduce contribution to climate change and vulnerability to its effects	New developments would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies. Ability to improve the existing situation could be achieved though installation of a district level Combined Heat and Power system, however scale of development is unlikely to be large enough to justify the high anticipated infrastructure costs of install this system. Some improvements towards improving energy efficiency of existing housing stock may be achievable via allowable solutions.	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	Provision of eastern link road will result in a reduction in levels of town centre traffic and associated pollution. Level of traffic in town overall is likely to increase however. Redevelopment of brownfield sites will not increase current levels of light and noise pollution in town centre. Some encroachment onto greenfield and agricultural land to the east of the town will be experienced. Increases in domestic waste generation will be experienced as town grows, however opportunities for waste to energy generation may be developed. Some light pollution associated with football ground floodlighting will be created.	-
13. Manage and reduce the risk of flooding	Flood risk will not be increased in town centre; areas of new development will incorporate SUDS to ensure a neutral or improved attenuation and runoff rate.	0
14. Conserve and enhance biodiversity and geodiversity	Areas of new development to the east of the town will maintain wildlife corridors and features such as hedgerows providing the opportunity to strengthen existing networks of habitats via green infrastructure. However potentially negative impacts of increase in population on areas adjacent to railway fields may be experienced. Some development will interact with existing wildlife habitats and sites of geological conservation creating the requirements for mitigation measures to be adopted.	-

Conclusion:**Positive Impacts:**

- Permeability and connectivity of movements within the town centre will be improved and access to local facilities improved
- Range and quality of housing in the will be improved - option will deliver roughly the same amount of housing as the Key Site including affordable housing
- Promotion of economic growth - critical mass of town will be increased and potentially attract larger employers and retailers
- Some improvement to signalling efficiency and improved road safety. Potential reduction in town centre traffic
- Highways capacity of the network will increase through delivery of a new link road on the eastern side of town
- Historic environment will be maintained and townscape enhanced
- Sports and open space provision.

Negative Impacts:

- Some negative impacts upon existing residential areas - Oaklands Ave and Henderson Drive due to increased traffic along these routes
- Some encroachment onto greenfield and agricultural land to the east of the town
- Some impact on existing wildlife habitats and sites of ecological conservation leading to the need for mitigation.

Chard Development Option 3 - eastern growth area full build out

This option would continue from options 1 and 2 and complete the growth to the east of the town, creating a second highways link and deliver maximum housing growth to the east of the town. This option would include:

- Delivering additional housing to complete the new communities at Holbear and Millfield;
- Fill out final development plots around Avishayes and;
- Complete the second highways link around the eastern edge of the town;
- This option would deliver approximately 2716 dwellings.

SA Objective	Commentary	Score
1. Improve access to essential services and facilities	The permeability and connectivity of movements within the town centre will be improved. The spatial restructuring of the town will allow improved circulation throughout the centre and provide an opportunity to create more inclusive spaces, enabling better local access to facilities. Development to the east of the town will enable opportunities for increased permeability of movement from new and existing residential areas to existing facilities. A new district centre will be provided in the Millfields area enabling enhanced access to a better range of facilities for existing and new residential areas.	+ +
2. Reduce poverty and social exclusion	Proposal aim to improve the physical, social and economic environment of the town centre. Providing facilities to enable business start-ups and maximise opportunities for revitalising the retail offer of the town. Socially excluded or 'hard to reach' groups will be engaged in the regeneration process through inclusive consultation and representation on the Community Forum. The option will deliver significant levels of housing to release funding to	+ +

	reduce fuel poverty in existing residential areas via off site contributions to 'allowable solutions' and provide the critical mass to ensure new business ventures are viable in terms of patronage.	
3. Provide sufficient housing to meet identified needs of the community	Range and quality of housing within town centre will be improved. The option will roughly deliver twice the amount of housing indicated in the local plan for the original key site enabling the delivery of a significantly improved range of housing types and tenures and increase levels of affordable housing.	++
4. Improve health and well being	Improvements to the 'Green Heart' area of the town centre will enable better access multifunctional green open space. Improvements in leisure provision throughout the town will be enabled through new open spaces and facilities. Links to the countryside beyond the town will be enhanced as the Stop Line Way Sustrans route is delivered linking into the new development areas to the east of the town.	++
5. Improve education and skills of the population	Town centre initiatives include the provision of flexible business incubation spaces providing the opportunity to provide skilled training facilities/studios. Improvements in education and skills provision can also be derived from the level of development outlined in this option in terms of developer contributions towards these facilities. Two new primary schools would be delivered in this option. Potential to contribute to Building Schools for Future programme through developer contributions becomes more viable with the levels of housing development outlined in this option.	+
6. Reduce crime and fear of crime	Mixed used redevelopment will improve natural surveillance of areas off the main high street, designing out crime in the new built form of the town centre. Additionally introducing more people of varied mix/age groups can help reduce perceptions of crime. New and existing residential areas will benefit from the development of improved links to the town centre increasing activity along these routes.	+
7. Support a strong, diverse and vibrant local economy	Option will provide an improved environment for office development in the town centre and to the north of the town. Retail offer will be improved creating a better shopping environment helping Chard to become a shopping destination of choice. Leisure offer in town centre will be improved potentially increasing tourism potential. Critical mass of town will be increased significantly to attract some larger employers and retailers.	++
8. Reduce the effect of traffic on the environment	Option will improve the environment of the town centre highways network and deliver some improvements to signalling efficiency. Pedestrian priority and shared spaces will improve road safety. Parking strategy and increased pedestrian circulation will reduce the need to navigate the town centre by car. Highways capacity across the town network will be increased through delivering two new links on the eastern side of the town. Stop Line Way will provide the option for sustainable travel opportunities in walking and cycling. The additional primary highways link around the east of the town will be provided to ease the levels of traffic dependant on Oakland Avenue and Henderson Drive. Overall town wide traffic volume will be increased but town centre traffic will not increase significantly.	++
9. Protect and enhance the landscape and townscape	Townscape of Chard will be enhanced. Currently utilised areas of the town centre characterised by dead frontage and inefficient uses of space will be transformed into positive accessible spaces. Development will further encroach onto what is currently Chard's surrounding landscape context on the eastern side of the town to its natural limit. The masterplan ensures however that the wider landscape setting of the town is not compromised.	0

10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained, responding to the urban form created by the historical burgage plots where appropriate and positively engaging with the towns many listed structures.	+ +
11. Reduce contribution to climate change and vulnerability to its effects	New developments would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies. Ability to improve the existing situation could be achieved though installation of a district level Combined Heat and Power system, scale of development is approaching the level to necessary absorb the high anticipated infrastructural costs of install this system, however this need to be recovered retrospectively as development progresses. Some improvements to the energy efficiency of existing housing stock may be achievable via allowable solutions.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Provision of eastern link road will result in a reduction in levels of town centre traffic and associated pollution. Level of traffic in town overall is likely to increase however. Redevelopment of brownfield sites will not increase current levels of light and noise pollution in town centre. Significant encroachment onto greenfield and agricultural land to the east of the town will be experienced. Creation of new employment uses has the potential to increase noise, vibration or odour pollution depending upon type. Increases in domestic waste generation will be experienced as town grows, however opportunities for waste to energy generation may be developed. Some light pollution associated with football ground floodlighting will be created.	-
13. Manage and reduce the risk of flooding	Flood risk will not be increased in town centre; areas of new development will incorporate SUDS to ensure a neutral or improved attenuation and runoff rate.	0
14. Conserve and enhance biodiversity and geodiversity	Areas of new development to the east of the town will maintain wildlife corridors and features such as hedgerows providing the opportunity to strengthen existing networks of habitats via green infrastructure. However potentially negative impacts of increase in population on areas adjacent to railway fields may be experienced. Some development will interact with existing wildlife habitats and sites of geological conservation creating the requirements for mitigation measures to be adopted. The Habitats Regulation Assessment identifies a potential effect on the Somerset Levels and Moors through increased visitor and disturbance pressure and/or water quality impacts which will require mitigation measures to ensure there is no adverse impact.	-

Conclusion**Positive Impacts:**

- Permeability and connectivity of movements within the town centre will be improved and access to local facilities improved including access to Millfields neighbourhood centre
- Improvements to physical, social and economic environment of the town centre providing opportunities for start-up businesses and revitalised retail offer
- Range and quality of housing in the will be improved including affordable housing - option will deliver roughly twice the amount of housing as Key Site over the plan period and beyond
- Promotion of economic growth - critical mass of town will be increased significantly to attract larger employers and retailers
- Delivery of 2 new primary school
- Historic environment will be maintained
- Additional link roads around the east of the town will ease the levels of traffic dependent Oaklands Ave and Henderson Drive
- Sports and open space provision

Negative Impacts:

- Significant encroachment onto greenfield and agricultural land to the east of the town
- Some impact on existing wildlife habitats and sites of geological conservation leading to the need for mitigation.

Chard Development Option 4 - Growth to 'Natural Limits'

This option takes the level of development to the full build out scenario of the masterplan and delivers additional housing sites to the north and west of the town. This option would deliver approximately 3485 dwellings.

SA Objective	Commentary	Score
1. Improve access to essential services and facilities	The permeability and connectivity of movements within the town centre will be improved. The spatial restructuring of the town will allow improved circulation throughout the centre and provide an opportunity to create more inclusive spaces, enabling better local access to facilities. Development to the east of the town will enable opportunities for increased permeability of movement from new and existing residential areas to existing facilities. A new district centre will be provided in the Millfields area enabling enhanced access to a better range of facilities for existing and new residential areas. Access to facilities are improved through the creation of new neighbourhood centres in the north of the town, the western growth area will create be integrated into the new movement network proposed for the town allowing good accessibility to the centre.	++
2. Reduce poverty and social exclusion	Proposal aim to improve the physical, social and economic environment of the town centre. Providing facilities to enable business start-ups and maximise opportunities for revitalising the retail offer of the town. Socially excluded or 'hard to reach' groups will be engaged in the regeneration process through inclusive consultation and representation on the Community Forum. The option will deliver significant levels of housing to release funding to	++

	reduce fuel poverty in existing residential areas via off site contributions to 'allowable solutions' and provide the critical mass to ensure new business ventures are viable in terms of patronage.	
3. Provide sufficient housing to meet identified needs of the community	Range and quality of housing within town centre will be improved. The option will deliver significantly more housing than the amount indicated in the local plan for the town, enabling the provision of a significantly improved range of housing types and tenures and increased levels of affordable housing.	+ +
4. Improve health and well being	Improvements to the Green Heart area of the town centre will enable better access multifunctional green open space. Improvements in leisure provision throughout the town will be enabled through new open spaces and facilities. Links to the countryside beyond the town will be enhanced as the Stop Line Way Sustrans route is delivered linking into the new development areas to the east of the town. Northern and western development sites will provide better access to the surrounding countryside in these areas of the town.	+ +
5. Improve education and skills of the population	Town centre initiatives include the provision of flexible business incubation spaces with the opportunity to provide skilled training facilities/studios. Improvements in education and skills provision can also be derived from the level of development outlined in this option in terms of developer contributions towards these facilities. Two new primary schools would be delivered in this option. Potential to contribute to Building Schools for Future programme through developer contributions becomes more viable with the levels of housing development outlined in this option.	+
6. Reduce crime and fear of crime	Mixed used redevelopment will improve natural surveillance of areas off the main high street, designing out crime in the new built form of the town centre. Additionally introducing more people of varied mix/age groups can help reduce perceptions of crime. New and existing residential areas will benefit from the development of improved links to the town centre increasing activity along these routes.	+ +
7. Support a strong, diverse and vibrant local economy	Option will provide an improved environment for office development in the town centre and to the north of the town. Retail offer will be improved creating a better shopping environment helping Chard to become a shopping destination of choice. Leisure offer in town centre will be improved potentially increasing tourism potential. Critical mass of town will be significantly increased to potentially attract and support larger flagship employers of retailers. However, levels of growth attributed to this option will require additional employment sites to be identified.	+
8. Reduce the effect of traffic on the environment	This level of growth results in significant increases in traffic congestion on several key junctions throughout the town. An additional link around the Western side of the town is difficult to achieve given the existence of allotments, meaning development toward this level of growth would need more detailed masterplanning.	- -
9. Protect and enhance the landscape and townscape	Townscape of Chard will be enhanced. Development of brownfield sites will not encroach on any green space around the edge of the town. Currently unitised areas of the town centre characterised by dead frontage and inefficient uses of space will be transformed into positive accessible spaces. Development will encroach further east onto what is currently greenfield sites. Areas of farmland to the north and west of the town will be developed, impacting upon visual amenity and landscape sensitivity. The masterplan ensures that the wider landscape setting of the town is not compromised, however town is now at maximum capacity.	-
10. Conserve and where appropriate enhance the	Historic environment will be maintained, responding to the urban form created by the historical burgage plots where appropriate and positively engaging with the towns many listed structures.	+

historic environment		
11. Reduce contribution to climate change and vulnerability to its effects	New developments would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies. Ability to improve the existing situation could be achieved though installation of a district level Combined Heat and Power system, scale of development is significant enough to help absorb the high anticipated infrastructural costs of install this system, however this need to be recovered retrospectively as development progresses. Some improvements to energy efficiency of existing stock may be achievable via allowable solutions.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Significant increase in town wider traffic causing congestion, air and noise pollution. Development will encroach onto greenfield sites resulting in loss of agricultural land. Domestic waste will increase significantly. Increases in domestic waste generation will be experienced as town grows, however opportunities for waste to energy generation may be developed.	- -
13. Manage and reduce the risk of flooding	Flood risk will not be increased in town centre; areas of new development will incorporate SUDS to ensure a neutral or improved attenuation and runoff rate.	0
14. Conserve and enhance biodiversity and geodiversity	Enhancements in green infrastructure in the town centre will enable opportunities to improve ecology. New green spaces will be provided throughout the new residential areas to the East. However potentially negative impacts of increase in population on areas adjacent to railway fields may be experienced. Developments to the north and west of the town will interact with existing wildlife habitats and sites of geological conservation creating the requirements for mitigation measure to be adopted. Option takes Chard to its 'natural limit' of growth, resulting in highest potential negative impact out of the four options.	-

Conclusion:**Positive Impacts:**

- Permeability and connectivity of movements within the town centre will be improved and access to local facilities improved including access to Millfields neighbourhood centre
- Improvements to physical, social and economic environment of the town centre providing opportunities for start-up businesses and revitalised retail offer
- Range and quality of housing in the will be improved delivering significantly more housing than the local plan including affordable housing
- Promotion of economic growth - critical mass of town will be increased significantly to attract larger employers and retailers
- Delivery of 2 new primary school
- Historic environment will be maintained
- Additional link roads around the east of the town will ease the levels of traffic dependent Oaklands Ave and Henderson Drive
- Sports and open space provision

Negative Impacts:

- Levels of growth attributed to this option will require additional employment sites to be identified
- Level of growth results in significant increase in traffic congestion on several key junctions and would need further masterplanning
- Significant encroachment onto greenfield and agricultural land to the east, north and west of the town
- Significant increases in congestion leading to air and noise pollution
- Some impact on existing wildlife habitats and sites of ecological conservation leading to the need for mitigation and results in highest potential negative impact.

Options for the direction of growth around Wincanton

It is proposed that Wincanton should accommodate an additional 350 dwellings and 1.5 hectares of employment land over the plan period. Three options for the direction of growth were considered with Options 1, 3 and 4 including both housing and employment growth. Option 2 includes employment growth only as this was suggested through early engagement with the town council.

Wincanton Option 1 - West of New Barns Farm and north of Dancing Lane		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is located within walking and cycling distance of the Town Centre. The Town Centre is poorly served by convenience shopping opportunities due to the recent closure of the Coopers Store however Morrisons and Lidl are accessible particularly by cycle. The Health Centre is located in the Town Centre (although there is a current planning application to relocate it to the New Barns Farm site (KS/WINC/1) which will make it more accessible). The Key Site proposal includes the provision of a new primary school therefore access to primary education will improve once the school is built. Option is in close proximity to King Arthur's Community School (secondary education), and Wincanton Sports Centre and is well related to the Hospital in the north. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development. The western side of Wincanton currently has access to a number of bus stops.	++
2. Reduce poverty and social exclusion	The option is located within the least deprived area of Wincanton (Indices of Multiple Deprivation 2004). The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 350 additional homes will increase the range of housing available in Wincanton and increase levels of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Wincanton the opportunity for access to an increased level of informal recreation. Option is located in close proximity to Wincanton Sports Centre presenting a convenient opportunity to take part in sporting activities and opportunities for walking and cycling to essential services are available.	++
5. Improve education and skills of the population	The provision of land for employment growth may present opportunities to increase the supply of skilled workers although this cannot be guaranteed therefore the effect is uncertain. This option will provide convenient access to secondary and primary education facilities. The Wincanton Key Site proposal includes a new primary school based on Somerset County Council's rough estimate of 30 primary children for every 150 houses an additional 350 additional houses is likely to generate a need for 70 additional primary school places over the plan period. There is currently no detailed planning consent for the Primary School. Somerset County Council Education colleagues state that they would not have a problem with 350 additional dwellings. It would mean that the existing primary school site would need to be retained in addition to that being provided in the New Barns Farm development (Wincanton Key Site). Any additional accommodation could only be provided with developer contributions.	0

6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	The Employment Land Review identifies a need for an additional 1.5 ha of employment land in Wincanton over the plan period. The option will provide the opportunity to broaden employment opportunities for the inhabitants of Wincanton and the surrounding area. The employment will be within walking and cycling distance of the new dwellings and employment on the Key Site. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, the option is well related to the existing Wincanton Business park and the Key Site therefore opportunities to reduce the need to travel by car will be created. However, there is no guarantee that the inhabitants of the new homes will work locally and given the rural nature of the district it is likely that growth will lead to increased traffic although this can be mitigated by taking measures to encourage walking, cycling and public transport. Development of the northern part of the option may lead to an increased level of traffic along Dancing Lane and West Hill.	-
9. Protect and enhance the landscape and townscape	Although greenfield land the option is primarily located within areas identified in the Peripheral landscape study – Wincanton (2008) as having a high and moderate - high capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape.	+
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option is not related to the Conservation Area apart from in the very north eastern corner which also abuts the area of high archaeological potential. Impact on listed buildings will be minimal.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 3 agricultural land.	-
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS should be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Serotine Bats. Any development proposals would have to include mitigation measures to address this.	-

Conclusion: The overall findings for this option are positive. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste production scores negatively and these impacts can be mitigated through design and planning conditions on the employment uses. Regarding Objective 14, impact mitigation measures can be put in place to address the Serotine Bat foraging areas.

Wincanton Option 2 - Hatherleigh Farm, south of A303, (for employment use only)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is on the south side of the A303 whilst within reasonable proximity to Morrisons, Lidl on the northern side of the road, access via walking or cycling would be problematic. It would also be problematic for those living north of the A303 to access the employment provision by walking or cycling without the creation of new infrastructure. The closest bus stop is to the north at Carmel Villas/Hawkers Bridge. Social exclusion would not be improved.	-
2. Reduce poverty and social exclusion	The provision of employment development will provide job opportunities for the inhabitants of Wincanton and the surrounding area, but is unlikely to impact on deprivation.	0
3. Provide sufficient housing to meet identified needs of the community	Development for employment use only will not contribute to meeting housing needs in Wincanton, however this option could be combined with another option where housing development is being provided although the benefits of providing a comprehensive development for mixed uses on one site would be lost and two separate areas of Greenfield land would be developed.	++
4. Improve health and well being	Whilst there are health facilities in the town, this option will not improve access to them.	0
5. Improve education and skills of the population	The provision of land for employment growth may present opportunities to increase the supply of skilled workers although this cannot be guaranteed therefore the effect is uncertain.	?
6. Reduce crime and fear of crime	Employment development will allow for natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive. If there is no presence on site during certain hours of the day perceived risk crime might increase.	-
7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Wincanton and the surrounding area. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	As it is located south of the A303 the option will increase the level of traffic crossing the strategic route, which could lead to an increased risk of accidents. Appropriate infrastructure would need to be provided to allow for safe access from the north via walking or cycling.	-

9. Protect and enhance the landscape and townscape	Although greenfield land the option is located within areas identified in the Peripheral landscape study – Wincanton (2008) as having a high, moderate – high and moderate capacity to accommodate built development. Option for employment use is unlikely to include recreational open space. Wincanton has evolved to the north of the A303 and the physical barrier of the trunk road has yet to be breached in any significant way. By developing south of the A303 the townscape of Wincanton would change dramatically and once breached it is likely that there would be increased pressure for additional development to the south which if allowed to go ahead would result in a settlement divided by a trunk road.	-
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option is not related to the Conservation Area and there are no listed buildings in close proximity.	+
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential odour issues associated with close proximity to sewage treatment works. Option may increase current levels of noise and light pollution although the impact on residential uses would be minimal. However, noise pollution from the A303 could be an issue for future employees. Development of this site would lead to the loss of some Grade 3 agricultural land.	-
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Although does abut area in flood zone 3b. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. Likely impact on existing wildlife, particularly protected species is not known.	?
Conclusion: Whilst presenting some positive impacts, by providing for economic growth only this option means that another site would have to be found to accommodate the required housing growth leading to a dispersed loss of Greenfield land. A comprehensive development including housing and employment uses is likely to result in a more coherent scheme and provide for greater level of contribution through planning obligations. Developing south of the A303 could, in the long term, result in a settlement divided by a strategic route.		

Wincanton Option 3 - Land at Wincanton Common, south of the A303		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is on the south side of the A303, access to the Town Centre via walking or cycling could be gained via Common Road although Morrisons and Lidl are further away and therefore less easily accessible. The option is located at the opposite end of the settlement from King Arthurs School, Wincanton Sports Centre and the hospital. The closest bus stop is to the north of the A303 at Balsam Lane.	-

2. Reduce poverty and social exclusion	The option not located within the most deprived area of Wincanton (Indices of Multiple Deprivation 2004). The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 350 additional homes will increase the range of housing available in Wincanton and increase levels of affordable housing.	++
4. Improve health and well being	Whilst there are health facilities in the town, this option will not improve access to them.	0
5. Improve education and skills of the population	The provision of land for employment growth may present opportunities to increase the supply of skilled workers although this cannot be guaranteed therefore the effect is uncertain. There is access to primary and secondary education within the settlement.	?
6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive. .	+
7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Wincanton and the surrounding area. The employment will be within walking and cycling distance of the new dwellings and the employment on the Key Site. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	As it is located south of the A303 the option will increase the level of traffic using Common Road. The Deansley Way development required improvements to be made to Common Road and its junction with High Street and Bayford Hill the impact of additional housing and employment development is uncertain and would have to be assessed by the County Highway Authority. By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, however, there is no guarantee that the inhabitants of the new homes will work locally and given the rural nature of the district it is likely that growth will lead to increased traffic although this can be mitigated by taking measures to encourage walking, cycling and public transport.	-
9. Protect and enhance the landscape and townscape	Although greenfield land the option is located within areas identified in the Peripheral landscape study – Wincanton (2008) as having a high, moderate – high and moderate capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape. Wincanton has evolved to the north of the A303 and the physical barrier of the trunk road has yet to be breached in any significant way. By developing south of the A303 the townscape of Wincanton would change dramatically and once breached it is likely that there would be increased pressure for additional development to the south which if allowed to go ahead would result in a settlement divided by a trunk road.	-

10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option is not related to the Conservation Area and there are no listed buildings in close proximity.	+
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 3 agricultural land. Noise pollution from the A303 could be an issue. Development of this site would lead to the loss of some Grade 3 agricultural land.	--
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. Likely impact on existing wildlife, particularly protected species is not known.	?
<p>Conclusion: Whilst presenting some positive impacts this option also shows a number of negative effects which cumulatively make it a less desirable option. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste production is the only one to present a significant negative effect and although these impacts can be mitigated through design and planning conditions on the employment uses. Other areas where negative effects will arise include access to essential services, effect on the traffic environment and landscape and townscape. Developing south of the A303 could, in the long term, result in a settlement divided by a strategic route.</p>		

Wincanton Option 4 - Land north of Bayford Hill		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is located within walking and cycling distance of the Town Centre. The Town Centre is poorly served by convenience shopping opportunities due to the recent closure of the Coopers Store Morrisons and Lidl are further away and still within walking and cycling distance although it is unlikely that many residents would be willing to walk especially given the fact that the return journey would be largely uphill. The Health Centre is located in the Town Centre (although there is a current planning application to relocate it to the New Barns Farm site (KS/WINC/1) which would make it less accessible from this option). The option is located at the opposite end of the settlement from King Arthurs School, Wincanton Sports Centre and the hospital. A number of bus stops are accessible at High Street and Common Road. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development.	+

2. Reduce poverty and social exclusion	The option is located within the least deprived area of Wincanton (Indices of Multiple Deprivation 2004). The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 350 additional homes will increase the range of housing available in Wincanton and increase levels of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Wincanton the opportunity for access to an increased level of informal recreation. The Option is adjacent to an existing playing field.	+
5. Improve education and skills of the population	The provision of land for employment growth may present opportunities to increase the supply of skilled workers although this cannot be guaranteed therefore the effect is uncertain.	?
6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Wincanton and the surrounding area. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	+
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other. However, there is no guarantee that the inhabitants of the new homes will work locally and given the rural nature of the district it is likely that growth will lead to increased traffic, although this can be mitigated by taking measures to encourage walking, cycling and public transport. Development is likely to result in an increased level of traffic along Bayford Hill.	-
9. Protect and enhance the landscape and townscape	The option is greenfield land and is located within areas identified in the Peripheral landscape study – Wincanton (2008) as having a moderate to low and a moderate capacity to accommodate built development. The option occupies an elevated position on the northern edge of Wincanton making it visible within the wider area. Option will include the provision of open space in accordance with planning obligation policies. Good quality design could help minimise any adverse impact on townscape.	--
10. Conserve and where appropriate enhance the historic environment	Historic environment will largely be maintained. Option is not related to the Conservation Area but may impact on the setting of Grade 2 listed Lodge Farmhouse and possibly the Grade 2 listed cottage between Bayford Post Office and Hope Cottage although any impacts could potentially be mitigated through careful design.	-
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+

12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 3 agricultural land.	-
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Serotine Bats. Any development proposals would have to include mitigation measures to address this.	-
Conclusion: Whilst some positive impacts will result from this option, mainly through the provision of housing and employment development it will have a significantly negative impact in terms of landscape and townscape. The option is somewhat divorced from the main facilities in the town (particularly if the health centre relocates to the New Barns Farm site), which may result in a further increase in travel by car rather than encouraging walking or cycling especially given the topography.		

Overall Conclusion

Whilst options 1, 3 and 4 score well in terms of providing housing and employment development to meet the needs of the existing and future population of Wincanton, Option 1 produces the most positive effects overall as it is well related to schools, shops and sport facilities and would be most likely to result in reduced local car usage. Option 2 by providing employment use only would result in a more dispersed loss of greenfield land and creating the appropriate infrastructure to allow safe access across the A303 is likely to be costly. Developing south of the A303 (Options 2 and 3) could, in the long term, result in a settlement divided by a strategic route and given that there is a more suitable Option to the north which could accommodate both housing and employment use it is considered that it is not necessary to breach this boundary. Option 4 is less favourable in landscape and townscape terms and more divorced from existing facilities than Option 1. In conclusion Option 1 scores best in sustainability terms.

Options for the direction of growth around Ilminster

It is proposed that Ilminster should accommodate an additional 340 dwellings and approximately 19.5 hectares of employment land over the plan period. Three options for the direction of growth were considered for both housing and employment growth. It should be noted that the employment land (14.5 ha of which has planning permission) has been carried forward through Saved Local Plan allocations, and is located to the West of Ilminster.

Ilminster Option 1 – South East		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option 1 is located within easy walking ¹ and cycling distance of the Town Centre. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls all within walking and cycling distance. There are two Health Centres located in the town (although permission has been approved to relocate both these to a site south of Station Road – PA/08/04519/FUL was approved on 15 th April 2009), this will make the service less accessible to Option 1 as distance required to travel increases to approximately 750m, but this is still arguably walking and cycling distance. There are two schools in Ilminster - Greenfyldes First School and Swanmead Community School both are in close proximity to Option 1. There is no secondary school provision in Ilminster, children are educated in Wadham School, Crewkerne. Social exclusion is unlikely to be reduced although affordable housing should be provided as part of any development and Section 106 contributions should be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided. The eastern side of Ilminster currently has access to a number of bus stops making the use of public transport easy.	++
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development generally should bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 340 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The SHLAA illustrates that there is sufficient land to deliver the at least 92 homes in this location, but it does not cover all the land in the option.	+
4. Improve health and well being	Whilst there are health facilities in the town, this option will not improve access to them.	0
5. Improve education and skills of the population	Near existing primary and middle school. Negative effect is the lack of secondary school in Ilminster, so more children travelling to Crewkerne. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Overall neutral effect.	0
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	The employment is a given as the Saved Local Plan Allocations are being retained. This option is the furthest away from these saved allocations 1,700m (1.7kms) so less people may walk and cycle to work. Opportunities to promote sustainable tourism are unlikely to be created.	+

¹ 300 m based on PPS4 easy walking distance for retail purposes.

8. Reduce the effect of traffic on the environment	Close to the town centre, so good opportunity to encourage walking and cycling if the correct links are put in place. Option 1 is the furthest of the three Options from the saved employment land allocation and therefore development of Option 1 may lead to more traffic through the Town Centre. More secondary school children will travel to Crewkerne, potentially increasing congestion. By providing a balance of housing and employment land, there is potential for new residents to live and work within close proximity to each other, but there is no guarantee that the inhabitants of the new homes will work/shop etc locally and given the rural nature of the district and the lack of strategic services in Ilminster, it is likely that growth will lead to increased traffic although this can be mitigated by taking measures to encourage walking, cycling and public transport.	+
9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative; most of the land is identified as being of low to medium landscape and visual sensitivity, and having high to moderate capacity to accommodate built development in the Peripheral Landscape Study.	-
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option abuts the south eastern edge of the Conservation Area and impact on listed buildings will be minimal.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged.	-
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Pipisrelle Bats. Any development proposals would have to include mitigation measures to address this.	-
<p>Conclusion: The overall findings for this option favour neutral or positive outcomes. Objective 9: Protect and enhance the landscape and townscape scores negatively because of the loss of Greenfield land. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste production scores negatively and these impacts can be mitigated through design and planning conditions on the employment uses. Regarding Objective 14, impact mitigation measures can be put in place to address the Pipisrelle Bat foraging areas. It is likely that this option would not be able to deliver the entire 340 houses and so would result in the need for another site. Given concerns over the need to secure additional community benefits/infrastructure such as sports facilities, a better option might be one comprehensive development which would provide for greater level of contribution through planning obligations.</p>		

Ilminster Option 2 – South West		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	At its closest point, Option 2 is located within 600m of the Town Centre, arguably still within easy walking and cycling distance of the Town Centre, but at its furthest point people might choose to travel by car instead. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls all within walking and cycling distance. There are two Health Centres located in the town (although permission has been approved to relocate both these to a site south of Station Road – PA/ 08/04519/FUL was approved on 15 th April 2009, this will make the service more accessible to Option 2 as distance required to travel reduces. There are two schools in Ilminster - Greenfylde First School and Swanmead Community School both are in close proximity to Option 2. There is no secondary school provision in Ilminster, children are educated in Wadham School, Crewkerne. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development and Section 106 monies should be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided.	+
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development generally should bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 340 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The SHLAA illustrates that there is sufficient land to deliver in excess of 340 homes in this location.	++
4. Improve health and well being	There are two Health Centres located in the town (although permission has been approved to relocate both these to a site south of Station Road – PA/ 08/04519/FUL was approved on 15 th April 2009, this will make the service more accessible as distance required to travel to Option 2 reduces.	+
5. Improve education and skills of the population	Near existing primary and middle school. Negative effect is the lack of secondary school in Ilminster, so more children travelling to Crewkerne. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Overall neutral effect.	0
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	The employment is a given as the Saved Local Plan Allocations are being retained. This option is the closest to the saved allocations, the proximity to these sites should enable people to walk and cycle to work. Opportunities to promote sustainable tourism are unlikely to be created.	++

8. Reduce the effect of traffic on the environment	Within walking distance to the town centre, so good opportunity to encourage walking and cycling if the correct links are put in place. Option 2 is the closest to the saved employment land allocation and therefore again will promote opportunities to walk and cycle if the links are available. More secondary school children will travel to Crewkerne, potentially increasing congestion. By providing a balance of housing and employment land, there is potential for new residents to live and work within close proximity to each other, but there is no guarantee that the inhabitants of the new homes will work/shop etc locally and given the rural nature of the district and the lack of strategic services in Ilminster, it is likely that growth will lead to increased traffic although this can be mitigated by taking measures to encourage walking, cycling and public transport.	+
9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative; most of the land is identified as being of low to medium landscape and visual sensitivity, and having high to moderate capacity to accommodate built development in the Peripheral Landscape Study. Topography may be an issue for any potential development as there is steep ground constraining development the further south the development extends.	-
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option abuts the southwestern edge of the Conservation Area and impact on listed buildings will be minimal.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged.	-
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Pipisrelle Bats. Any development proposals would have to include mitigation measures to address this.	-
<p>Conclusion: The overall findings for this option favour positive outcomes. Objective 9: Protect and enhance the landscape and townscape scores negatively because of the loss of Greenfield land. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste production scores negatively and these impacts can be mitigated through design and planning conditions on the employment uses. Regarding Objective 14, impact mitigation measures can be put in place to address the Pipisrelle Bat foraging areas. The ability to develop all of the housing need in one location should result in a more coherent scheme and provide for greater level of contribution through planning obligations.</p>		

Ilminster Option 3 – North		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option 3 is on the north side of the Town Centre, at its closest point the option is approximately 350m from the Town Centre, within easy walking and cycling distance of the Town Centre, but at its furthest point people might choose to travel by car instead, especially as walking from the Town Centre would involve walking uphill. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls. There are two Health Centres located in the town (although permission has been approved to relocate both these to a site south of Station Road – PA/ 08/04519/FUL was approved on 15 th April 2009, this will make the service less accessible to Option 3 as distance required to travel increases. There are two schools in Ilminster - Greenfyld First School and Swanmead Community School both are south of the Town Centre. There is no secondary school provision in Ilminster, children are educated in Wadham School, Crewkerne. Social exclusion is unlikely to be reduced although affordable housing will have to be provided as part of any development and Section 106 monies will be sought to provide a sports hall. Development should ensure that good walking/cycling links to the town are provided.	+
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development generally should bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 340 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The SHLAA illustrates that there is sufficient land to deliver the at least 98 homes in this location, but it does not cover all the land in the option.	+
4. Improve health and well being	Whilst there are health facilities in the town, this option will not improve access to them.	0
5. Improve education and skills of the population	Further away from the existing primary and middle school than Options 1 & 2. Negative effect is the lack of secondary school in Ilminster, so more children travelling to Crewkerne. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Overall neutral effect.	0
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	The employment is a given as the Saved Local Plan Allocations are being retained. Option 3 is close enough to enable people to walk and cycle to work, but it is slightly further away than Option2. Opportunities to promote sustainable tourism are unlikely to be created.	+

8. Reduce the effect of traffic on the environment	Close to the town centre and saved employment land allocations, so good opportunity to encourage walking and cycling if the correct links are put in place. More secondary school children will travel to Crewkerne, potentially increasing congestion. By providing a balance of housing and employment land, there is potential for new residents to live and work within close proximity to each other, but there is no guarantee that the inhabitants of the new homes will work/shop etc locally and given the rural nature of the district and the lack of strategic services in Ilminster, it is likely that growth will lead to increased traffic although this can be mitigated by taking measures to encourage walking, cycling and public transport.	+
9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative; half of the land is identified as being of low to medium landscape and visual sensitivity whilst the other half is of high landscape and visual sensitivity. The majority of the land has a low capacity to accommodate built development in the Peripheral Landscape Study. Topography may be an issue for any potential development as there is steep ground constraining development on part of the site.	--
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option abuts the northern edge of the Conservation Area and impact on listed buildings will be minimal.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. Development of Greenfield site will lead to the loss of some Grade 2 agricultural land.	--
13. Manage and reduce the risk of flooding	Option avoids areas at risk from flooding. Use of SUDS could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Pipistrelle Bats and that there are maternity colonies for Brown Long-eared Bats in this location. Additionally there is a hibernation roost for Lesser Horseshoe Bats in this location and it is significantly used. Any development proposals would have to include mitigation measures to address these species and their protection.	--

Conclusion: The overall findings for this option favour neutral or positive outcomes. Objective 9: Protect and enhance the landscape and townscape scores negatively because of the loss of Greenfield land and sensitivity of the landscape. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste production scores negatively and most these impacts, apart from the loss of Grade II Agricultural Land, can be mitigated through design and planning conditions on the employment uses. Regarding Objective 14, impact mitigation measures may be put in place to address the Pipisrelle Bat foraging areas and the brown Long-eared Bats and Lesser Horseshoe Bats maternity colonies and hibernation roosts.

It is likely that this option would not be able to deliver the entire 340 houses and so would result in the need for another site. Given concerns over the need to secure additional community benefits/infrastructure such as sports facilities, a better option might be one comprehensive development which would provide for greater level of contribution through planning obligations.

Overall Ilminster Conclusion:

Whilst all 3 options score well in terms of providing housing development to meet the needs of the existing and future population of Ilminster, Option 2 produces the most positive effects overall as it is well related to schools, shops and health facilities and would be most likely to result in reduced local car usage as it is closer to both the employment land allocations and Town centre. Additionally Option 2 could deliver all of the required housing development 'in one hit' and so would provide for greater level of contribution through planning obligations (a concern of Town Council members in Ilminster). Option 1 may require the development of another site and would result in a more dispersed loss of greenfield land. Option 3 is less favourable in landscape, townscape and biodiversity terms. In conclusion Option 2 is the preferred Option.

Options for the direction of growth around Ansford / Castle Cary

It is proposed that Ansford / Castle Cary should accommodate an additional 262 dwellings over the plan period. This Sustainability Appraisal considers three options for the growth of Ansford / Castle Cary. As there is little commercial demand for additional employment land to justify a specific allocation all directions for growth are considered to include a mix of land uses including housing and employment. Landscape constraints are considered to discount growth options in the south of the town. The three growth options are therefore all to the north.

Ansford / Castle Cary Option 1 - Land north of Torbay Road and East & West of Station Road, Castle Cary		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is located within easy walking and cycling distance of the Town Centre which has a convenience store, bank, post office and public houses. Option is a short distance from the town's primary school off Church Street and Health Centre on Station Road. The Secondary School, playing fields and Fitness Studio at Maggs Lane are easily accessible via Churchfield's Drive or Tuckers drive. There is no sports centre in Castle Cary or Ansford. Opportunity to address social exclusion through new affordable Housing provision.	+

2. Reduce poverty and social exclusion	The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although, it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 262 additional homes will increase the range of housing available in Castle Cary & Ansford and increase levels of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Castle Cary & Ansford, the opportunity for access to an increased level of informal recreation. Option is located a short walk from a fitness studio at Maggs Lane. Development is not considered sufficient to fund a Sports Centre for the town.	+
5. Improve education and skills of the population	This option will provide convenient access to secondary education at Ansford School, Maggs Lane and primary education at the Primary School off Church Lane. Ansford School has an estimated total capacity of 760 places with current actual capacity at 656 places (2009 baseline). The education need associated with an additional 276 dwellings can be expected to be accommodated within the 100 spare places, with no additional infrastructure requirements. Castle Cary Primary School has an estimated capacity of 206 places and is currently operating at full capacity. Future growth would result in an infrastructure need for further 2 to 3 classes. There are no opportunities for expansion at the current site a new primary school would therefore be required to accommodate future growth.	0
6. Reduce crime and fear of crime	Should incorporate mixed use development to improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Castle Cary & Ansford and the surrounding area. It is considered that there is little commercial demand as such for additional employment land to justify a specific allocation or sterilise land that may otherwise be better used for local needs instead employment applications will be dealt with on a case-by-case basis. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Option is located next to the existing employment allocation on Torbay road. Development here presents an opportunity to sustainably expand the industrial estate. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, the option is located in close proximity to the Torbay Road Employment Allocation. However, there is no guarantee that the inhabitants of the new homes will work locally. Development of the northern part of the option may lead to an increased level of traffic along Station Road and strategic roads leading out of the town. The mainline train station is located to the north of the town and outside of development limits. Option is located a short distance from the station however growth would not enhance the foot access to the platform.	+

9. Protect and enhance the landscape and townscape	Although greenfield land the option is primarily located within areas identified in the Peripheral landscape study – Castle Cary & Ansford (2008) as having a largely moderate to high capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape.	++
10. Conserve and where appropriate enhance the historic environment	Option is located outside the towns four Conservation Areas and distant from the Castle, Scheduled Ancient Monument. Development in this location would maintain the Historic Environment.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 1 agricultural land.	-
13. Manage and reduce the risk of flooding	Town centre is at risk of flooding from service water run off. Option avoids areas at risk from flooding. Use of SUDS and onsite attenuation could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	There are two maternity colonies of serotine bats in Castle Cary. One of these is located in South Street and the other in at Ansford Hill. A further roost has been recorded in South Cary Lane. Bats from these colonies are probably feeding over pasture and hay fields to the south, east and north of the town. Option will not have an impact of any wildlife or geological designations.	-
Conclusion: The overall findings for this option are positive within the exception of objectives 12 and 14. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste scores negatively because of the potential increase in noise and light pollution from new development, although mitigation is possible through appropriate conditions. Objective 14: Conserve and enhance biodiversity and geodiversity scores negatively because of the potential impact on the feeding grounds of serotine bats, although mitigation is possible through appropriate conditions.		

Ansford / Castle Cary Option 2 - Land to the North of Ansford Hill & Ansford School, Ansford		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Option is located within medium walking and cycling distance of the Town Centre which has a convenience store, bank, post office and public houses. Option is located at the opposite end of the town from the primary school off Church Street and Health Centre on Station Road. The towns Secondary School, playing fields and Fitness Studio at Maggs Lane are easily accessible. There is no sports centre in Castle Cary or Ansford. Opportunity to address social exclusion through new affordable Housing provision.	-

2. Reduce poverty and social exclusion	The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although, it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 262 additional homes will increase the range of housing available in Castle Cary & Ansford and increase levels of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Castle Cary & Ansford, the opportunity for access to an increased level of informal recreation. Option is located a short walk from a fitness studio at Maggs Lane. Development is not considered sufficient to fund a Sports Centre for the town.	+
5. Improve education and skills of the population	This option will provide convenient access to secondary education at Ansford School, Maggs. Ansford School has an estimated total capacity of 760 places with current actual capacity at 656 places (2009 baseline). The education need associated with an additional 276 dwellings can be expected to be accommodated within the 100 spare places, with no additional infrastructure requirements. Option is located at opposite ends of the town from the Primary School. Castle Cary Primary School has an estimated capacity of 206 places and is currently operating at full capacity. Future growth would result in an infrastructure need for further 2 to 3 classes. There are no opportunities for expansion at the current site a new primary school would therefore be required to accommodate future growth.	0
6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Castle Cary & Ansford and the surrounding area. It is considered that there is little commercial demand as such for additional employment land to justify a specific allocation or sterilise land that may otherwise be better used for local needs instead employment applications will be dealt with on a case-by-case basis. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, the option is located in close proximity to the Torbay Road Employment Allocation. However, there is no guarantee that the inhabitants of the new homes will work locally. Development of the northern part of the option may lead to an increased level of traffic along Station Road and strategic roads leading out of the town. The mainline train station is located to the north of the town and outside of development limits. Option is located in between the town's development limits and the station. This option represents an opportunity to enhance the connectivity of the town with the station.	++

9. Protect and enhance the landscape and townscape	Although greenfield land the option is primarily located within areas identified in the Peripheral landscape study – Castle Cary & Ansford (2008) as having a largely low to moderate capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape.	-
10. Conserve and where appropriate enhance the historic environment	Option is located outside the towns four Conservation Areas and distant from the Castle, Scheduled Ancient Monument. Development in this location would maintain the Historic Environment.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 1 agricultural land.	-
13. Manage and reduce the risk of flooding	Town centre is at risk of flooding from service water run off. Option avoids areas at risk from flooding. Use of SUDS and onsite attenuation could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	There are two maternity colonies of serotine bats in Castle Cary. One of these is located in South Street and the other in at Ansford Hill. A further roost has been recorded in South Cary Lane. Bats from these colonies are probably feeding over pasture and hay fields to the south, east and north of the town. Option will not have an impact of any wildlife or geological designations.	-
<p>Conclusion: The overall findings for this option are positive with the exception of objectives 2, 9, 12 and 14. Objective 1: Improve access to essential services and facilities scores negatively because option is located a medium distance from town centre services and a long distance from the primary school and health centre at the opposite end of the town. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste scores negatively because of the potential increase in noise and light pollution from new development, although mitigation is possible through appropriate conditions. Objective 14: Conserve and enhance biodiversity and geodiversity scores negatively because of the potential impact on the feeding grounds of serotine bats, although mitigation is possible through appropriate conditions. Objective 9: Protect and enhance the landscape and townscape scores negatively because of the impact on the peripheral landscape of Castle Cary.</p>		

Ansford / Castle Cary Option 3 - Land to the South of Ansford School & Solomans Lane, Ansford		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	<p>Option is located within easy walking and cycling distance of the Town Centre which has a convenience store, bank, post office and public houses. Option is a short distance from the town's primary school off Church Street and Health Centre on Station Road.</p> <p>The towns Secondary School, playing fields and Fitness Studio at Maggs Lane are easily accessible. There is no sports centre in Castle Cary or Ansford. Opportunity to address social exclusion through new affordable Housing provision.</p>	+
2. Reduce poverty and social exclusion	The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although, it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The development of 262 additional homes will increase the range of housing available in Castle Cary & Ansford and increase levels of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Castle Cary & Ansford, the opportunity for access to an increased level of informal recreation. Option is located a short walk from a fitness studio at Maggs Lane. Development is not considered sufficient to fund a Sports Centre for the town.	++
5. Improve education and skills of the population	This option will provide convenient access to secondary education at Ansford School, Maggs Lane and primary education at the Primary School off Church Lane. Ansford School has an estimated total capacity of 760 places with current actual capacity at 656 places (2009 baseline). The education need associated with an additional 276 dwellings can be expected to be accommodated within the 100 spare places, with no additional infrastructure requirements. Castle Cary Primary School has an estimated capacity of 206 places and is currently operating at full capacity. Future growth would result in an infrastructure need for further 2 to 3 classes. There are no opportunities for expansion at the current site a new primary school would therefore be required to accommodate future growth.	0
6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+

7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Castle Cary & Ansford and the surrounding area. It is considered that there is little commercial demand as such for additional employment land to justify a specific allocation or sterilise land that may otherwise be better used for local needs instead employment applications will be dealt with on a case-by-case basis. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	++
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, the option is located in close proximity to the Torbay Road Employment Allocation. However, there is no guarantee that the inhabitants of the new homes will work locally. Development of the northern part of the option may lead to an increased level of traffic along Station Road and strategic roads leading out of the town. The mainline train station is located to the north of the town and outside of development limits. Option is located a short distance from the station however growth would not enhance the foot access to the platform.	+
9. Protect and enhance the landscape and townscape	Although greenfield land the option is primarily located within areas identified in the Peripheral landscape study – Castle Cary & Ansford (2008) as having a largely moderate to high capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape.	++
10. Conserve and where appropriate enhance the historic environment	Option is located outside the towns four Conservation Areas and distant from the Castle, Scheduled Ancient Monument. Development in this location would maintain the Historic Environment.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Levels of traffic overall are likely to increase and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 1 agricultural land.	-
13. Manage and reduce the risk of flooding	Town centre is at risk of flooding from service water run off. Option avoids areas at risk from flooding. Use of SUDS and onsite attenuation could be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	There are two maternity colonies of serotine bats in Castle Cary. One of these is located in South Street and the other in at Ansford Hill. A further roost has been recorded in South Cary Lane. Bats from these colonies are probably feeding over pasture and hay fields to the south, east and north of the town. Option will not have an impact of any wildlife or geological designations.	-

Conclusion: The overall findings for this option are positive within the exception of objectives 12 and 14. Objective 12: Minimise pollution (including air, water, land, light, noise) and waste scores negatively because of the potential increase in noise and light pollution from new development, although mitigation is possible through appropriate conditions. Objective 14: Conserve and enhance biodiversity and geodiversity scores negatively because of the potential impact on the feeding grounds of serotine bats, although mitigation is possible through appropriate conditions.

Overall Ansford / Castle Cary conclusion:

Option 1 produces the most positive effects overall as it is well related to existing employment opportunities, the town centre and is only medium distances from both primary and secondary school provision whilst protecting the periphery landscape. Although negative effects are experienced from the loss of Greenfield land, noise & land pollution and impact on feeding grounds for bat populations. Option 2 has several positive effect in its relationship with the secondary school and opportunities to link with the towns train station however this option experiences negative effects from the loss of Greenfield land, distance from services, noise & land pollution and impact on feeding grounds for bat populations and impact on landscapes of high value. For these reasons, this option is not a preferred location for growth. Option 3 has many positive effects in terms of its relationship with Ansford School, the town centre, medium distance from primary School and health provision. Although negative effects are experienced from the loss of Greenfield land, noise & land pollution and impact on feeding grounds for bat populations.

Options for the direction of growth around Somerton

The 'draft Core Strategy incorporating preferred options' has identified that around 280 additional dwellings and 1 ha of additional employment land is required for Somerton up to 2026. In accordance with Government guidance,² locations for the future development of Somerton have been filtered using a 'strategic sift' of existing planning policies, and evidence of deliverability. Areas to the north and east of the town have been ruled out for flood risk and historic environment reasons, respectively. There is evidence of site deliverability in the SHLAA to the west and north west of Somerton, and a relatively unconstrained area to the south of the town. As a result, these three potential broad locations for extending Somerton have emerged, being south of the town (Option 1), west (Option 2) and north west (Option 3).

Somerton Option 1 - South		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Close to town centre (around 300m) so good potential to walk/cycle to shops, surgery, library and primary school in town centre. However Somerton lacks several 'strategic' facilities such as a hospital, secondary school, swimming pool and sport's hall. Development should ensure good walking/cycling links to town are provided.	+
2. Reduce poverty and social exclusion	Somerton is one of the least deprived parts of South Somerset, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+

² Local Development Frameworks: Guidance on Sustainability Appraisal, PAS, December 2007.

3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the settlement, but there is no evidence in the SHLAA that housing could potentially be delivered in this area.	?
4. Improve health and well being	Good access to existing surgery in the town centre, but surgery is currently over capacity. New development could potentially contribute to improving health facilities in the town.	?
5. Improve education and skills of the population	Near existing primary school, but upgrading of education facilities as a result of new development is likely to be required. Negative effect is the lack of secondary school in Somerton. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Overall neutral effect.	0
6. Reduce crime and fear of crime	Crime levels in Somerton are relatively low (IMD, 2007). Ensure that high quality design standards are incorporated in the development order to 'design out crime'. Uncertain until masterplan work is carried out.	?
7. Support a strong, diverse and vibrant local economy	Benefits of job creation and economic benefits for local companies during construction stage. Mixed development of residential and economic development should maximise support for the economy. Additional residents in the town should benefit the vitality and viability of the town centre, and the local economy in general.	+
8. Reduce the effect of traffic on the environment	Close to town centre so good opportunity to encourage walking/cycling – need to ensure good links are provided. But given Somerton's relatively limited range of jobs, shops and services compared to the other Market Towns, some travel beyond the town is likely to be required, potentially increasing congestion e.g. residents of secondary school age are likely to attend Huish Episcopi secondary school which is 5 miles away. Road access on to Pestors Lane is a potentially difficult.	0
9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative; most of the land is identified as being of moderate landscape and visual sensitivity, and having moderate capacity to accommodate built development in the Peripheral Landscape Study. Topography is a potential issue as the north of the area slopes down towards the river.	-
10. Conserve and where appropriate enhance the historic environment	Northern part of site abuts/within the Conservation Area. Several buildings around Crane Farm are listed.	-
11. Reduce contribution to climate change and vulnerability to its effects	New development would increase CO2 emissions, initially through construction and transport – can be mitigated through low/zero carbon homes and sustainable construction. Development should incorporate water efficiency measures. Close proximity to town centre should minimise car trips, but lack of 'strategic facilities in Somerton could encourage travel elsewhere. Site adjoins area of high flood risk, which is likely to increase due to climate change.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. Best and most versatile agricultural land is not present.	0 / -

13. Manage and reduce the risk of flooding	Area of high flood risk adjoins the northern/western edge of this location, which should be avoided. Sustainable Drainage Systems (SUDS) should be incorporated in new development – the SFRA and River Parrett CFMP identifies surface water/sewer flooding as an issue in Somerton.	0
14. Conserve and enhance biodiversity and geodiversity	No protected sites, but foraging area of European Protected Species: lesser horseshoe and pipistrelle bat in the east, and potentially otters in the watercourse that abuts the area to the north, so mitigation measures may be required. Green Infrastructure should be incorporated into development. The Appropriate Assessment Scoping Report identified the impact on water quality arising from development at Somerton as having a likely impact in the Somerset Levels and Moors Ramsar – this is being investigated in further detail in Stage 2.	-
Conclusion: The close proximity of this location to the town centre brings several benefits through maximising access to existing shops and services by walking and cycling. However Somerton is lacking some 'strategic' facilities e.g. secondary school, sport's hall, swimming pool, which will require travel to other settlements both within the district and beyond e.g. Street, Glastonbury. There are some negative environmental effects including impact on adjoining Conservation Area, landscape, and bats/otters. No evidence in the SHLAA of potential to deliver residential development sites in this area.		

Somerton Option 2 - West		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	This area is around 1km from the town centre which is above desirable maximum walking distance to services and facilities (ref. RPG10), but primary school and local shops are within walking distance. There is an existing bus stop adjacent on Langport Road. Somerton lacks several 'strategic' facilities such as a hospital, secondary school, swimming pool and sport's hall. Development should ensure good walking/cycling links to town are provided.	0
2. Reduce poverty and social exclusion	Somerton is one of the least deprived parts of South Somerset, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the settlement, including affordable housing. Evidence from the SHLAA indicates a site in this location could deliver around 300 dwellings, which broadly equates to proposal in the draft Core Strategy for around 280 dwellings.	++
4. Improve health and well being	Lack of capacity at health centre – new development could potentially contribute to improving health facilities in the town, and should provide open space to meet the needs of new residents.	?
5. Improve education and skills of the population	Near early years primary school, although later years primary school is further away in town centre. Upgrading of education facilities as a result of new development is likely to be required. Negative effect is the lack of secondary school in Somerton. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period.	0

6. Reduce crime and fear of crime	Crime levels in Somerton are relatively low (IMD, 2007). Ensure that high quality design standards are incorporated in the development order to 'design out crime'. Uncertain until masterplan work is carried out.	?
7. Support a strong, diverse and vibrant local economy	Located near to main employment part of Somerton i.e. Bancombe Road Trading Estate. Benefits of job creation and economic benefits for local companies during construction stage. Mixed development of residential and economic development should maximise support for the economy. Additional residents in the town should benefit the vitality and viability of the town centre, and the local economy in general.	+
8. Reduce the effect of traffic on the environment	Around 1km from town centre, which is beyond maximum desirable walking distance, but closer access to employment at trading estate, local shops, and early years primary school, could help minimise car traffic. An advantage is the existing bus stop on Langport Road which has an hourly service to Taunton and Yeovil – new development should contribute to enhancing the facilities/provision. Somerton has a relatively limited range of jobs, shops and services compared to other Market Towns, some travel beyond the town is likely to be required, potentially increasing congestion e.g. residents of secondary school age are likely to attend Huish Episcopi secondary school which is 5 miles away.	0
9. Protect and enhance the landscape and townscape	Although a loss of greenfield land, much of this area is of low-moderate landscape and visual sensitivity, and consequently moderate-high capacity to accommodate built development.	+
10. Conserve and where appropriate enhance the historic environment	Southern half of site is an Area of High Archaeological Potential. No other historic interest is present.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would increase CO2 emissions, initially through construction and transport – can be mitigated through low/zero carbon homes and sustainable construction. Development should incorporate water efficiency measures.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Potentially contaminated land at far north adjacent Bancombe Road. Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged. Best and most versatile agricultural land is not present.	-
13. Manage and reduce the risk of flooding	No parts of high flood risk. Sustainable Drainage Systems (SUDS) should be incorporated in new development – the SFRA and River Parrett CFMP identifies surface water/sewer flooding as an issue in Somerton.	+
14. Conserve and enhance biodiversity and geodiversity	No designated sites but south east part of site is within the potential foraging range of pipistrelle bats, so mitigation measures may be required. Green Infrastructure should be incorporated into development. The Appropriate Assessment Scoping Report identified the impact on water quality arising from development at Somerton as having a likely impact in the Somerset Levels and Moors Ramsar – this is being investigated in further detail in Stage 2.	-

Conclusion: Fewer negative environmental effects than Option 1, with less impact on flooding and landscape, biodiversity and historic interest. Evidence of housing potential in this option. Distance of around 1km may discourage walking/cycling to town centre for some, but local shops, primary school and employment opportunities at Bancombe Road Trading Estate are within walking/cycling distance, existing bus stop on Langport Road. However Somerton is lacking some 'strategic' facilities e.g. secondary school, sport's hall, swimming pool, which will require travel to other settlements both within the district and beyond e.g. Street, Glastonbury.

Somerton Option 3 - North west		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	This area is around 1km north west of the town centre which is above desirable maximum walking distance to services and facilities (ref. RPG10), but primary school and local shops are within walking distance. Somerton lacks several 'strategic' facilities such as a hospital, secondary school, swimming pool and sport's hall. Development should ensure good walking/cycling links to town are provided.	0
2. Reduce poverty and social exclusion	Somerton is one of the least deprived parts of South Somerset, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes, including affordable housing, to meet the needs of the settlement. Evidence in SHLAA of housing potential in the southern part of the site (adjacent the Northfield Farm Local Plan housing allocation).	+
4. Improve health and well being	Lack of capacity at health centre – new development could potentially contribute to improving health facilities in the town, and should provide open space to meet the needs of new residents.	?
5. Improve education and skills of the population	Near early years primary school, although later years primary school is further away in town centre. Upgrading of education facilities as a result of new development is likely to be required. Negative effect is the lack of secondary school in Somerton. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period.	0
6. Reduce crime and fear of crime	Crime levels in Somerton are relatively low (IMD, 2007). Ensure that high quality design standards are incorporated in the development order to 'design out crime'. Uncertain until masterplan work is carried out.	?
7. Support a strong, diverse and vibrant local economy	Located adjacent to main employment area of Somerton i.e. Bancombe Road Trading Estate. Benefits of job creation and economic benefits for local companies during construction stage. Mixed development of residential and economic development should maximise support for the economy. Additional residents in the town should benefit the vitality and viability of the town centre, and the local economy in general.	+

8. Reduce the effect of traffic on the environment	Around 1km from town centre, which is beyond maximum desirable walking distance, but access to employment at trading estate, local shops, and early years primary school, could help minimise car traffic. Regional/national cycle route runs along the south of the site. Somerton has a relatively limited range of jobs, shops and services compared to other Market Towns, some travel beyond the town is likely to be required, potentially increasing congestion e.g. residents of secondary school age are likely to attend Huish Episcopi secondary school which is 5 miles away.	-
9. Protect and enhance the landscape and townscape	Southern part of the site has a high capacity to accommodate built development, but high visual sensitivity in the northern part of the site means there is moderate-low capacity to accommodate built development in this area. Also negative effect of the loss of greenfield land.	-
10. Conserve and where appropriate enhance the historic environment	No historic interest is present in this location.	+
11. Reduce contribution to climate change and vulnerability to its effects	New development would increase CO2 emissions, initially through construction and transport – can be mitigated through low/zero carbon homes and sustainable construction. Development should incorporate water efficiency measures.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Northern part of site is located around 300m south of sewage works so potential negative effect of odour affecting new development in this area. Noise, fumes and dust created at construction stage. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged. Best and most versatile agricultural land is not present.	0 / -
13. Manage and reduce the risk of flooding	No parts of high flood risk. Sustainable Drainage Systems (SUDS) should be incorporated in new development – the SFRA and River Parrett CFMP identifies surface water/sewer flooding as an issue in Somerton.	+
14. Conserve and enhance biodiversity and geodiversity	No designated sites but north east part of site is within potential foraging area of pipistrelle bats, so mitigation measures may be required. Green Infrastructure should be incorporated into development. The Appropriate Assessment Scoping Report identified the impact on water quality arising from development at Somerton as having a likely impact in the Somerset Levels and Moors Ramsar – this is being investigated in further detail in Stage 2.	-
<p>Conclusion: The general economic benefits that new development can bring are the same as Options 1 and 2. Negative landscape and biodiversity impact if north west part of site is developed and there is no evidence in SHLAA that this part of site can deliver new housing. Distance of around 1km may discourage walking/cycling to town centre for some, but local shops, primary school and employment opportunities at Bancombe Road Trading Estate are within walking/cycling distance. However Somerton is lacking some 'strategic' facilities e.g. secondary school, sport's hall, swimming pool, which will require travel to other settlements both within the district and beyond e.g. Street, Glastonbury.</p>		

Overall Somerton conclusion:

Although Option 1 is closest to the town centre, the negative effects on the environmental indicators, particularly the historic environment, and poor quality road access (potential road safety issue) mean Option 1 is not favoured. Options 2 and 3 are similar distances from the town centre, but Option 2 is favoured due to less environmental impact, potential to use/enhance existing bus service, and clear evidence of housing deliverability in the SHLAA.

Options for the direction of growth around Langport/Huish Episcopi

Langport/Huish Episcopi Option 1 – north and east of Old Kelways		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Good accessibility to services and facilities being approximately 1km to town centre, and slightly closer to the major supermarket, schools, health and leisure facilities. Recommended mitigation: Development should ensure good walking/cycling links are provided (addressed in Policy TA1).	+
2. Reduce poverty and social exclusion	Langport/Huish Episcopi is not particularly deprived (Index of Multiple Deprivation 2010), but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the town, and there is evidence of housing deliverability in the SHLAA in this location.	++
4. Improve health and well being	Good access to the health centre (around 900m away), offering potential to walk/cycle. New development should encourage healthy lifestyles through open space provision, children's play areas etc. Recommended mitigation: provide sufficient open space to meet community needs (addressed in Policy HW1).	+
5. Improve education and skills of the population	Close (approx 1km) to existing primary and secondary schools, which are likely to require improvements to accommodate the scale of housing proposed. New residents are likely to increase the number of skilled workers to the economy. Recommended mitigation: Upgrading of primary and/or secondary school facilities, as a result of new development may be required (addressed in Policy SS6).	+
6. Reduce crime and fear of crime	Crime levels in Langport/Huish Episcopi are relatively low (IMD, 2010). Ensure that high quality design standards are incorporated in order to 'design out crime'. Generally uncertain effect. Recommended mitigation: Ensure that high quality design standards are required which can help to 'design out crime' (included in Policy EQ2).	?

7. Support a strong, diverse and vibrant local economy	New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy. Langport/Huish Episcopi currently has a good balance of jobs and workers (around 1:1), but high levels of out-commuting (60%) so need to ensure adequate employment opportunities are provided. This location is around 1km from potential job opportunities in the town centre, but over a mile to the Westover Trading Estate and the abattoir.	+
8. Reduce the effect of traffic on the environment	This location is around 1km from the town centre, slightly beyond desirable walking distance (800m in RPG10), but potential to cycle, particularly as the location is adjacent to a national cycle route. Recommended mitigation: Development should encourage walking/cycling through ensuring good links to existing network and quality cycle parking provision.	0
9. Protect and enhance the landscape and townscape	Southern part of this option has a medium-high landscape capacity to accommodate built development, but a negative effect if the northern part is developed as this area has a moderate-low landscape capacity. Recommended mitigation: reduce direction of growth to the north of Old Kelways to protect the landscape near Wearne. Appropriate landscaping to reduce landscape impact (addressed in Policies EQ2, 4, 5).	-
10. Conserve and where appropriate enhance the historic environment	Archaeological sites of local importance underlay part of this option, namely an earthwork bank, Roman settlement and shrunken village, which would require investigation in considering future development. Some uncertainty until archaeology is investigated further. Recommended mitigation: investigate potential impact on historic environment, and ensure no adverse effects (addressed in Policy EQ8).	- / ?
11. Reduce contribution to climate change and vulnerability to its effects	New development is likely to increase CO2 emissions through the construction and use of buildings, which should be mitigated through low carbon homes and sustainable construction. Water efficiency measures should be encouraged to help climate change adaptation. Given the areas of high flood risk within the vicinity of this option, flood risk mitigation is likely to be required to contribute to climate change adaptation. Recommended mitigation: encourage sustainable construction in order to minimise CO2 emissions, promote renewable energy and use water efficiently (addressed in Policy EQ1). Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential impact upon water quality of development at Langport/Huish Episcopi has been considered in the Somerset Levels and Moors Habitats Regulations Assessment, and deemed to be acceptable, albeit for 300 dwellings rather than the now proposed 400 dwellings. Extra cars generated could worsen air quality, so sustainable travel should be encouraged. Negative effect is loss of Best and Most Versatile agricultural land (Grade 2). Recycling opportunities should be designed in as part of new development. Recommended mitigation: Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged (addressed in Policy EQ1).	-

13. Manage and reduce the risk of flooding	Location is on higher ground, away from areas of high fluvial flood risk. The Strategic Flood Risk Assessment identifies surface water flooding as an issue in Langport/Huish Episcopi, and the River Parrett Catchment Flood Management Plan states many of the flood risks in this area relate to sewer flooding. Recommended mitigation: Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1).	0
14. Conserve and enhance biodiversity and geodiversity	No European Protected Species are present, but bat foraging areas are adjacent. There is potential for a negative impact upon the Somerset Levels and Moors Special Protection Area/Ramsar – the Habitats Regulations Assessment therefore recommends mitigation. Recommended mitigation: Alternative natural green space should be provided. Green infrastructure should be provided (addressed in Policy EQ4).	0
Conclusion: This option offers good accessibility to services and facilities being approximately 1km from the town centre, and slightly closer to the major supermarket, schools, health and leisure facilities. Social benefits of new housing provision and subsequent boost to the economy, and evidence that the housing can be delivered in this location. This location is around 1km from potential job opportunities in the town centre, but over a mile to the Westover Trading Estate and the abattoir. Negative effect upon the landscape if the northern section is developed. Other environmental effects include potential negative archaeological impact and the loss of Best and Most Versatile agricultural land.		

Langport/Huish Episcopi Option 2 – south of Old Kelways, area adjacent the railway line/cricket pitch and south of St Mary’s Church (a combination of three areas)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	All locations are offer good accessibility to services and facilities, being within 800m of the town centre, major supermarket, schools, health and leisure facilities. Recommended mitigation: Development should ensure potential for walking/cycling links to the town centre are provided (addressed in Policy TA1).	+
2. Reduce poverty and social exclusion	Langport/Huish Episcopi is not particularly deprived, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the town, and there is evidence of housing deliverability in the SHLAA in these locations.	++
4. Improve health and well being	Good access to the health centre, offering potential to walk/cycle. New development should encourage healthy lifestyles through open space provision, children’s play areas etc. Recommended mitigation: provide sufficient open space to meet community needs (addressed in Policy HW1).	+

5. Improve education and skills of the population	Close (approx 1km) to existing primary and secondary schools, which are likely to require improvements to accommodate the scale of housing proposed. New residents are likely to increase the number of skilled workers to the economy. Recommended mitigation: Upgrading of primary and/or secondary school facilities, as a result of new development may be required (addressed in Policy SS6).	+
6. Reduce crime and fear of crime	Crime levels in Langport/Huish Episcopi are relatively low (IMD, 2010). Ensure that high quality design standards are incorporated in order to 'design out crime'. Generally uncertain effect. Recommended mitigation: Ensure that high quality design standards are required which can help to 'design out crime' (included in Policy EQ2).	?
7. Support a strong, diverse and vibrant local economy	New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy. Langport/Huish Episcopi currently has a good balance of jobs and workers (around 1:1), but high levels of out-commuting (60%) so need to ensure adequate employment opportunities are provided. These locations are within 0.8 -1km of potential job opportunities in the town centre, but further (around 1 mile) to the Westover Trading Estate. But closer to the abattoir.	+
8. Reduce the effect of traffic on the environment	These locations are around 600-700m from the town centre, and therefore within desirable walking distance (800m in RPG10) of most shops and facilities. Recommended mitigation: Development should encourage walking/cycling through ensuring good links to existing network and quality cycle parking provision.	+
9. Protect and enhance the landscape and townscape	The locations in this option are well related to the townscape of the existing settlement. Much of these areas have a high landscape capacity to accommodate built development, although part of the area to the south of St Mary's Church does extend into an area with moderate-low capacity. Recommended mitigation: appropriate landscaping to reduce landscape impact, particularly in the area in the vicinity of St Marys Church (addressed in Policies EQ2, 4, 5).	+
10. Conserve and where appropriate enhance the historic environment	Southern part of the area is adjacent to the Grade I listed St Mary's Church, which will require mitigation measures to ensure its conservation. This part of the option is also within/adjacent to a Conservation Area, and within an Area of High Archaeological Potential. Recommended mitigation: investigate potential impact on historic environment, and ensure no adverse effects (addressed in Policy EQ8). Development in the vicinity of St Mary's Church will need to carefully consider the potential impact on this Grade I listed building.	-

11. Reduce contribution to climate change and vulnerability to its effects	<p>New development is likely to increase CO2 emissions through the construction and use of buildings, which should be mitigated through low carbon homes and sustainable construction. Water efficiency measures should be encouraged to help climate change adaptation. Given the areas of high flood risk within the vicinity of these options, particularly the southern part, flood risk mitigation is likely to be required to contribute to climate change adaptation.</p> <p>Recommended mitigation: encourage sustainable construction in order to minimise CO2 emissions, promote renewable energy and use water efficiently (addressed in Policy EQ1). Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1).</p>	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	<p>Potential impact upon water quality of development at Langport/Huish Episcopi has been considered in the Somerset Levels and Moors Habitats Regulations Assessment, and deemed to be acceptable, albeit for 300 dwellings rather than the now proposed 400 dwellings. Extra cars generated could worsen air quality, so sustainable travel should be encouraged. Negative effect is loss of Best and Most Versatile agricultural land (Grade 2) and additional waste production.</p> <p>Recommended mitigation: Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged (addressed in Policy EQ1).</p>	-
13. Manage and reduce the risk of flooding	<p>The locations in this option are outside areas of high fluvial flood risk, but southern part of the option is adjacent to such areas, and flood incidents have occurred in the past in this area. The Strategic Flood Risk Assessment identifies surface water flooding as an issue in Langport/Huish Episcopi, and the River Parrett Catchment Flood Management states many of the flood risks in this area relate to sewer flooding.</p> <p>Recommended mitigation: Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1).</p>	-
14. Conserve and enhance biodiversity and geodiversity	<p>The area adjacent to the railway line/cricket pitch adjoins a Site of Special Scientific Interest. No European Protected Species are present but bat foraging areas are adjacent to the area south of Old Kelways. There is potential for a negative impact upon the Somerset Levels and Moors Special Protection Area/Ramsar – the Habitats Regulations Assessment therefore recommends mitigation including allowing employment development only in the southern section.</p> <p>Recommended mitigation: Alternative natural green space should be provided. Green infrastructure should be provided (addressed in Policy EQ4).</p>	-

Conclusion: All locations within this option offer good accessibility to services and facilities, being within 800m of the town centre, major supermarket, schools, health and leisure facilities. Significant positive benefit of additional homes to meet the needs of the town, and evidence of housing deliverability in the SHLAA in these locations. New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy – these locations are within 0.8 -1km of potential job opportunities in the town centre, but further (around 1 mile) to the Westover Trading Estate, although closer to the abattoir. The locations in this option are well related to the townscape of the existing settlement. Much of these areas have a high landscape capacity to accommodate built development but negative effect is loss of Best and Most Versatile agricultural land (Grade 2). Potential negative impact upon the historic environment with the southern part of the area being adjacent to a Grade I listed church, adjacent to a Conservation Area, and within an Area of High Archaeological Potential. The southern part of the option is also adjacent to areas of high fluvial flood risk, and flood incidents have occurred in the past in this area.

Conclusion

The three broad locations that form Option 2 are better related to the existing settlement than Option 1, and would have less impact on the landscape/townscape of the town. Option 2 also has better access to key services, being slightly closer to the town centre and in close proximity to schools and leisure facilities. However, development of the southern part of Option 2 could lead to more negative environmental effects, particularly upon the historic environment as adjacent to a Grade I listed church, a Conservation Area, and within an Area of High Archaeological Potential. Option 1 is a single location, which could offer potential 'economies of scale' benefits associated with a large, single development e.g. provision of community facilities on-site; although when Community Infrastructure Levy is introduced this will become less of an advantage as infrastructure provision will largely be part of a single funding pot. Overall, both options perform similarly in the Sustainability Appraisal; and there is evidence that land is available for development in both.

Recommendation

Incorporate Options 1 and 2 into a single broad direction of growth for Langport/Huish Episcopi, encompassing appropriate locations to the north, east and south east of the town, with specific proposals within these options to come forward through the development management process.