

Appendix II: Revised SA of Ilminster Direction of Growth

The appraisal matrices for the Ilminster direction of growth presented in Appendix 3 of the Local Plan Proposed Main Modifications Sustainability Appraisal Report (November 2013) have been revised to take account of consultation responses. The revised appraisals are presented below with deletions shown as a ~~strikethrough~~ and additions shown in **red**.

Ilminster Option 2 – South West (Canal Way)		
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, with the centre of the option approx. 1,100m away. (these distances and all subsequent distances based on direct lines from the centres of the Options to public highway and then as direct as possible routing along public highways). This is 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 from the more central and eastern parts of the proposed Option area. This Option is immediately adjacent to the new Medical Centre on Canal Way. There are two schools in Ilminster - Greenfylde First School and Swanmead Community School and both are in reasonable proximity to Option 2 with Greenfylde School being approx. 900 metres from the centre of the South West Option and Swanmead being approximately 1,050 metres. A replacement school for Greenfylde, were it located at Canal Way as the Education Authority prefer, would be a distinct advantage for a Canal Way site in terms of accessibility. There would be the potential benefit of linked trips with the Medical Centre. 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. Option has good access to existing services and facilities and potential for a minor long term positive effect.	+
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development could 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. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	The development of 332 additional homes will increase the range of housing available in Ilminster and increase levels of affordable housing. The Strategic Housing Land Availability Assessment (SHLAA) illustrates that there is sufficient land to deliver in excess of 332 homes in this location. Potential for significant medium to long term positive effect through the provision of housing.	++

4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. Whilst the location of the new Medical Centre (Meadows Surgery & Summervale Surgery) which offers a range of services and facilities, is immediately adjacent this Option meaning that it would have excellent access to these types of health services, the dental and pharmacy facilities in the centre of town are less accessible and between 800m to 1,000m away from its nearest point and 1,300m and 1,500m from the centre of the Option area. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for a significant long-term positive effect associated with the closeness to medical facilities tempered by less accessible pharmacy and dental facilities, hence potential minor positive and negative effect recorded.	+ +/ - +/-
5. Improve education and skills of the population	Near existing first (500m at nearest point) and middle schools (650m from nearest point). As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so development will lead to more children travelling to Crewkerne and increased pressure on Wadham school. New replacement first school provision should be facilitated by new development, SCC as education authority have stated their preference for the replacement school be at Canal Way, but there is a lack of commitment to deliver the school (it is not in a Capital programme) and therefore does not result in potentially a more positive sustainability effect at this stage. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option has good access to existing first and middle school so potential for long-term minor positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne.	+/-
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	This option is the closest to saved employment allocations (600 metres away from the nearest point of the Option to the nearest point of the allocations) and closest to the existing areas of employment to the west of the town some 200 metres away from nearest point to nearest point. (wherein 35% of town’s total employment provision is to be found). The proximity to these areas could enable people to walk and cycle to work. Compared to the other Options this is not as close to the town centre employment (44% of town employment) and the Gooch and Housego factory and other employment to the south of the town (21% of town’s total employment). Easier access to the A303/ A358 is a potential benefit for employers by virtue of easier access to the national highway system but could encourage some leakage of retail expenditure out of the town to the disbenefit of local retailers and encourage potential out commuting. Opportunities to promote sustainable tourism are unlikely to be created. There is potential for a positive long-term effect through proximity to existing and future jobs tempered by a propensity to out commute from this option which has better access to the A303 and beyond than the other two Options.	+/-
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. This Option is the closest to the existing employment opportunities in the west of the town and the saved employment land allocations and therefore again has the potential to encourage walking	+/-

	<p>and cycling if the links are available. However, it should be noted that this Option is less accessible to the employment opportunities in the town centre and at Gooch and Housego to the south of the town. 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. This can however be mitigated by taking measures to encourage walking, cycling and public transport. In relation to increasing journeys by non-car modes cycle route 33 is traffic free along Canal Way with cycle friendly connections to residential areas and employment to the west. There are also good connections to cycle route 30 and good gradients for cyclists. There are good pedestrian links to the town centre and town generally. Bus stops exist close by on Canal Way. All three services (30 Taunton – to Axminster with hourly service, N10 Taunton to Martock with 4 per day and Service 9 Donyatt to Crewkerne with 3 per day) are accessible but this option is disadvantaged by the 30 service return journey from Taunton not going down Canal Way and requiring disembarkation in the town centre and similarly with N10 service. Good access to Service 9 from Canal Way routing. This option has good access to the town centre and existing and proposed employment to the west of town as well as the potential to utilise and promote public transport walking and cycling. Potential for a minor long-term positive effect on this SA Objective. All of the Options have the potential for a residual minor negative effect on traffic.</p>	
9. Protect and enhance the landscape and townscape	<p>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 steeper ground constraining development the further south the development extends. This coincides with identified land with moderate to low capacity to accommodate growth, however it is considered that development can be accommodated without extending this far south. Proposed modern development on the currently undeveloped side of Canal Way would mirror that opposite. Mitigation including avoidance of the steeper more attractive southern slopes of the option will limit impact of proposed development with the potential for residual minor negative effects.</p>	-
10. Conserve and where appropriate enhance the historic environment	<p>The historic environment will be maintained. The Option does not abut the south western edge of the Conservation Area which is 150 m away from its nearest point and is separated by modern housing. It is considered that the impact on listed buildings will be minimal. This Option is distant from the area of High Archaeological Potential (175m at its nearest point and separated by modern housing). Whilst not adversely affecting the historic environment neither is it enhancing it. The Direction of Growth is 150m away from the south western edge of the Conservation Area and 175m from the Area of High Archaeological Potential. In terms of archaeology it is considered that development of this option could have a slight/moderate effect on assets. The option is also a valley with land behind forming the skyline (Herne Hill) when seen from the western extent of the CA along Station Road which here contains a high proportion of listed buildings. The valley is a less significant part of the setting of these assets with less inter-visibility because of distance and the gentler topography. Existing Canal Way development also intervenes and forms part of the existing setting which as a result will be less changed by further building within the valley. Particular harm would only occur if</p>	0 -

	development encroached higher up the slopes of Herne Hill. There is the potential for a negative effect on the historic environment; however, it is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with minor residual negative effects remaining.	
11. Reduce contribution to climate change and vulnerability to its effects	All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. Level area facing north facing slope at 400m from site. The Option is not advantageous to sun based energy generation and setting sun partly obscured by hill. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site ¹ . Potential for a minor long-term positive effect which is negated by negative impact from lack of on-site renewable energy opportunities	+/-
12. Minimise pollution (including air, water, land, light, noise) and waste production	There is the potential for minor noise, fumes and dust created at construction stage. Increased population will result in increased traffic which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. There is Grade 3a agricultural land in the south of this Option area; however, it is considered unlikely that development would extend this far and lead to the loss of best and most versatile agricultural land. The requirement to rationalise farm land holdings whilst uncertain indicates a negative impact on existing farming operations. Potential for a minor medium term negative effect on existing farming operations and a minor temporary negative effect through increased pollution.	-
13. Manage and reduce the risk of flooding	There are no significant areas of flood risk within this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. There is some evidence of localised surface water flooding but it is considered that suitable mitigation is available. Development will afford the opportunity to resolve this and for this reason this option will have a minor positive impact	+
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within the foraging areas for Pipistrelle Bats a relatively common urban species. Any development proposals would have to include mitigation measures to	?

¹ DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

	<p>address this. It is considered that significant effects are unlikely given the mitigation available at the project level and provided by Local Plan policies. However, there is still an element of uncertainty until project level surveys and assessments have been completed.</p>	
<p>Conclusion: This Option has the potential for a significant long-term positive effect through being able to provide the overall housing requirement as well as indirect positive effects through the provision of affordable housing and community benefits. There is the potential for a minor positive effect on access to services and facilities as the Option is within 600m of the town centre and is adjacent to the new Medical Centre on Canal Way so there is the potential for a minor positive effect on the SA Objective relating to health. The Option is close to saved employment allocations and existing areas of employment to the west of the town (35% of town's total employment provision) so there is the potential for a positive effect in terms of access to employment. There is potential to improve walking and cycling routes as well as access to bus services which could reduce traffic impacts and potential to resolve localised flooding issues. However, it is considered that all the Options are likely to have a minor negative effect on traffic. The proximity of the A303 could result in out commuting however this is uncertain at this time. This Option would lead to the loss of greenfield land (albeit more attractive areas can be avoided) and would also have negative effects on existing farm operations. The appraisal did not identify the potential for any significant negative effects as a result of development in this Option area.</p>		

Iminster 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 approximately 250m away at its closest point and 650m from the centre of the Option area This is within easy walking and cycling distance of the town centre, but at the furthest north of the Option 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. The building of the new Medical Centre off Canal Way has made the service less accessible to Option 3 as distance required to travel has increased. There are two schools in Iminster - Greenfylde First School and Swanmead Community School. Both are south of the Town Centre and both are approximately 900 metres from the centre of the North Option. Should a replacement school for Greenfylde be provided on Canal Way as preferred by Somerset County Council in order to serve the whole town then this will be further away from the Northern Option than the existing first school. 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. This Option has good access to the town centre albeit affected by topography and is further away from the new Medical Centre than Option 2 with a potential therefore for a minor long term positive effect.	+
2. Reduce poverty and social exclusion	Iminster does not rank highly in terms of deprivation, but new development could 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. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	The development of 332 additional homes will increase the range of housing available in Iminster and increase levels of affordable housing. The SHLAA indicates that there is insufficient land to deliver the required number of homes, with the potential for a significant long-term negative effect against this SA objective.	- -
4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. New Medical Centre is situated on the other side of the town centre. Access to town centre dental and pharmacy facilities is good and within 400 metres for most of the Direction of Growth albeit up slope on the return journey. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for a minor positive effect due to access to dental and pharmacy facilities but also a minor negative effect given greater distance to the Medical Centre (it is a similar distance from Option 3 to the Medical Centre as from Option 1 to the Medical Centre).	+/-

5. Improve education and skills of the population	The North option is near the existing first and middle schools (500m from nearest point to first school and 550m from middle school). As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so development will lead to more children travelling to Crewkerne and increased pressure on Wadham school. New replacement first school provision should be facilitated by new development. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option 3 has good access to existing first and middle school so potential for a minor long term positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne	+/-
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	This option is around 1,300 metres to the saved employment allocations from its nearest point and the employment potential they represent and 1,000 metres from the employment areas in the west from nearest point to nearest point. It is close enough to enable people to walk and cycle to work in the town centre (44%), but is further away than Option 2 to employment existing employment in the west. Opportunities to promote sustainable tourism are unlikely to be created. A location for residential development nearer to the town centre, where people can walk easily to access services, goods and facilities is considered very desirable. Given the proximity of the town centre (250m away from the Option areas closest point), there are more opportunities to support local shops and services, which will be beneficial for the local economy. An increase in residents provides an increased local workforce. Closeness to the town centre means this Option has the potential for a significant long term positive effect on the economy however tempered by distance from the west employment areas and allocations.	+ +/-
8. Reduce the effect of traffic on the environment	The Option is close to the town centre, to existing employment to the west of town and to save employment land allocations, so presents a good opportunity to encourage walking and cycling if the correct links are put in place. There is the potential for new residents to live and work within close proximity to each other and for walking, cycling and public transport to be encouraged. In relation to increasing journeys by non-car modes the eastern side of the Option would link well with cycle routes 30 and 33 and proximity to centre will promote cycle use although the gradient associated with the Option will act as a deterrent to cycling for some. Good pedestrian links to the town centre and town generally although gradient will again be an issue for some. Bus stops exist close by on West Street and the Butts and are accessible in the town centre. Service 30 northbound to Taunton is not easily accessed as it travels along Canal Way (not through the town centre) –, N10 Taunton to Martock with 4 per day is accessible along the B 3168 from the North Option but the Service 9 Donyatt to Crewkerne route is less accessible as it is routed along Canal Way from the Market Square on the return journey from Crewkerne. This option has good access to the town centre and existing employment as well as the potential to promote public transport, walking and cycling. This is tempered by the topography and the routing of some Bus routes along Canal Way. Potential for a minor long-term positive effect on this SA objective. All of the Options have the potential for a residual minor negative effect on traffic.	+/-

9. Protect and enhance the landscape and townscape	Loss of greenfield land is negative. Half of the Option land is identified as being of medium landscape sensitivity whilst the other half is of high landscape sensitivity and all is identified as having high 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. This option has good pedestrian access to the wider countryside. The Option could not easily be assimilated into the town as it will by virtue of its location above the town tend to over dominate and it will not easily link into existing development. Existing development is closed off and does not open out into the higher land of the Option beyond it. Mitigation is not practical and development here would have the potential for a significant negative long-term effect on this SA objective.	--
10. Conserve and where appropriate enhance the historic environment	The historic environment will be maintained. This Option is close to the northern edge of the Conservation Area and so development will be required to take impact on Conservation Area into account in these areas and potential mitigation may be needed. Impact on listed buildings will be minimal. The Option is adjacent to the Area of High Archaeological Potential in two small areas and so development will be required to take impact on Archaeological Potential into account in these areas and potential mitigation may be needed. There is the potential for a negative effect on the historic environment; however, it is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with minor residual negative effects remaining.	-
11. Reduce contribution to climate change and vulnerability to its effects	All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. South facing slopes provide opportunities for solar gain and a beneficial location atop a slope provides opportunities for wind energy generation. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site ² . The double potential benefit of new construction techniques and in particular the potential on-site for both wind and solar power prompt a significant positive effect	+ +/-
12. Minimise pollution (including air, water, land, light, noise) and waste production	There is the potential for minor short term negative effects through noise, fumes and dust created at construction stage. Increased population will result in increased levels of traffic, which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. The Option is Greenfield land and will lead to the loss of some Grade 2 and predominantly Grade 3a best and most versatile agricultural land that should be protected from development in the normal course of events. This Option is similar in impact to the other two in terms of temporary increased pollution during construction; however, the loss of grade 2 and 3a agricultural land has the potential for significant long term negative effect.	--

² DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

13. Manage and reduce the risk of flooding	There are no significant areas of flood risk within this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. Neutral effect against this SA objective.	0
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. 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 suitable mitigation measures to address potential impacts on the bat species and the roosts. Given the presence of maternity colonies and hibernation roosts for Lesser Horseshoe Bats it is considered that there is the potential for a significant short to long-term negative effect on biodiversity.	- -
<p>Conclusion: This Option has the potential for a positive effect against SA objectives relating to access to facilities/services as it is within 250m of the town centre at its closest point. There is also the potential for a positive effect on the economy as the Option has good access to existing employment within the town centre, providing access to jobs and support for town centre businesses. It has potential to improve walking and cycling routes as well as access to bus services which could reduce traffic impacts. However, it is considered that all of the Options are likely to have a minor negative effect on traffic and there are topographical barriers to pedestrian movement. There is the potential for significant long-term negative effects as the Option cannot accommodate the required level of development, has high landscape sensitivity, would lead to the loss of best and most versatile agricultural land and has Lesser Horseshoe Bat maternity colonies and hibernation roosts present.</p>		

Proposed Submission Local Plan Policy PMT3 Ilminster Direction of Growth to the South East (Option 1 from Draft Core Strategy)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The Direction of Growth is located within easy walking and cycling distance of the Town Centre being only 150m at its closest point and 550 m from the Option 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. The South East Option is the closest of the three options and without the disbenefit of topography of the North Option. It is significantly closer than the South West Option both at its closest and from middle to middle of Option to town centre. The new Medical Centre is approx. 950m from the closest part of the Direction of Growth and 1350 m from the centre of the Option. This is not considered easy walking distance, but cycling would be an option. There are two schools in Ilminster - Greenfyld First School and Swanmead Community School, and both are in close proximity to the Direction of Growth with Greenfyld 550 m from the closest part and 950m from the Option centre and Swanmead immediately adjacent at its closest and 400m from the centre of the Option. A replacement school for Greenfyld were it located at Canal Way as the Education Authority prefer in order to serve the whole town would be further away from this Option to its potential relative detriment in terms of accessibility. 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. The proximity to the town centre with its services and facilities provides for a significant positive contribution towards sustainable development. Potential for a significant positive effect against this SA objective.	++
2. Reduce poverty and social exclusion	Ilminster does not rank highly in terms of deprivation, but new development could 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. Potential for a minor indirect long term positive effect.	+
3. Provide sufficient housing to meet identified needs of the community	Residential development will increase the range of market housing and affordable housing available in Ilminster. A viability assessment of the site has been undertaken and this indicates that the site is deliverable and can 'afford' 35% affordable housing. The SHLAA illustrates that there is sufficient land to deliver in excess of 332 homes in this location. Potential for significant medium to long term positive effect through the provision of housing.	++
4. Improve health and well being	All of the Options have the potential for minor negative effects on health in the short-term during construction. It is considered that suitable mitigation is available through Local Plan policies and at the project level to ensure that there are no significant effects on health during construction. Whilst the new medical centre is located adjacent to location of the new Medical Centre at Canal Way makes the distance is minimal and not significant from the Shudrick Valley Option, relatively less accessible but there is also good access from the Option to town centre Dentists and pharmacies. Potentially by providing residential development in close proximity to the existing centre, this may encourage people to walk more to access sites and facilities, which would be beneficial to health. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106 agreement. Potential for positive effect due to	+/-

	access to dental and pharmacy facilities but negative effect given greater distance to Medical Centre (similar distance from option 1 to medical centre as from option 3 to Medical Centre).	
5. Improve education and skills of the population	The Option is near to the existing first school (550m from nearest point) and immediately adjacent the middle school. As for all the Options, there is the potential for a minor negative effect as there is no secondary school in Ilminster, so there will be increased pressure on Wadham school in Crewkerne. New replacement first school provision will be facilitated by development. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Option has good access to existing first and very good access for middle school so potential for long term positive effect tempered by long term negative effect of “out bussing” of secondary school pupils to Crewkerne	+/-
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 any impacts are uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	Of the options considered for Ilminster this Option is the furthest away from the existing employment sites (approx. 1.7km) to the west of town where 35% of town’s total employment is located and the employment potential of the saved Local Plan employment allocations. However, the option is better located for the jobs available in the town centre and the south of the town including the Gooch and Housego site (65% of town’s total employment in total) enabling people to walk and cycle to work. A location for residential development nearer to the town centre, where people can walk easily to access services, goods and facilities is considered very desirable. Given the ease to access the town centre, there are more opportunities to support local shops and services, which will be beneficial for the local economy. An increase in residents provides an increased local workforce. The very good access to town centre employment opportunities and the support to be given to town centre businesses makes for a significant positive contribution tempered only by the distance of this option from the employment potential for new jobs in the allocations to the west of town.	+ +/-
8. Reduce the effect of traffic on the environment	This Direction of Growth Option is close to the town centre, with a good opportunity to encourage walking and cycling if the correct links are put in place. There is the potential for new residents to live and work within close proximity to each other and for walking, cycling and public transport to be encouraged. It is a distance from the Strategic Employment Allocations, therefore there may be an increase in traffic over time. In relation to increasing journeys by non-car modes this option has good access to cycle route 33 and 30 although routes are not traffic free in the immediate vicinity. Good permeability should be possible to the town centre and there are good gradients for cyclists. Good pedestrian links to the town centre and proximity is a major benefit to encourage walking. Bus stops are close by on Orchard Vale and in Market Square. This is the best of options to access No.30 service both ways from Market Square and Orchard Vale and similarly for N10 service from Market Square in both directions. There is good access to No. 9 service from Market Square. The Direction of Growth Policy refers to an expectation that a road link between Shudrick Lane and Townsend/Long Orchard Hill, be provided prior to completion of the development. This reflects the long held community aspiration to provide an alternative route through Ilminster, whilst avoiding the Town Centre. can be provided by this option. The delivery of this road will not reduce the effect of traffic on the town centre but will not generate traffic outside the capacities of the directly affected junctions and it will provide an alternative route option for residents to access the town and navigate around the town. The delivery of this road is uncertain, as it is not a	++/- +/-

	<p>requirement from a County Highways perspective and therefore the potential significant positive effect must be tempered with the uncertainty of delivery. This Option's excellent access to the town centre and existing employment and good access to bus and cycling facilities as well as promoting walking and the ability to provide an alternative route for traffic around the centre all point to a significant positive benefit associated with development tempered only by potential distance from new employment opportunities to the west arising over time. All of the Options have the potential for a minor residual negative effect on traffic; however, this Option provides opportunities to provide an alternative route through Ilminster which the other Options do not.</p>	
<p>9. Protect and enhance the landscape and townscape</p>	<p>Loss of Greenfield land is negative, but 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 across most of the identified option. Small but significant areas of landscape however with a moderate to low capacity to accommodate built development exist within the Option area. Topography may be an issue for any potential development as there is steeper ground constraining development immediately to the south. Unlike the other two Options a number of trees have protection through Tree Preservation Orders within the proposed Direction of Growth including three groupings of trees. The Council's Proposed Modification 182 to the area covered by this Option serves to exclude most of the tree preservation orders but not all and excludes two of the three tree groupings (at Bakers Copse and Pretwood Copse) from the proposed Direction of Growth. A relatively close pattern of mature hedgerows exists with the potential for historic hedgerows to be identified. The Council's amended Option 1 proposed direction of growth seeks to exclude the most sensitive area with moderate to low capacity although the land agents show prospective development in this area in their Concept Plan submitted with the Council's Examination Hearing Statement on Issue 9. The same agent's subsequent Revised Sustainability Appraisal August 2013 Core Document No) indicates in figure 10 a recognition that landscape with a moderate to low capacity for accommodating development is a site constraint presenting a sensitive area for town setting. Assimilation into the town would not be easily achieved given the need to link into developments that front towards the town centre and along Townsend. There is a relatively poor wider access to the countryside due to the paucity of public footpaths. The pockets of high landscape sensitivity along with a number of Tree Preservation Orders means there is the potential for a significant medium to long term negative effect on this SA objective.</p>	<p>--</p>

10. Conserve and where appropriate enhance the historic environment	<p>The Direction of Growth Option abuts the south eastern edge of the Conservation Area and development is likely to require mitigation. This Option has the largest boundary with the existing Conservation Area. Impacts on listed buildings will be minimal. The northern margin of the Option is within the Area of High Archaeological Potential. There is the potential for a significant negative effect on the historic environment on both Conservation and Archaeology considerations and despite the prospect of suitable mitigation through the Local Plan and at the project level. has the largest boundary with it. The northern margin of the option is within an Area of High Archaeological Potential (AHAP). In terms of archaeology it is considered that development of this option could have a slight/moderate effect on assets. There are two Listed Buildings (LBs) outside CA in close proximity to the option (30m & 75m) and several LBs within the CA on Bay Hill and Townsend including a Grade 2* listing, further away from option, but in an elevated position. Shudrick Valley and Pretwood Hill form part of their setting. Development at this option would radically alter the setting from a rural one to a substantially urban one, which would be substantial and cause harm to the settings of both the CA and the LBs. Given the potential for development to have a harmful effect upon the setting of designated heritage assets and the potential negative impact on archaeology, the potential significant negative impact of development on Shudrick Valley option is justified.</p>	--
11. Reduce contribution to climate change and vulnerability to its effects	<p>All of the options have the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective. Potential for development to respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies. The Option presents mainly shallow but steepening north facing slope although northern parts are shallow south facing. The Option is not advantageous to sun based energy generation. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site³. Potential for a minor long-term positive effect.</p>	+/-
12. Minimise pollution (including air, water, land, light, noise) and waste production	<p>There is the potential for minor short term negative effects through noise, fumes and dust created at construction stage. Increased population will result in increased levels of traffic, which has the potential for negative effects unless mitigated through travel planning at the outset. Recycling opportunities should be designed as part of new development, and sustainable construction encouraged. This Option will lead to the loss of Grade 3a agricultural land. The loss of Townsend farm, a viable farming business is a disadvantage although relocation on other parts of the landholding of both the owners and tenant's operations will serve to effectively mitigate the impact. Potential for a minor medium term negative effect on existing farming operations and a significant long-term negative effect through the loss of best and most versatile agricultural land.</p>	--

³ DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

13. Manage and reduce the risk of flooding	There are no significant areas of flood risk on this Option. Proposed Submission South Somerset Local Plan Policy EQ1 supports proposals for new development where it directs development away from medium and high risk flood areas and reduces and manages the impact of flood risk by incorporating Sustainable Urban Drainage systems, and through appropriate layout, design and choice of materials. The Environment Agency considers that residential development is acceptable providing there is suitable mitigation. There is some evidence of localised surface water flooding but development will afford the opportunity to resolve this and for this reason this Option will have a minor positive impact.	+
14. Conserve and enhance biodiversity and geodiversity	There are no wildlife or geodiversity designations within or in close proximity to this Option area so it is unlikely that there would be any significant effects on designated sites as a result of development. There is the potential for all three Options to have some level of use by badgers, reptiles and other common wildlife e.g. roe deer, foxes, birds et al. However, as widespread and common species in this part of South Somerset it is considered that suitable mitigation will be available at any planning application stage and so no significant effects are likely. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the Direction of Growth are within foraging areas for Pipistrelle Bats and there are maternal colonies of long eared bats around the eastern end of Ilminster. Any development proposals would have to include mitigation measures to address these matters and given the small element of foraging area covered by the option it is very unlikely that a significant detrimental impact would result. Potential for a minor long-term negative effect on biodiversity; however, there is an element of uncertainty until project level surveys and assessments have been completed.	?
<p>Conclusion: This Option has the potential for significant positive effect in relation to town centre access and ability to provide all the housing required as well as indirect positive effects through the provision of affordable housing and community benefits. It is close to the town centre and existing employment to the south (which comprise 65% of the town's total employment provision) and has the potential to improve pedestrian links as well as public transport and address local flooding issues. This Option is further away from the existing employment in the west and saved employment allocations compared to the other Options. Positive scores are also obtained from proximity to town centre dental and pharmacy facilities and proximity to schools and tempered by distance from the new Medical Centre. There is the potential for significant long-term negative effects on landscape and the historic environment given its abutting of the Conservation Area and impingement into the Area of High Archaeological potential as well as pollution, through the loss of best and most versatile agricultural land.</p>		