

## Sustainability Appraisal of locations for development at Langport/Huish Episcopi (June 2011)

<b>Langport/Huish Episcopi Option 1 – north and east of Old Kelways</b>			
<b>SA objective</b>	<b>Questions: will the policy / proposal / strategy help to...?</b>	<b>Commentary<sup>1</sup></b>	<b>Score</b>
1. Improve access to essential services and facilities	...ensure high levels of accessibility to shops, schools, health/leisure facilities and other key services by walking, cycling, and public transport? ...reduce social exclusion?	Good accessibility to services and facilities being approximately 1km to town centre, and slightly closer to the major supermarket, schools, health and leisure facilities.	+
2. Reduce poverty and social exclusion	...benefit particularly deprived areas? ...encourage active involvement of local people in community activities? ...maximise opportunities for all members of society? ...maximise opportunities within the most deprived areas? ...reduce fuel poverty?	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	...increase the range, quality and affordability of housing for all social groups? ...reduce homelessness?	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.	++

<sup>1</sup> Including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects, as appropriate. Reference should also be made to any uncertainties or assumptions, such as taking into account that it may not be possible to fully implement options and the potential implications of this. After identifying the likely effects, the 'impact dimensions' will need to be taken into account when evaluating the significance of the effects, and arriving at the score (SA Scoping Report, Appendix 2).

4. Improve health and well being	...improve access to high quality health facilities? ...reduce health inequalities? ...encourage healthy lifestyles through, for example, open space and green infrastructure provision?	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.	+
5. Improve education and skills of the population	...improve qualifications and skills of young people and adults? ...promote life-long learning that is accessible to all? ...provide an increased supply of skilled workers to the economy?	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.	+
6. Reduce crime and fear of crime	...reduce anti-social behaviour? ...reduce actual levels of crime? ...reduce the 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.	?
7. Support a strong, diverse and vibrant local economy	...foster balanced economic growth? ...provide jobs for all with a diverse range of employment opportunities? ...ensure accessibility to work by walking, cycling and public transport? ...promote town and local centre vitality and viability? ...improve business development and enhance competitiveness? ...assist businesses in finding appropriate land and premises? ...promote sustainable tourism opportunities?	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	...reduce the need to travel? ...increase proportion of journeys made by non-car modes? ...reduce road traffic accidents? ...reduce the growth of congestion?	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. Development should encourage walking/cycling through ensuring good links and quality cycle parking provision.	0
9. Protect and enhance the landscape and townscape	...protect and enhance the landscape and townscape and its local distinctiveness? ...reduce the amount of derelict, degraded and underused land? ...promote visual amenity? ...protect and enhance natural landscapes within the urban area, including recreational open space and green corridors?	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.	-
10. Conserve and where appropriate enhance the historic environment	...conserve and enhance the cultural heritage, archaeological sites and remains, listed buildings?	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.	- / ?
11. Reduce contribution to climate change and vulnerability to its effects	...promote energy efficiency? ...encourage renewable energy? ...reduce carbon dioxide emissions? ...incorporate the principles of sustainable construction? ...make efficient use of water? ...consider the need to adapt to climate change?	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.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	...improve and maintain air and water quality? ...minimise noise and light	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	-

	pollution, odour and vibration? ...minimise pollution of land and soil (including minimising loss of best and most versatile agricultural land)? ...reduce waste production and increase reuse, recycling and recovery of waste?	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.	
13. Manage and reduce the risk of flooding	...minimise the risk of flooding to people and property? ...promote the use of Sustainable Drainage Systems (SUDS)?	Location is on higher ground, away from areas of high fluvial flood risk, but Sustainable Drainage Systems (SuDS) should be incorporated in new development to ensure surface water flooding is avoided – the Strategic Flood Risk Assessment identifies this as an issue in Langport/Huish Episcopi, and River Parrett Catchment Flood Management Plan states many of the flood risks in this area relate to sewer flooding.	0
14. Conserve and enhance biodiversity and geodiversity	...protect and enhance wildlife habitats and sites of geological conservation interest? ...conserve and enhance species diversity, in particular avoiding harm to protected species? ...promote Green Infrastructure?	No European Protected Species are present, but bat foraging areas are adjacent. Impact of development upon the Somerset Levels and Moors is considered acceptable in the preferred options Habitats Regulations Assessment, albeit for 300 dwellings rather than 400. Green infrastructure should be promoted.	0
<p><b>Conclusion:</b> 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.</p>			

<b>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)</b>			
<b>SA objective</b>	<b>Questions: will the policy / proposal / strategy help to...?</b>	<b>Commentary<sup>2</sup></b>	<b>Score</b>
1. Improve access to essential services and facilities	...ensure high levels of accessibility to shops, schools, health/leisure facilities and other key services by walking, cycling, and public transport? ...reduce social exclusion?	All locations are offer good accessibility to services and facilities, being within 800m of the town centre, major supermarket, schools, health and leisure facilities.	+
2. Reduce poverty and social exclusion	...benefit particularly deprived areas? ...encourage active involvement of local people in community activities? ...maximise opportunities for all members of society? ...maximise opportunities within the most deprived areas? ...reduce fuel poverty?	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	...increase the range, quality and affordability of housing for all social groups? ...reduce homelessness?	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	...improve access to high	Good access to the health centre, offering potential to walk/cycle. New	+

<sup>2</sup> Including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects, as appropriate. Reference should also be made to any uncertainties or assumptions, such as taking into account that it may not be possible to fully implement options and the potential implications of this. After identifying the likely effects, the ‘impact dimensions’ will need to be taken into account when evaluating the significance of the effects, and arriving at the score (SA Scoping Report, Appendix 2).

	quality health facilities? ...reduce health inequalities? ...encourage healthy lifestyles through, for example, open space and green infrastructure provision?	development should encourage healthy lifestyles through open space provision, children's play areas etc.	
5. Improve education and skills of the population	...improve qualifications and skills of young people and adults? ...promote life-long learning that is accessible to all? ...provide an increased supply of skilled workers to the economy?	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.	+
6. Reduce crime and fear of crime	...reduce anti-social behaviour? ...reduce actual levels of crime? ...reduce the 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.	?
7. Support a strong, diverse and vibrant local economy	...foster balanced economic growth? ...provide jobs for all with a diverse range of employment opportunities? ...ensure accessibility to work by walking, cycling and public transport? ...promote town and local centre vitality and viability? ...improve business development and enhance competitiveness? ...assist businesses in finding appropriate land and premises? ...promote sustainable tourism opportunities?	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	...reduce the need to travel?	These locations are around 600-700m from the town centre, and therefore within	+

the environment	...increase proportion of journeys made by non-car modes? ...reduce road traffic accidents? ...reduce the growth of congestion?	desirable walking distance (800m in RPG10) of most shops and facilities. Development should encourage walking/cycling through ensuring good links and quality cycle parking provision.	
9. Protect and enhance the landscape and townscape	...protect and enhance the landscape and townscape and its local distinctiveness? ...reduce the amount of derelict, degraded and underused land? ...promote visual amenity? ...protect and enhance natural landscapes within the urban area, including recreational open space and green corridors?	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.	+
10. Conserve and where appropriate enhance the historic environment	...conserve and enhance the cultural heritage, archaeological sites and remains, listed buildings?	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 adjacent to a Conservation Area, and within an Area of High Archaeological Potential.	-
11. Reduce contribution to climate change and vulnerability to its effects	...promote energy efficiency? ...encourage renewable energy? ...reduce carbon dioxide emissions? ...incorporate the principles of sustainable construction? ...make efficient use of water? ...consider the need to adapt to climate change?	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.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	...improve and maintain air and water quality? ...minimise noise and light pollution, odour and	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,	-

	vibration? ...minimise pollution of land and soil (including minimising loss of best and most versatile agricultural land)? ...reduce waste production and increase reuse, recycling and recovery of waste?	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.	
13. Manage and reduce the risk of flooding	...minimise the risk of flooding to people and property? ...promote the use of Sustainable Drainage Systems (SUDS)?	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. Sustainable Drainage Systems (SuDS) should be incorporated in new development to ensure surface water flooding is avoided – the Strategic Flood Risk Assessment identifies this as an issue in Langport/Huish Episcopi, and River Parrett Catchment Flood Management Plan states many of the flood risks in this area relate to sewer flooding.	-
14. Conserve and enhance biodiversity and geodiversity	...protect and enhance wildlife habitats and sites of geological conservation interest? ...conserve and enhance species diversity, in particular avoiding harm to protected species? ...promote Green Infrastructure?	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. Impact of development upon the Somerset Levels and Moors is considered acceptable in the Habitats Regulations Assessment, albeit for 300 dwellings rather than 400. Green infrastructure should be promoted.	-
<p><b>Conclusion:</b> 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.</p>			