

Appendix 5A - Sustainability Appraisal of Yeovil's Strategic Growth Options (December 2009)

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Section 1. Introduction

What is Sustainability Appraisal?

The Planning and Compulsory Purchase Act 2004 made it a legal requirement for Development Plan Documents¹ to undergo the process of “sustainability appraisal” – an appraisal of the economic, social and environmental sustainability of the plan, fully incorporating the requirements of the European Directive on Strategic Environmental Assessment. Sustainability appraisal performs a key role in providing a sound evidence base for the core strategy and should be integrated into the plan preparation process, informing the evaluation of alternatives. The Sustainability Appraisal should be used to demonstrate that the plan is the most appropriate given reasonable alternatives.

Government guidance advocates a five-stage approach to undertaking Sustainability Appraisal. Stage A involves gathering an evidence base and defining SA Objectives, which are documented in a Scoping Report that undergoes a five-week statutory consultation period. The appraisal of the plan is conducted at Stage B, and outcome recorded in preparation of the SA Report during Stage C. Following statutory consultation alongside the Preferred Options² (Stage D) the SA Report may require updating to reflect changes made in response to representations. Finally, Stage E involves the ongoing monitoring of significant effects (detailed within the Annual Monitoring Report).

Sustainability Appraisal (Stage A)

For the purposes of this report the requirements of Stage A of the Sustainability Appraisal have considered to be met in the updated Sustainability Appraisal Scoping Report (September 2009). This document is available for inspection from the Councils website at: www.southsomerset/Sustainability_Appraisal.com

Sustainability Appraisal (Stage B)

This document forms Stage B of the Sustainability Appraisal of Yeovil's Strategic Growth Options and will be used to develop and refine options and assessing effects. The SA will focus on the significant sustainability effects of the emerging core strategy with specific regard to Yeovil's Strategic Growth Options, and be used to appraise the reasonable alternatives in order to justify the “preferred” strategy. Options will be appraised against one another and the SA framework.

Stage B of the Sustainability Appraisal will use the SA framework developed and presented in the Sustainability Appraisal Scoping Report (September 2009) to appraise Strategic Growth Options against a scoring system for each of the 14 objectives. When appraising options, it is necessary to address various ‘impact dimensions’ including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects. Reference will 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.

¹ Previously, Sustainability Appraisal was also mandatory for Supplementary Planning Documents (SPDs). However the Government has recently (April 2009) amended the regulations meaning that SPDs no longer automatically require SA.

² Preferred Options is no longer a statutory requirement, although consideration of alternative options in choosing the most appropriate option is still required.

Section 2. Distribution Strategy for Housing & Employment

Distribution Strategy for Housing

In order to plan the strategic growth of Yeovil a decision must be made on the growth distribution strategy to be applied to the town. There are two distinct approaches to distributing development either to concentrate development on a single large site or distribute development between several smaller locations. Each of these approaches posses a number of advantages and disadvantages that need to be considered before a decision can be made. The general advantages and disadvantages are presented in the following matrix.

	Concentration into one extension of 5,000
Advantages	<ul style="list-style-type: none"> • Development is of sufficient size to provide infrastructure needed. • Development is sufficient size to get balanced development of employment, housing and social facilities • Size means self-containment more readily available. • Public transport can be supported through economies of scale.
Disadvantages	<ul style="list-style-type: none"> • Major development is difficult to assimilate putting pressure on existing services & facilities. • Difficult to mitigate in landscape/habitat terms • One area significantly effected
	Distributed Development
Advantages	<ul style="list-style-type: none"> • Development can be more easily assimilated into existing settlement. • Development can be more readily mitigated in habitat and landscape terms.
Disadvantages	<ul style="list-style-type: none"> • Greater burdens are placed on existing social and physical infrastructure as scale of insufficient size to trigger improvements. • All areas likely to be affected. • Population will be dispersed and travel inevitable as self-containment less likely.

To aid discussion on the growth strategy for Yeovil a concentration growth strategy would assume all 5,000 dwellings will be provided in a single location, a distribution strategy would see the 5,000 dwellings split equally between five sites of 1,000 dwellings in each and that an intermediate strategy would be to divide development across two sites of 2,500 dwellings.

Distribution Strategy for Employment

This report assumes that the urban extension(s) will come forward with the corresponding service / facilities and infrastructure necessary to support the full 5,000 dwellings with the exception of employment land. Employment land can be considered separately as it does not necessarily have to be incorporated with the urban extension although this is an option.

There are three potential strategies; firstly to provide the employment land within the proposed urban extension(s) secondly to concentrate employment land at the existing employment locations or thirdly distribute employment land more evenly across Yeovil.

Section 3: Growth Options

Defining Strategic Growth Options

The South West Regional Spatial Strategy Proposed Changes Documents plans for 5,000 new homes to be located in an area of search on the edge of Yeovil (South Somerset & Dorset). The Regional Spatial Strategy clarifies that this should be a '360 degree' Area of Search and should not be constrained by County or District boundaries.

To comply with this expectation a '360 degree' study area has been defined through a three-stage process.

- i) Using the settlement centre as fulcrum, a circle is drawn to include and contain the furthestmost spread of development, to thus define an area within a radius encompassing all growth associated with the town. This central focus is for the purpose of seeking settlement growth in close proximity to the town's commercial core;
- ii) A second line is drawn beyond the town boundary at a minimum of 1km. distance from the current edge, to allow potential for a coherent urban extension alongside the town's current extent, and;
- iii) Finally, these lines are adjusted to coincide with established and credible landscape boundaries to thus establish the study area. Adjacent villages in close proximity will be included within the study, to enable their separate identity to be considered in relationship to the main settlement, as will be areas between Yeovil and the A303 corridor, to acknowledge strategic transport objectives.

The study area has been separated into six strategic growth options using the town's principal roads (A3088, A37, A359 & A30) as dividing lines. This approach has the advantage of ensuring that all strategic options are considered and prevents sites from being removed from the process without due consideration. The six strategic growth options are displayed on 'Figure 1: Yeovil Strategic Growth Options' presented below. It is important to note that the six growth options have been defined purely to assist the Sustainability Appraisal process and that final allocations will not be based on these divisions.

Figure 1: Yeovil Strategic Growth Options



Section 4: Constraints Mapping

To assist the Sustainability Appraisal of each of the Strategic Growth Options constraints mapping has been undertaken. The purpose of the exercise is to identify development issues and site constraints that could constrain development and to directly inform the Sustainability Appraisal process. For each Strategic Growth Option maps have been produced overlaying the constraints layer over the growth option. For clarity layers have been divided into 4 separate constraints maps. A further information box has been added to give community facilities.

Layer	Site Constraint
1	Landscape Capacity
2	Flood Zone 2 & 3, National and Local Wildlife/ Geological Sites, Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments (SAM).
3	Agricultural Land Quality
4	Strategic Housing Land Availability Assessment (SHLAA) 2009. Sites identified by the panel as Suitable, Available and Viable.

Layer	Community Facilities
5	Access to Services: School, Town Centre, Retail Centre plus major supermarkets, Trains Station, Bus Station, Cycle Route, Hospital, Sports and Leisure Facilities.

Figure 2: Landscape Capacity

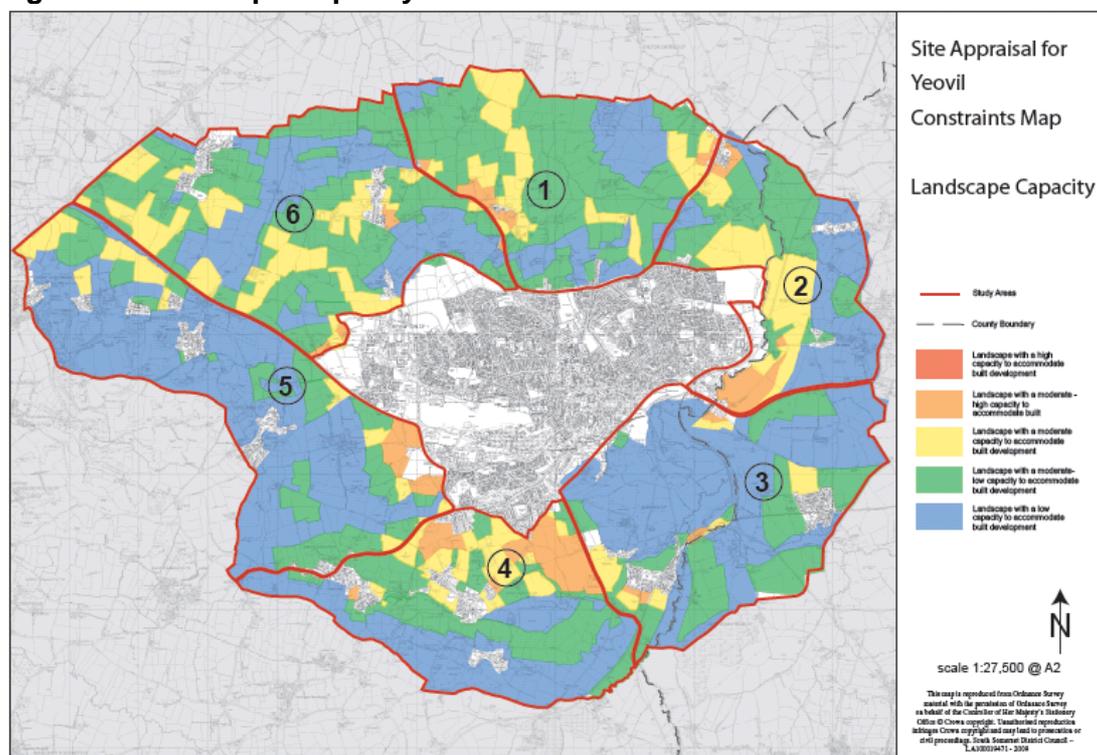


Figure 3: Flood Zone 2 & 3, National and Local Wildlife/ Geological Sites, Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments (SAM)

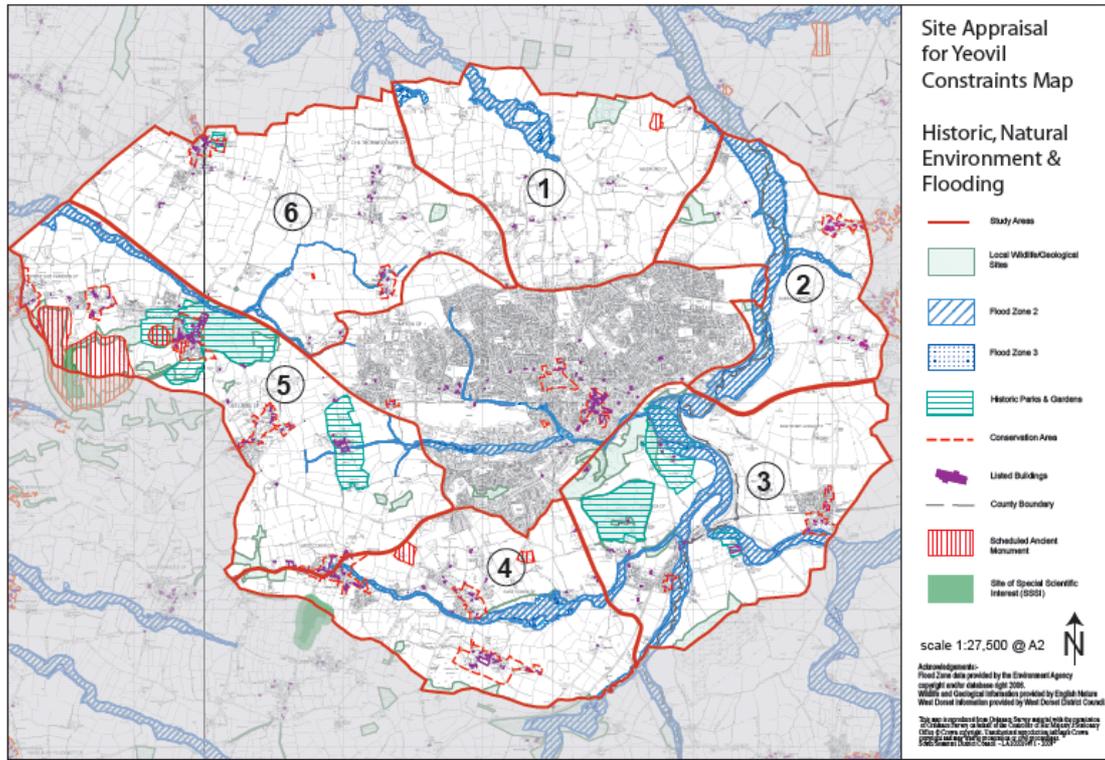


Figure 4: Agricultural Land Quality

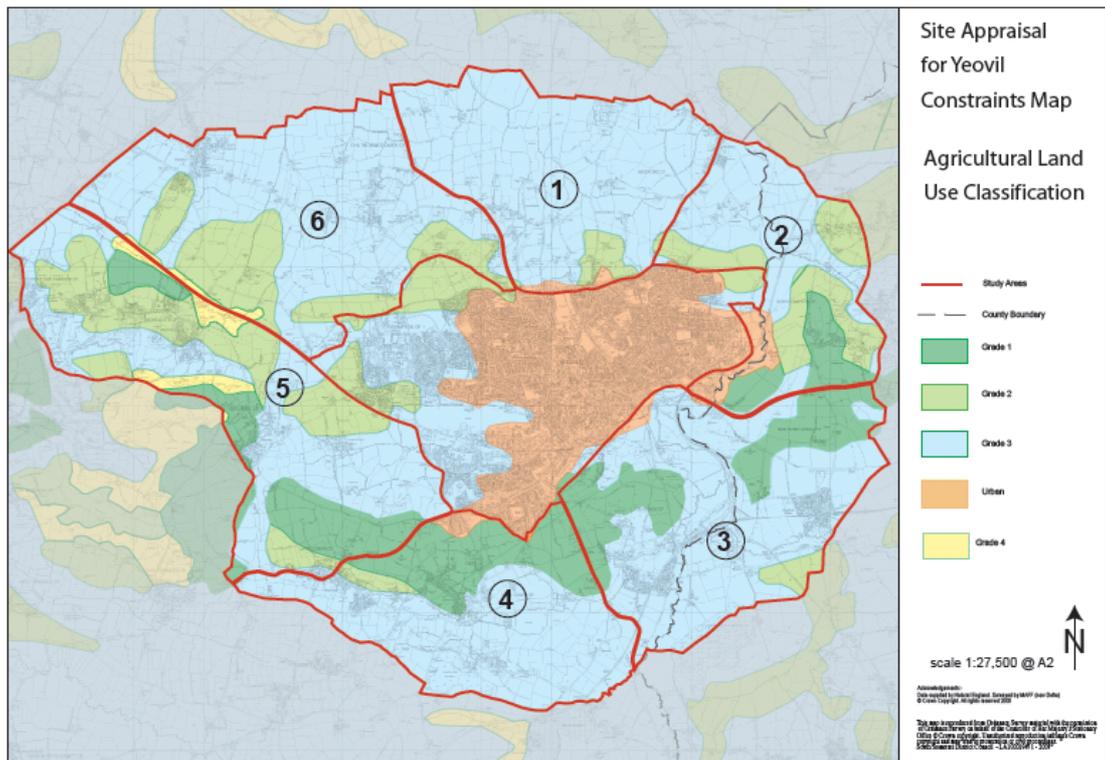


Figure 5: Community Facilities

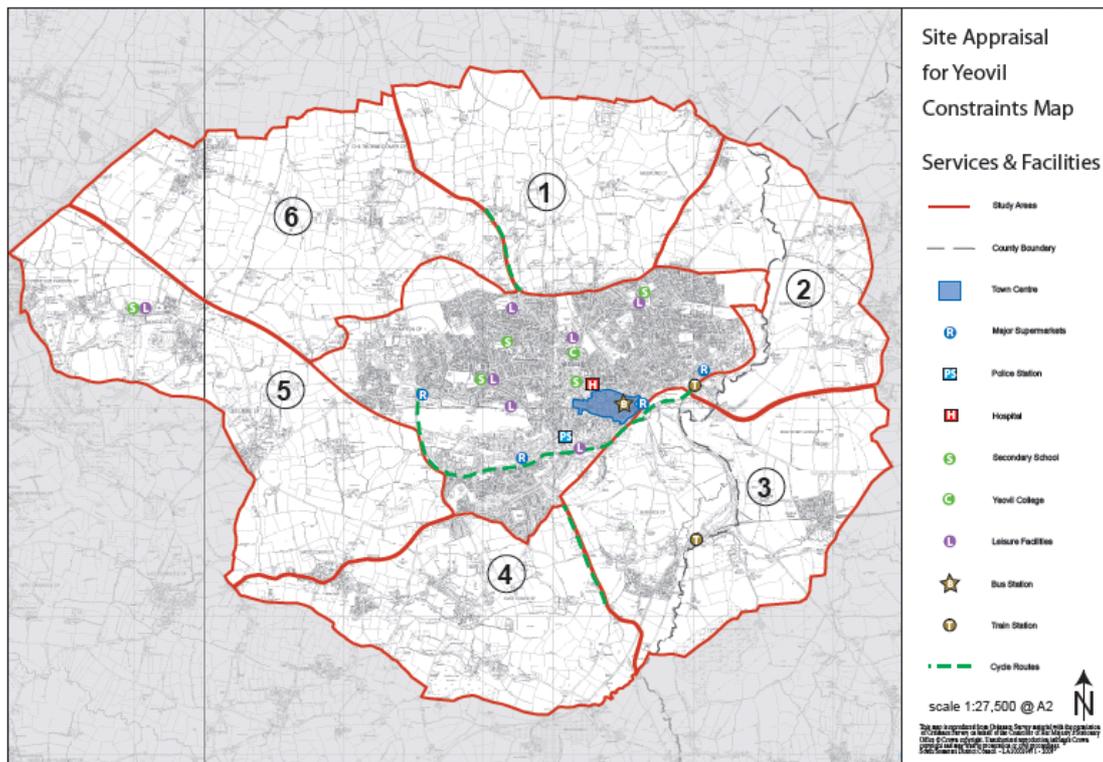
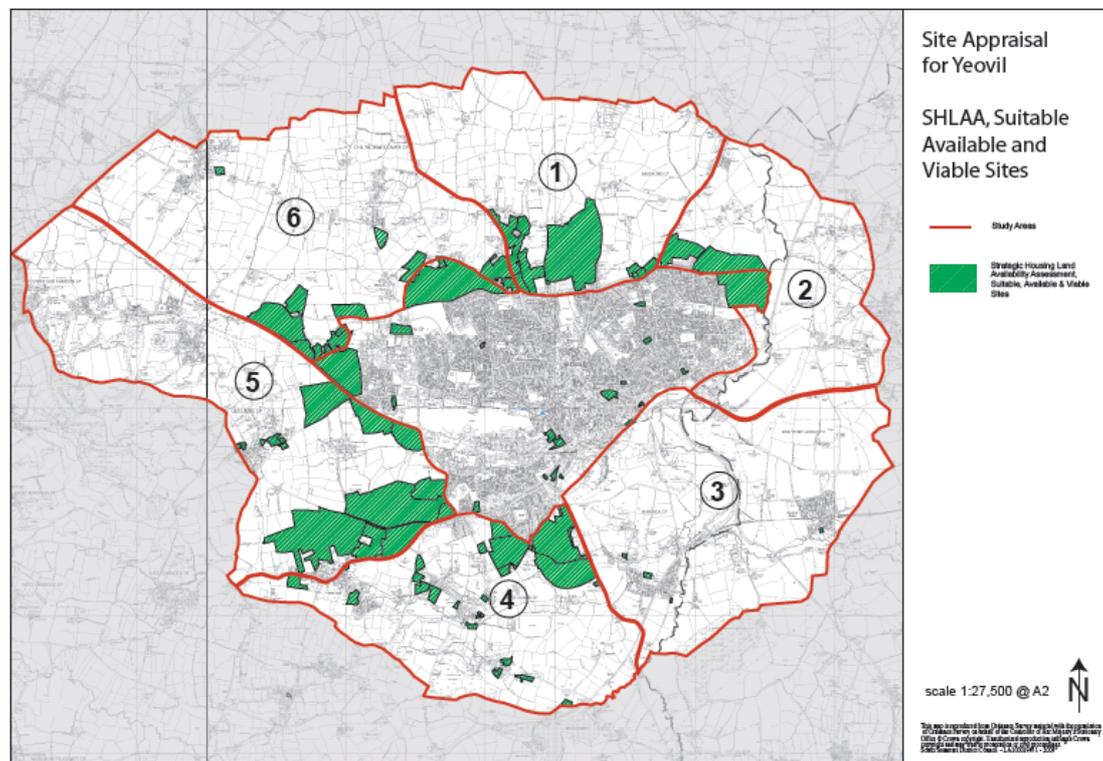


Figure 6: Strategic Housing Land Availability Assessment (SHLAA)



The Evidence Base

Site Constraint	Evidence Source
Landscape Character	Peripheral Landscape Study (2009)
Agricultural Land Quality	DEFRA / Natural England
Historic Environment	Listed Buildings Register / Historic Parks and Gardens
Flood Risk	Strategic Flood Risk Assessment (2009)
Contaminated Land	Contaminated Land Register
Biodiversity	Strategic Ecological Assessment (2009)
National, Regional and Local wildlife designations	Local Plan Proposals Maps (2006)
Strategic Transport Capacity	Yeovil SHLAA and Strategic Housing Options Transport Background Paper (2009), Yeovil Transport Strategy Review 2 (Forthcoming), Traffic Model, Yeovil Eastern and Western Corridor Studies and Existing walking & cycling routes
Employment Centre	Employment Land Review (2009)
Retail Centre	Retail Needs Assessment (Forthcoming)
Health Facilities	Primary Care Trust
Education Facilities	Yeovil Infrastructure Impact Assessment – Initial Assessment
Utilities (Gas, Electricity and Water)	Yeovil Infrastructure Impact Assessment – Initial Assessment
Waste and Recycling	Yeovil Infrastructure Impact Assessment – Initial Assessment
Open Space	PPG17 Assessment (Forthcoming)
Sports Facilities	PPG17 Assessment (Forthcoming)
Topography	Ordnance Survey
Potential Coalescence	GIS data
Railway & Bus Stations	GIS data
Air Pollution	Local data

Strategic Housing Land Availability Assessment (SHLAA)

Housing densities for each of the development areas have been calculated using the Council's SHLAA. The SHLAA panel has made an assumption that all sites have a capacity of 30 dwellings per hectare (dph). This low-density assumption has been made to take into account sites that have unknown site constraints preventing higher densities from being achieved. Policy H2 of the South West Regional Spatial Strategy proposed changes however clarifies that Local Planning Authorities should 'promote net densities of 50dph or more overall in planned urban extensions to SSCTs and adjacent new communities'. It is therefore considered that for this study a higher net density of 50dph can be applied. The impact of the higher density figures is presented in table 1 below.

To determine evidence based realistic development options the study has applied a filter to each of the SHLAA sites identified in the six development areas. The filter has removed the three key sites already allocated in the local plan and sites not considered strategic. To simplify the Sustainability Appraisal the housing capacity for each of the growth options has been rounded to the nearest whole number.

Table 1 – SHLAA housing capacity by growth options

Development Areas	Housing Capacity (30dph) SHLAA Report	Housing Capacity (50dph) Rounded	Available land in Hectares
Area 1	1755	3000	112
Area 2	717	1200	40
Area 3	0	0	0
Area 4	1585	2700	88
Area 5	3689	6200	250
Area 6	1397	2300	83
Total	9143	15400	573

Estimated Land Take (5000 new homes)

The table below shows the approximate area land required to provide 5,000 new homes along with the associated infrastructure and community infrastructure for an urban extension(s) at Yeovil. The footnotes below explain how this land take has been calculated.

Land Type	Estimated Land Take (Hectares) 5000 Dwellings
1. Housing	100
2. Employment (B1, B2 & B8)	50
3. Sport, Recreation & Open Space	19.84
4. Open Space (Parks & Gardens)	5.65
5. Education	14
6. Health Centre	0.2
7. Local Centres/Community Facilities	7.15
8. Energy Centre	2
9. Strategic Road Network	5
Total	203.84

Footnotes:

1. The area of housing land has been calculated using a density figure of 50 dwellings to the hectare in accordance with RSS Policy H2: Housing Densities.
2. Employment land has been calculated using the following formula; a 5000 dwelling urban extension would generate an estimated 10,600 people assuming 2.12 people per household. Census data indicates that Yeovil has a 72% economically active population (7,632 people). The South Somerset employment land review estimates that this would generate 50 hectares of employment land assuming a job split of 78% (B1), 11% (B2) & 11% (B8).
3. The Sports and Leisure Team estimate that for 5,000 new dwelling there will be a requirement for 19.8 hectares of open space / sports and leisure land. This figure has been calculated using their exiting open space / sport & recreation formula based on saved local plan policy CR2 & ST10. This figure will be revised as a result of the work emerging from the councils PPG17 compliant open space study.
4. The Streetscene Team have estimate that for 5,000 new homes there will be a requirement for between 4.5 - 5.6 hectares of informal open space. This figures is based on calculations using the saved South Somerset Local Plan policies and will be revised in light of evidence emerging from the forthcoming open space strategy.
5. Education requirements have been estimated by work prepared by Baker Associates in their report 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. The report concludes that for the full 11,400 dwellings Yeovil will need to supply approximately 4 primary schools (1-2 ha per school) and 1 secondary school (4-8 ha). The report considers that Post 16 and special school requirements are insufficient to generate a new facility.
6. Health Centre requirements have been calculated from the 'Yeovil Infrastructure Impact Assessment' work by Baker Associates. This project concludes that there is a need for 2 health centres (0.2 ha per centre) for the full 11,400 dwellings.
7. Urban extensions will be expected to provide for a Local Centre and Community Facilities. The 'Yeovil Infrastructure Impact Assessment' suggests that 11,400 dwellings should be supported by public infrastructure including: 5 community centres / place of worship (0.37 ha per centre), 2 public libraries (0.075 ha per library) & 1 arts centre/theatre (0.15 ha). Analysis of Yeovil key sites advocates

the need for approximately 1 local centre (1 ha per centre) for every 1,000 dwellings to include: shops/office, public house, nursery school, public parking.

8. Policy RE5 of the emerging RSS sets a target for major applications of 10% of energy to come from decentralised or low-carbon sources. To meet this requirement land should be set aside for an energy centre (0.5 - 2 hectares).
9. Strategic Road Network has been calculated as 5% of housing land. This figure is based on a review of existing key sites on the edge of Yeovil, a review of other Local Authority urban extensions and Officer experience. Figure should be considered as an approximation as land-take and design will vary on a site-by-site basis.

Sustainability Appraisal of Growth Options 1 – 6

A detailed assessment of the constraints and opportunities of the six Strategic Growth Options has been undertaken by Officers using the Sustainability Appraisal Matrix as presented in the SA Scoping Report. The SA matrix sets out 14 Objectives with corresponding questions designed to stimulate debate and to test the options. The SA matrix includes a comments box that lists the relevant issues associated with a 5000 dwelling urban extension as well as the potential mitigation measures that could be employed to avoid or reduce any potentially significant effects.

For the purposes of the Sustainability Appraisal the Strategic Growth Options have each been given scores that reflect the impact of the 5,000 dwellings only and not that of the supporting infrastructure that would likely be required. The supporting infrastructure excluded from the Sustainability Appraisal includes; employment allocations, sports, recreation and open space, education facilities, health centres, community facilities, energy centres, strategic road network, waste centres and recycling centers. As an exception the appraisal assumes that the 5,000 dwellings will include 35% affordable housing provision inline with the requirements of the Regional Spatial Strategy, Policy H1 and the Somerset Housing Market Assessment (SHMA).

It should be noted that the scoring of the Strategic Growth Options are based on a review of the whole strategic growth option and not just constitute parts. Scoring will also exclude reference to the mitigation measures raised in the comments box. Sites will be scored on their individual merits without mitigation measures being used to justify an increased score. The mitigation measures have been listed in the appraisal for consideration at a later stage in the policy development process.

Each objective will be given a score of either significant positive, positive, neutral, negative or significant negative effect. Score's will reflect an overall view of the objective and issues raised in the comments box. Some objective may contain both positive and negative effects, in these instances two scores can be applied subject to suitable explanation. Where information on an issue is missing or the effect is un-quantified a score of uncertain will be recorded.

It is important to reiterate that the six growth options have been defined purely to assist the Sustainability Appraisal process and that final allocations will not be based on these sub-divisions. Indeed it is more than possible for the 5000 dwelling urban extension to straddle the boundary of any of the strategic growth options.

Sustainability Appraisal Scores

++	Significant positive effect
+	Positive effect
0	Neutral effect
-	Negative effect
--	Significant negative effect
?	Uncertain effect

A summary sheet showing the SA scores of each of the strategic growth options is presented opposite. These issues will be drawn out within the sustainability appraisal summary and discussion sections.

Sustainability Appraisal Summary Table – Growth Options

Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
1. Improve access to essential services and facilities	- -	-	+	0	-	- -
2. Reduce poverty and social exclusion	+	+	+	+	+	+
3. Provide sufficient housing to meet identified needs of the community	++	++	++	++	++	++
4. Improve health and well being	-	-	-	-	-	-
5. Improve education and skills of the population	-	-	-	-	-	-
6. Reduce crime and fear of crime	-	-	-	-	-	-
7. Support a strong, diverse and vibrant local economy	- -	+	+	-	+	+
8. Reduce the effect of traffic on the environment	- / -	- / -	+ / ?	+ / -	- / -	- / -
9. Protect and enhance the landscape and townscape	- -	-	- -	-	- -	-
10. Conserve and where appropriate enhance the historic environment	-	-	- -	- -	- -	-
11. Reduce contribution to climate change and vulnerability to its effects	-	-	-	-	-	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	-	-	- -	- -	-	-
13. Manage and reduce the risk of flooding	-	- -	- -	-	0	+
14. Conserve and enhance biodiversity and geodiversity	-	-	- -	- -	-	- -

Sustainability Appraisal Discussion & Mitigation Measures

1. Improve access to essential services and facilities

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows that Yeovil's key services are broadly located around the town centre (bus station, library, college, retail centre, sports centre, hospital & superstores) to the south east of the town. The town's two mainline railway stations Yeovil Pen Mill and Yeovil Junction are also located on the southern periphery. The growth options have been scored to reflect this southeast direction of services.

Growth options 1 & 6 are positioned furthest from the town centre and train stations and therefore growth in these locations would have a significant negative effect on the overall access to services. Growth options 2, 4 & 5 are better related to the Yeovil urban form / town centre services and have been scored accordingly. Growth option 3 is considered to offer the most sustainable location in terms of access to key services being located adjacent to the town centre and the two mainline train stations. This option has been scored as offering a positive effect in terms of access to services and facilities.

Mitigation Measures: Housing development should make suitable provision for new community facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations.

2. Reduce poverty and social exclusion

Summary: The indices of multiple deprivation show that two of Yeovil's urban wards are located in the most deprived 20% in England and that a further four are located in the most deprived 40%. Development in any of the growth options is considered to have a positive benefit on these deprived ward's as new housing will bring with it improved services and infrastructure.

Mitigation Measures: Housing development should make suitable provision for new community facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. These mitigation measures will in turn mutually benefit Yeovil's most deprived wards reducing poverty and social exclusion.

3. Provide sufficient housing to meet identified needs of the community

Summary: This sustainability appraisal assumes that there is sufficient land available to accommodate the full 5,000 dwellings in each of the growth options. As such all of the growth options have been given a significant positive score with regards to meeting the identified housing needs of the community.

Mitigation Measures: It should be acknowledged that if only land that is available, deliverable and viable as defined in the Council's SHLAA is used there is insufficient land to fulfil a single urban extension for 5,000 dwellings to date. It is anticipated that when a direction for growth is identified further SHLAA sites will come forward or in extreme circumstances the Council will consider Compulsory Purchase powers.

4. Improve health and well being

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows the central location of Yeovil Hospital as well as Goldenstones Leisure centre to the south of the town centre. All growth options are considered to have a negative impact

on health and well being to reflect the greater burden on the existing health resources.

Mitigation Measures: Housing development should make suitable provision for new health & leisure facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'.

5. Improve education and skills of the population

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil College in the centre of the town while the town's secondary schools are distributed mainly to the north and west. All growth options are considered to have a negative impact on education facilities to reflect the greater burden on the existing school and college resources.

Mitigation Measures: Housing development should make suitable provision for new education facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'.

6. Reduce crime and fear of crime

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil Police Station located to the west of the town centre. All growth options are considered to have a negative impact on the fear of crime to reflect the greater burden on the existing police resources.

Mitigation Measures: Introduce a policy to design out crime from new developments. New development should be suitably lighted to ensure pedestrian safety and the fear of crime.

7. Support a strong, diverse and vibrant local economy

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil's major employment centres. These centres include the Lufton / Houndstone Trading Estate in the north west, Lynx Trading Estate / Augusta Westlands in the west, the town centre in the south east and Pen Mill Estate in the east. Growth options have been scored to reflect their distance from these locations. Growth options 2, 3, 5 & 6 have been given a positive score with regards to this criterion. Growth options 1 and 4 are located furthest from all the existing employment centres and have been given a negative score.

Mitigation Measures: Housing development in any of the growth options should come forward in a mixed scheme with suitable provision for employment land. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations.

8. Reduce the effect of traffic on the environment

Summary: This indicator has been given two scores. The first score reflects the effect on public transport provision (train / bus stations) and the second score reflects the impact on existing highways infrastructure.

The constraints mapping exercise (Layer 5 – Community Facilities) shows the towns two mainline railway stations (Yeovil Pen Mill and Yeovil Junction) and bus station located in the south east corner of the town. Growth options 2 & 3 have the best access to these public transport hubs and have accordingly been given positive scores to reflect their increased accessibility. Growth options 1, 4, 5, & 6 are less well

related to these public transport hubs and have been scored as having a negative effect.

The Yeovil SHLAA and Strategic Housing Options Transport Background Paper assess the strategic transport implications for key sites on the edge of Yeovil. The Yeovil Transport Paper identifies difficulties with highways improvements at the land to the west of Lufton (growth option 6) that has consequently been scored as having a significant negative effect. Land to the south of Odcombe (growth option 5) was also identified as having highways infrastructure difficulties in coming forward however to counter balance the positive score given to land at West Coker (also in growth option 5) the whole growth option has been given a single negative score. Growth options 1, 2 & 4 have also been given single negative scores to reflect the greater burden on infrastructure capacity on the town's main distributor roads (A3088, A37 & A30) despite the positive review from the Yeovil Transport paper. Growth option 3 has not been reviewed by the transport paper and consequently has not received a score (uncertain effect).

Mitigation Measures: The proposed growth option should support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. Housing development should make suitable provision for highways improvements to meet the requirements set out in the Yeovil SHLAA and Strategic Options Transport Background Paper (October 2009).

9. Protect and enhance the landscape and townscape

Summary: The constraints mapping exercise (Layer 1 – Landscape Character Assessment) shows that growth option's 1, 3 & 5 have landscapes with the lowest capacity to accommodate built development. Option 1 forms the Yeovil northern escarpment with wide views of the surround, option 3 is home to the Yeovil County Park while option 5 is host to the Ham Hill County Park, Montacute Country House and Brympton D'Evercy Manor House. These growth options have all been scored as having a significant negative impact to reflect the low landscape capacity. Growth option's 2, 4 & 6 have higher capacities to accommodate build growth but have still been given a negative score to reflect the impact on this sustainability objective.

Mitigation Measures: Housing growth should be located in landscape areas with moderate-high capacity to accommodate built development as identified in the Landscape Character Assessment.

10. Conserve and where appropriate enhance the historic environment

Summary: The constraints mapping exercise (Layer 2) shows Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments (SAM) within each of the growth options. Growth option 5 is home to Ham Hill County Park, Montacute Country House and Brympton D'Evercy Manor House all of which are of intrinsic historic importance to the local area. Growth option 4 contains the historic villages of East and West Coker identified as locally important by their conservation area status and growth option 3 is home to Barwick Park and Gardens. Growth options 3, 4 & 5 have accordingly been scored as having a significant negative effect to reflect the impact of 5,000 new homes on the historic environment.

Although growth options 1, 2 & 6 do not contain such important historic buildings they are home to numerous grade I, II* & II listed buildings as well as conservation areas at Oddcombe, Montacute, Tintinhull, Chilthorne Domer, and Trent. These growth options have been scored as having a negative effect to reflect the bearing on these historic designations.

Mitigation Measures: Introduce a policy to reduce the visual impact of new development on listed buildings. Take advantage of enabling development opportunities.

11. Reduce contribution to climate change and vulnerability to its effects

Summary: It is judged that a development of 5,000 dwellings on the edge of Yeovil will have a negative impact on this sustainability objective. This score is applied to all the growth options and reflects the carbon dioxide emissions released from building materials and construction techniques.

Mitigation Measures: Opportunity to introduce a planning policy that promotes energy efficiency, renewable energy generation and encourages sustainable construction techniques.

12. Minimise pollution (including air, water, land, light, noise) and waste production

Summary: The constraints mapping exercise (Layer 3 – Agricultural Land Quality) shows that there is a large band of the highest grade of agricultural land (Grade 1) to the south of Yeovil within growth options 3 & 4 and have accordingly been scored as having a significant negative effect. The remaining growth options 1, 2, 5 and 6 are also considered to have a negative effect on this sustainability objective with regards to the impact of 5,000 new homes on existing air, water and light quality.

Mitigation Measures: Where possible located development on land of lowest agricultural value to moderate any negative impact. Introduce design policy aimed at minimising noise, light, air and water pollution. Introduce waste and recycling centres within the proposal.

13. Manage and reduce the risk of flooding

Summary: The constraints mapping exercise (Layer 2: Flood Zones) show that there are large tracks of land within growth options 2, 3 & 4 located within flood zones 2 & 3. Growth at these locations is considered to have a significant negative effect on managing and reducing the risk of flooding. The remaining growth options 1, 5 and 6 are less constrained by river flooding but growth would contribute to surface water flooding and consequently can be attributed a negative score.

Mitigation Measures: Opportunities exist to avoid flood zones 2 & 3, introduce flood mitigation measures and promote the use of Sustainable Drainage Systems (SUDS) reducing considerably the impact of flooding.

14. Conserve and enhance biodiversity and geodiversity

Summary: The Strategic Ecological Assessment (2009) carried out by the county ecologist reviewed 5 of the growth options but excluding growth option 3. The Biodiversity Study concluded that development in growth option 4 (specifically north of Odcombe Road) and 6 should be excluded from the study due to their significant negative impact on local biodiversity. Growth option 3 has been similarly been scored as having a significant negative effect because of any developments impact on Yeovil Country Park and local wildlife sites. The remaining growths options 1, 2 & 6 have been scored as having a negative effect on this sustainability objective with regards to the impact of 5,000 new homes on existing wildlife identified in the ecological assessment and within the wildlife designations.

Mitigation measures: Opportunities exist to incorporate open space and green infrastructure within developments to retain the most important wildlife routes through out the town.

Appendix 5B - Sustainability Appraisal of Yeovil's Strategic Growth Options (February 2010)

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Section 1: Introduction

Introduction

The 'South West Regional Spatial Strategy Proposed Changes' proposes that 5,000 new homes to be located in an area of search on the edge of Yeovil (South Somerset & Dorset). The Regional Spatial Strategy clarifies that this should be a '360 degree' Area of Search and should not be constrained by County or District boundaries.

In addition to the 5,000 dwellings allocated as an urban extension, land will also need be identified for housing allocated within Yeovil's urban limits, 43ha of employment land and associated community infrastructure provisionally identified in the Baker Study 'Yeovil Infrastructure Impact Assessment' to be formally confirmed through the Infrastructure Delivery Plan.

The Sustainability Appraisal (SA) process has been used to identify the proposed urban extension for Yeovil.

The Sustainability Appraisal Process for determining the Urban Extension

For the purposes of this report the requirements of Stage A of the Sustainability Appraisal have considered to been met in the updated Sustainability Appraisal Scoping Report (September 2009).

Stage B of the Sustainability Appraisal of Yeovil's Strategic Growth Options was carried out in (December 2009) and identified a 360-degree area of search for study, divided the search area into six growth options for further analysis and carried out a constraints mapping exercise. The six growths options then went through the SA process to provide a provisional score for further discussions.

In December 2009 the Council invited Yeovil's Town and Parish Councils to a pair of workshops to identify potential growth options for a 5,000 dwelling urban extension and use the SA process to consider advantages and disadvantages of proposed locations. As an outcome of this process 8 locations for an urban extension were identified. A further 3 locations were also identified by Officers at this stage to ensure a full 360 degree area of search.

This document forms a continuation of the Sustainability Appraisal of Yeovil's Strategic Growth Options and will be used to develop and refine options and assessing effects. Section 2 of this document summaries the outcomes from the Yeovil workshops and refines the proposed 11 options into 6 by deleting duplicate layers, adjusting options to reflect constraints boundaries and removing options unsupported by Regional policy. Section 3 of this report uses the SA process to score options; firstly to reflect development pre-mitigation and secondly post-mitigation. Finally Section 4 of this report analysis the outcomes of Section 3 by removing the 2 least sustainable locations from the SA process and combining a third option with one of the remaining options.

There are three options remaining that will now need to undergo further analysis to take into account Infrastructure costs and site viability to identify the Council's 'Preferred' location for development.

Section 2: Yeovil Workshop Outcomes

The outcome from the two Yeovil workshops is presented below in relation to specific questions raised at the workshop.

Question 1: Should development be located in a single urban extension of 5,000 dwellings or is a dispersed strategy favoured?

Discussion: All three groups considered this issue and felt that the advantages associated with scales of development outweighed the advantages of a 'distribution' approach. Groups made specific reference to public and private transport infrastructure as being a key factor. Groups also recognised that retail, health and education could also be more easily incorporated into the proposal. Groups suggested that a single location for an urban extension did not necessarily mean a single site but could include a series of linked sites, therefore avoiding unfavourable site constraints.

Question 2: In considering site constraints and the objectives of sustainable development, where would be your preferred location for growth?

Discussion: All the groups generally favoured growth options to the north of Yeovil at Lufton, Mudford or as a northern linear development. As a second option groups considered land at Barwick / Keyford had potential due to close proximity to town centre services. One group proposed an option at the Cartgate roundabout however this option would be contrary to the Regional Spatial Strategy.

In an independent assessment the Planning Policy Team proposed a further three locations for consideration at Over Compton (Dorset), Brympton and South / Keyford as a southern linear development. These options were submitted to get a full 360 degree coverage of the Yeovil periphery as required by the RSS Proposed Modifications, to reflect the outcomes of the initial Sustainability Appraisal and include the preferred transport option of growth linking the A37 with A30 and A3088.

Question 3: In considering the following alternatives, what is your preferred distribution strategy for employment land? A) Mixed use urban extension, B) at existing employment locations or C) even distribution.

Discussion: In a plenary session Councillors and local stakeholders considered the issues associated with each distribution strategy. Groups raised a number of concerns with regards to the scale of employment provision proposed and links with residential development. The group decided that they needed more time to consider this issue in full before making a recommendation. This discussion has been delayed to a third workshop to be held in 2010.

Yeovil Options – Refinement

The Yeovil workshop held on the 14th December 2009 identified 8 growth options for further analysis using the sustainability appraisal tool kit. The planning policy team have also added to this list by identifying a further three options for consideration (Options 8, 9 & 11) because the workshop process focused on preferred options and did not present a comprehensive set of options around the periphery of the town.

1. Keyford South	5. Yeovil Without	9. South / Keyford
2. Barwick	6. Northern Linear	10. Keyford / Barwick
3. Cartgate	7. Combe St Lane / Mudford	11. Dorset / Over Compton
4. Lufton West	8. Brympton D'Evercy	

A review of these 11 options by policy officers has narrowed these options down to 6 proposals. Options have been refined on the basis of Regional Planning Guidance, natural barriers / constraints and the removal of over-lapping sites.

In summary Option 3: Cartgate has been removed from the process as it does not conform to Regional Planning Guidance in that this option is not contiguous to the Yeovil urban area. Option 5: Yeovil Without, Option 6: Northern Linear & Option 7: Combe St Lane / Mudford have been combined to remove duplication and refined to remove Yeovil Marsh from the search area.

Option 11: Dorset / Over Compton has been extended to include Yeovil golf club reflecting high landscape capacity. Options 10 / Keyford / Barwick, Option 2: Barwick and Option 1: Keyford South have been combined and extended to remove duplication and reflect the natural the railway barrier.

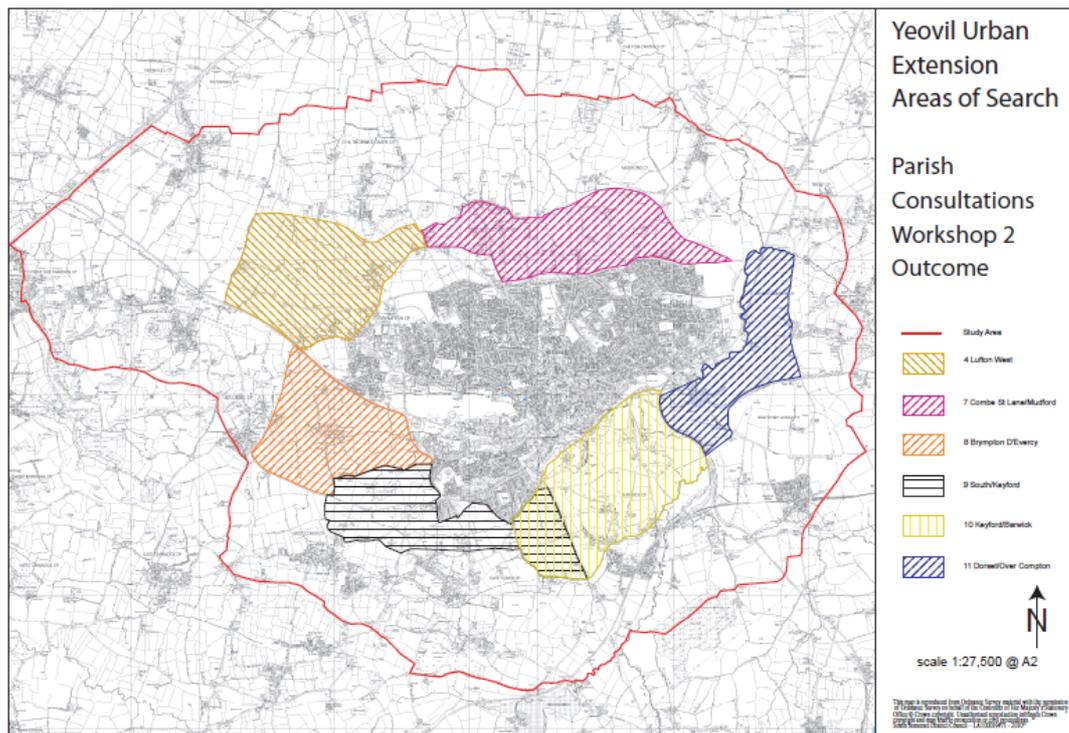
Option 1: Keyford South was significantly reduced to reflect landscape constraints. Option 9: South / Keyford remains the same as proposed. Option 8: Brympton has been extended to the southeast and finally Option 4: Lufton West has been reduced at the West to reflect landscape constraints and extended to the east to encompass option 6: Northern Linear.

There are now 6 refined options that take on board Parish and Town Council consultation and more readily reflect local constraints mapping. These options are recorded below and presented in the attached Map 1 at the end of this report.

7. Yeovil Marsh / Mudford	9. South / Keyford
11. Over Compton / West Dorset	8. Brympton
10. Barwick / Keyford	4. Lufton

This document maybe further refined through supplementary workshops and the outcomes from public consultation.

Figure 1: Yeovil Urban Extension Areas of Search



Section 3: Sustainability Appraisal Discussion & Mitigation Measures

Introduction

Stage B of the Sustainability Appraisal uses the SA framework developed and presented in the Sustainability Appraisal Scoping Report (September 2009) to appraise Strategic Growth Options against a scoring system for each of the 14 objectives. When appraising options, it is necessary to address various 'impact dimensions' including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

The SA scores options firstly to reflect pre-mitigation measures and secondly post-mitigation. The post-mitigation scores will be used to determine the most suitable options for further analysis of infrastructure provision, financial viability and finally public consultation. A summary relating to the scoring and reasoning of each of the 6 options is set out below and presented in tabular form at the end of this section for both pre & post mitigation assessment.

1. Improve access to essential services and facilities

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows that Yeovil's key services are broadly located around the town centre (bus station, library, college, retail centre, sports centre, hospital & superstores) to the south east of the town. The town's two mainline railway stations Yeovil Pen Mill and Yeovil Junction are also located on the southern periphery. The growth options have been scored to reflect this southeast direction of services.

Growth options 7 & 4 are positioned furthest from the town centre and train stations and therefore growth in these locations would have a significant negative effect on the overall access to services. Growth options 11 & 8 are better related to the Yeovil urban form / town centre services and have been scored accordingly. Growth option 9 is located adjacent to Yeovil Pen Mill train station and a short walk from the town centre so has consequently been given a neutral score. Growth option 10 is considered to offer the most sustainable location in terms of access to key services being located adjacent to the town centre and the two mainline train stations. This option has been scored as offering a positive effect in terms of access to services and facilities.

Mitigation Measures: Housing development should make suitable provision for new community facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. In this respect all the options have equal ability to mitigate and thus would score the same. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key facilities such as leisure. Due to their proximity to the town centre and ability to improve accessibility particularly through walking, cycling and public transport, Options 9, 10 and 11 have the greatest potential to mitigate effects with distance from the town centre being the greatest obstacle for the other options. Scores can therefore be improved for options 9,10 and 11.

2. Reduce poverty and social exclusion

Summary: The indices of multiple deprivation show that two of Yeovil's urban wards are located in the most deprived 20% in England and that a further four are located in the most deprived 40%. Growth in Option 10 offers the best opportunity for regeneration of the town centre by providing access to open space and further employment opportunities and has been scored to reflect this advantage. The remaining growth options have been scored as a single positive to reflect the benefits

new housing will bring to services and infrastructure for Yeovil's existing deprived Ward's.

Mitigation Measures: Housing development should make suitable provision for new community facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. These mitigation measures will in turn mutually benefit Yeovil's most deprived wards reducing poverty and social exclusion. Using indices of social deprivation (2004), there are 4 areas within the town which fall into the lowest 30 areas within Somerset. Three of these are within the urban frame but one lies immediately adjacent to the boundary of Option 10, close to further employment opportunities and the country park. The other areas are located at some distance from the periphery of any option and would require access across major routes and therefore they are not considered to be sufficiently close to directly benefit from any opportunities afforded by growth.

3. Provide sufficient housing to meet identified needs of the community

Summary: This sustainability appraisal confirms that there appears to be sufficient land available to accommodate the full 5,000 dwellings in each of the growth options. As such all of the growth options have been given a significant positive score with regards to meeting the identified housing needs of the community. It should be noted that SHLAA sites (2009) can be identified in all option areas except Option 11 which falls under Dorset. To formalise this option will require a targeted SHLAA 'call for sites' to be undertaken by West Dorset District Council. Initial discussions with West Dorset are ongoing.

Mitigation Measures: It should be acknowledged that if only land that is suitable, available, deliverable and viable as defined in the Council's SHLAA is used there is insufficient land to fulfil a single urban extension for 5,000 dwellings to date. It is anticipated that when a direction for growth is identified a targeted 'call for sites' is likely to yield further SHLAA sites coming forward or in extreme circumstances the Council will consider Compulsory Purchase powers. Further investigation would be required with respect of option 11 within West Dorset District as discussed above.

4. Improve health and well being

Summary: Steep hills surround much of Yeovil and thus topography and watercourses will play a significant role in the ability to provide walking and cycling facilities. The constraints mapping exercise (Layer 5 – Community Facilities) shows the central location of Yeovil Hospital as well as Goldstones Leisure centre to the south of the town centre. Growth option 10 has been given a significant positive score because of its location adjacent to the town centre and the Yeovil County Park. Development integrated with the Country Park is considered to encourage walking and a healthy lifestyle. Growth options 8, 9 & 11 are located further from the town centre but are considered to still have foot and cycle paths that would encourage walking. These options have consequently been given a negative score. Growth options 4 & 7 are located furthest from the town centre and have the fewest opportunities to encourage walking / cycling and a healthy lifestyle. These growth options have been given a significant negative score to reflect the greater burden on the existing health resources and impact on health and well being.

Mitigation Measures: Housing development should make suitable provision for new health & leisure facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. All areas have the ability to improve facilities for walking and cycling and other facilities but Option 10 already benefits from proximity to the county park. Option 7 Mudford/Yeovil Marsh is the least likely to

be able to provide useable walking and cycling routes due to the steepness of the topography across the whole area.

5. Improve education and skills of the population

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil College in the centre of the town while the town's secondary schools are distributed mainly to the north and east. There is also a secondary school at East Stoke which serves some students in the west of the town. Primary schools are more dispersed. All growth options are considered to have a negative impact on education facilities to reflect the greater burden on the existing school and college resources.

Mitigation Measures: Housing development should make suitable provision for new education facilities to meet the demand identified in the 'Yeovil Infrastructure Impact Assessment – Initial Assessment'. Initial indications are that an additional 2 primary schools would be required within the extension and that 0.5 secondary schools would be required. In addition, further growth planned within the existing urban framework would require 0.5 secondary schools and it would be logical for this school to be placed within the urban extension. Pupils from the south currently have to travel furthest to secondary education and thus to redress the imbalance in distribution the school should be placed in the south, Options 9 and 10 being best suited to this. All options score equally for being able to mitigate pre-school and primary education with Option 9 and 10 in the south scoring additionally for secondary provision.

6. Reduce crime and fear of crime

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil Police Station located to the west of the town centre. All growth options are considered to have a negative impact on the fear of crime to reflect the greater burden on the existing police resources.

Mitigation Measures: Introduce a policy to design out crime from new developments. New development should be suitably lighted to ensure pedestrian safety and to minimise the fear of crime. All Options would thus benefit equally. Option 10, being adjacent to a known pocket of deprivation could potentially improve the greatest but reduction in crime requires a social rather than physical change so all options have scored in similar manner.

7. Support a strong, diverse and vibrant local economy

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows Yeovil's major employment centres. These centres include the Lufton / Houndstone Trading Estate in the north west, Lynx Trading Estate / Augusta Westlands in the west, the town centre in the south east and Pen Mill Estate in the east. Growth options have been scored to reflect their distance from these locations although greater emphasis has been given to the higher quality business parks to the west of the town.

Growth options 4, 8 & 9 have been given a positive score with regards to this criterion as growth options 8 & 9 have links with the Lynx Trading Estate / Augusta Westlands and option 4 benefits from close proximity to the Lufton / Houndstone estates which includes the Councils Innovation Centre. Options 10 & 11 have been given a neutral score as this option only has links with the lower quality Pen Mill Trading and growth option 10 is adjacent to the town centre. Growth option 7 is located furthest from all the existing employment centres and has been given a negative score.

Mitigation Measures: Housing development in the growth options should come forward in either a mixed scheme with suitable provision for employment land or

within existing employment sites. As all sites have the same ability to mitigate options have been given equal improvements to scores. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations.

8. Reduce the effect of traffic on the environment

This indicator has been given two scores. The first score reflects the effect on public transport provision (train / bus stations / walking / cycling) and the second score reflects the impact on existing highways infrastructure.

Public Transport, Cycling & Walking

Summary: The constraints mapping exercise (Layer 5 – Community Facilities) shows the towns two mainline railway stations (Yeovil Pen Mill and Yeovil Junction) and bus station located in the south east corner of the town. Growth options 10 & 11 have the best access to these public transport hubs. Growth options 14, 7, 8 & 9 are less well related to these public transport hubs.

The likelihood of walking and cycling in new development is directly related to the distance that is travelled and the topography between the start and end destination. Although option 10 is located in close proximity to the town centre there are significant topographical barriers to travel. Options 4 & 7 remain the furthest from local services and are also constrained by steep topography. Options 8, 9 & 11 are placed medium distances from central locations but have largely level routes.

With these issues in mind, growth options 10 & 11 have been given positive scores reflecting public transport provision and the remaining options have been given a negative score reflecting distance from services and topographical constraints.

Mitigation Measures: The proposed growth option should support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. In this respect all the options have equal ability to mitigate and thus would score the same.

Private Transport

The Yeovil SHLAA and Strategic Housing Options Transport Background Paper assess the strategic transport implications for key sites on the edge of Yeovil. The Yeovil Transport Paper concludes option 4 & 8 are unlikely to provide realistic opportunities for modal choice and that the required highways improvements would be difficult and expensive to provide, options 4 & 8 have consequently been scored as having a significant negative effect.

Development options 7, 9 and 11 have all been considered by the Transport Assessment to have some merits in transport terms. These options have some potential to provide realistic opportunities for modal choice, although option 7 maybe impeded by gradients and distance from community facilities. All options (7, 9 & 11) have been given a pre-mitigation score of a single negative to reflect the negative impact on existing road infrastructure capacity.

Growth option 11 has not been reviewed by the transport paper and consequently has not received a score (uncertain effect).

Mitigation Measures: Housing development should make suitable provision for highways improvements to meet the requirements set out in the Yeovil SHLAA and Strategic Options Transport Background Paper (October 2009). The Yeovil Transport paper recognises that option 9 presents a realistic opportunity to create a southern link road and has been given an improved mitigation score. The transport paper is

clear that potential road improvements in all the other areas have minimal ability to improve transport infrastructure, indeed they may indeed worsen traffic congestion therefore no change in scores.

9. Protect and enhance the landscape and townscape

Summary: The constraints mapping exercise (Layer 1 – Landscape Character Assessment) that growth option's 7 and 10 have landscapes with the lowest capacity to accommodate built development. Option 7 forms the Yeovil northern escarpment with wide views of the surround while option 10 is home to the Yeovil County Park again largely of low capacity within the exception of land at Keyford. These growth options have all been scored as having a significant negative impact to reflect the low landscape capacity.

Growth options 4 & 8 both have a mix of landscape character areas, which are predominately low, but with pockets of land with a moderate to high capacity. Growth option's 4 & 8 have higher capacities to accommodate build growth but have been given a negative score to reflect the impact on this sustainability objective.

Growth options 11 and 9 are centred on areas largely considered to have a moderate-high capacity to accommodate built development. Consequently both growth options have been given a neutral score to reflect the landscape character assessment.

Mitigation Measures: Housing growth should be located in landscape areas with moderate-high capacity to accommodate built development as identified in the Landscape Character Assessment. Concentrating development in these areas would allow for improvements in scores for options 10, 9, 8 & 11. None of the options have landscapes with high capacity to accommodate built development therefore no options can score greater than a single positive. Option 4 have limited ability for growth to be redirected and has been given a neutral score. Growth option 7 has no ability to redistribute development and has no change in score.

10. Conserve and where appropriate enhance the historic environment

Summary: The constraints mapping exercise (Layer 2) shows Historic Parks and Gardens, Conservation Areas, Listed Buildings and Scheduled Ancient Monuments (SAM) within each of the growth options.

Growth option 8 is centred on Brympton D'Evercy Manor House a designated Historic Park and Garden and would impact on the adjacent Odcombe conservation area. Growth option 4 includes the village of Thorn Coffin, which has a designated conservation area and various listed buildings. There is also a Scheduled Ancient Monument located nearby. Growth option 10 contains Barwick House and Newton Summerville both designated Historic Parks and Gardens. This growth option also contains a number of listed buildings and is located adjacent a Scheduled Ancient Monument. Growth option 9 contains two Scheduled Ancient Monuments and development in this location would impact on the conservation areas of East and West Coker. Consequently all four of these growth options have been scored as having a significant negative on the historic environment.

Growth options 7 and 11 are less historically constrained than the other forth growth options. Growth option 7 has a small number of listed buildings within its area while growth option 11 does not contain any listed or historic buildings although it does about Newton Summerville and the village of Over Compton. Development of 5,000 dwellings in these two growth options is considered to have a neutral effect on the historic environment.

Mitigation Measures: Introduce a policy to reduce the visual impact of new development on listed buildings. Take advantage of enabling development opportunities and use country parks and historic buildings as positive attributes for growth in similar manor to historic London parks. Options 8 & 10 have historic parklands and manor houses, which can be accommodated within growth area so impact becomes neutral for these. Option 4 has Thorn Coffin Conservation Area within its boundary that can be mitigated in similar fashion to the Country Parks. Option 9 has two scheduled ancient monuments that again can be located with open space areas and without disturbance.

11. Reduce contribution to climate change and vulnerability to its effects

Summary: It is judged that a development of 5,000 dwellings on the edge of Yeovil will have a negative impact on this sustainability objective, reflecting the carbon dioxide emissions released from building materials and construction techniques.

This score has been applied to all growth options with the exception of option 7 which is north facing and is considered to have little potential for energy saving from solar gain, consequently this option has been scored as having a significant negative effect.

Mitigation Measures: Opportunity to introduce a planning policy that promotes energy efficiency, renewable energy generation and encourages sustainable construction techniques. Options exist in all areas for climate change mitigation measures however wind energy can be more easily accommodated in options 9, 8, 4 and 7 reflecting proximity to areas of higher wind speed. Anaerobic digestion would benefit from locations near employment uses but all urban extensions can include employment provision no one area scores higher.

12. Minimise pollution (including air, water, land, light, noise) and waste production

Summary: The constraints mapping exercise (Layer 3 – Agricultural Land Quality) shows that there is a large band of the highest grade of agricultural land (Grade 1) to the south of Yeovil, largely within growth options 9 & 10. The remaining growth options 4, 8 & 7 are largely of the lower grades of agricultural land grade (Grade 2 & 3).

Development of 5,000 dwellings in any of the development options is considered to have a negative impact on existing air, water and light quality. The emissions from greater car use will impact on air quality. Household water use is likely to lead to water contamination through the removal of waste. Additional street lighting and household lighting leads to excessive artificial light resulting in the obstruction of the night sky and disruption of ecosystems.

With these issues in mind growth, options 9 & 10 have been accordingly scored as having a significant negative effect. The remaining growth options have been given a single negative score reflecting air, water and light pollution.

Mitigation Measures: Where possible located development on land of lowest agricultural value to moderate any negative impact. Introduce design policy aimed at minimising noise, light, air and water pollution. Introduce waste and recycling centres within the proposal. No one option would score higher for such design policies cannot mitigate building on agricultural land however options with less Grade 1 agricultural land remain higher scoring.

13. Manage and reduce the risk of flooding

Summary: The constraints mapping exercise (Layer 2: Flood Zones) shows that there are large tracks of land within growth options 10 & 11 located within flood zones 2 & 3. Although growth options 7 and 9 are located outside existing flood zones it is considered that growth in these locations would contribute to surface water flooding off site, exasperated by steep topography and leading to flash flooding. Growth at these locations is considered to have a significant negative effect on managing and reducing the risk of flooding.

The remaining growth areas 4 and 8 are not unduly constrained by flooding, only having small streams running across their area although these brooks do contribute to flooding in locations further down stream. These growth options have duly been scored as having a negative impact on flood risk.

Mitigation Measures: Opportunities exist to avoid flood zones 2 & 3, introduce flood mitigation measures and promote the use of Sustainable Drainage Systems (SUDS) reducing considerably the impact of flooding. SUDS have a minimal ability to mitigate existing issues, but can instead seek to ensure no worsening of the impact. Opportunities exist in all areas to improve flood risk through appropriate flood alleviation schemes. All areas were given a neutral score at present however further study work and greater technical expertise will be needed to ensure that this is possible within the preferred option.

14. Conserve and enhance biodiversity and geodiversity

Summary: The Strategic Ecological Assessment (2009) carried out by the county ecologist has reviewed land in all the growth options with the exception of growth option 11 recorded as having an uncertain effect. The Biodiversity Study concluded that development in growth option 4 should be excluded from the study due to their significant negative impact on local biodiversity. Growth option 10 has been scored as having a significant negative effect because of the effect developments may have impact on Yeovil Country Park and local wildlife sites. The remaining growths options 7, 8 & 9 have been scored as having a negative effect on this sustainability objective with regards to the impact of 5,000 new homes on existing wildlife identified in the ecological assessment.

The Habitats Regulations require the Council to undertake an Appropriate Assessment for Yeovil to explore the potential impact on the Somerset Levels and Moors / SPA Ramsar.

Mitigation measures: Opportunities exist to incorporate open space and green infrastructure within developments to retain the most important wildlife routes through out the town. Studies are needed, as there is a gap in existing knowledge with regards to option 11 as this is outside the County Boundary. Opportunities exist throughout to avoid protected species and build in mitigation through design and layout. Mitigation can ensure no worsening of impact but equal ability to enhance so scores remain unaltered.

Sustainability Appraisal Summary Table – Unmitigated

Objective	Option 7 Yeovil Marsh / Mudford	Option 11 Over Compton / West Dorset	Option 10 Barwick / Keyford	Option 9 Keyford / South	Option 8 Brympton	Option 4 Lufton
1. Improve access to essential services and facilities	- -	-	+	0	-	- -
2. Reduce poverty and social exclusion	+	+	+	+	+	+
3. Provide sufficient housing to meet identified needs of the community	++	++	++	++	++	++
4. Improve health and well being	- -	0	++	-	-	- -
5. Improve education and skills of the population	-	-	-	-	-	-
6. Reduce crime and fear of crime	-	-	-	-	-	-
7. Support a strong, diverse and vibrant local economy	-	0	0	+	+	+
8. Reduce the effect of traffic on the environment	-/-	+/?	+/-	-/+	-/- -	-/- -
9. Protect and enhance the landscape and townscape	- -	0	- -	0	-	-
10. Conserve and where appropriate enhance the historic environment	0	0	- -	- -	- -	- -
11. Reduce contribution to climate change and vulnerability to its effects	- -	-	-	-	-	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	-	-	- -	- -	-	-
13. Manage and reduce the risk of flooding	- -	- -	- -	- -	-	-
14. Conserve and enhance biodiversity and geodiversity	-	?	-	- -	-	- -

1) Objective 8 has been given two scores; the first concerns public transport and the second private transport.

Sustainability Appraisal Summary Table – Post Mitigation

Objective	Option 7 Yeovil Marsh / Mudford	Option 11 Over Compton / West Dorset	Option 10 Barwick / Keyford	Option 9 Keyford / South	Option 8 Brympton	Option 4 Lufton
1. Improve access to essential services and facilities	--	0	++	+	-	--
2. Reduce poverty and social exclusion	+	+	++	+	+	+
3. Provide sufficient housing to meet identified needs of the community	++	++	++	++	++	++
4. Improve health and well being	--	+	++	0	0	-
5. Improve education and skills of the population	+	+	++	++	+	+
6. Reduce crime and fear of crime	+	+	+	+	+	+
7. Support a strong, diverse and vibrant local economy	0	+	+	++	++	++
8. Reduce the effect of traffic on the environment	0/-	+/- -	+/-	0/+ +	0/- -	0/- -
9. Protect and enhance the landscape and townscape	--	+	+	+	+	0
10. Conserve and where appropriate enhance the historic environment	0	0	0	0	0	0
11. Reduce contribution to climate change and vulnerability to its effects	0	+	+	+	+	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	-	-	--	--	-	-
13. Manage and reduce the risk of flooding	0	0	0	0	0	0
14. Conserve and enhance biodiversity and geodiversity	-	--	-	--	-	--

- 1) Where answer is unknown (?) due to options location outside of the County the Sustainability Appraisal assumes the worst-case scenario of significant negative effect (--) for scoring.
- 2) Objective 8 has been given two scores; the first concerns public transport and the second private transport.

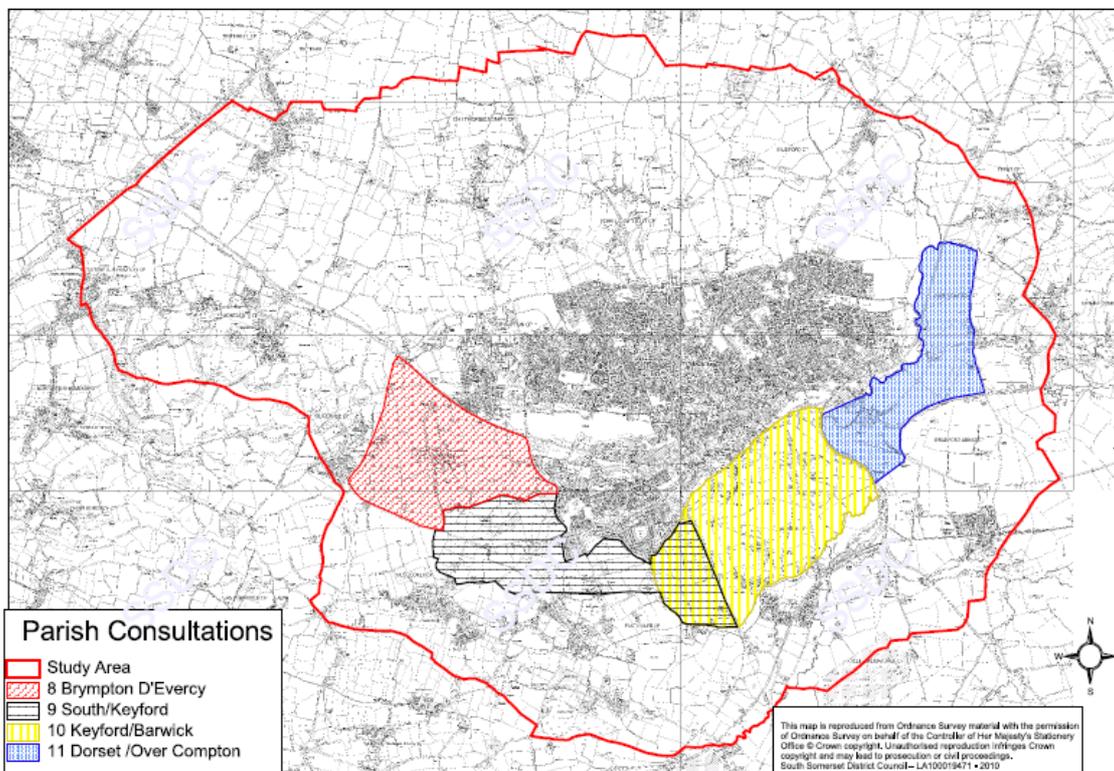
Section 4: Analysis of Sustainability Appraisal

The SA options have been assessed to narrow down the range of options to a more manageable number of 3 in order to favour further study and assessment and remove unacceptable options.

The post mitigation sustainability appraisal takes forward the analysis of the six growth options in respect of possible mitigation measures. With this information considered the sustainability appraisal now presents a more robust review of each development option and identifies the key constraints that are unable to be mitigated.

From the analysis the two growth options to the north of Yeovil score significantly lower than the other more southerly options. Growth options 4 & 7 at Lufton and Yeovil Marsh / Mudford are identified as the least favourable options, post mitigation see **Figure 2** below.

Figure 2: Yeovil Urban Extension Areas of Search



The low scoring can be attributed to the following location specific issues:

1. Growth options 4 & 7 are located furthest from existing community facilities within the town centre.
2. There are limited opportunities to improve town centre connectivity via walking / cycling or encourage a healthy lifestyle.
3. Growth in options 4 & 7 would not benefit existing education deficit in secondary education in the south of the town.
4. Growth option 7 is the least accessible to the towns existing employment centres in the south, east and west.
5. Development at Lufton and Yeovil Marsh would be located furthest from the towns mainline railway stations and are least likely locations to encourage public transport.

6. Development in options 4 and 7 will significantly increase private transport use and will have a detrimental impact on existing road congestion. Mitigation through major road infrastructure improvements through either a northern linear route or A3088 link is considered financially unviable.
7. Growth options 4 & 7 are least favourable from a landscape perspective with limited opportunity to avoid impact on high landscape settings.
8. Options 7 is north facing and least likely to achieve benefits from passive solar gain or promote energy efficiency. Options do however have wind turbine potential.
9. Development in both option 4 & 7 will have an adverse impact on existing wildlife species although mitigation is possible.

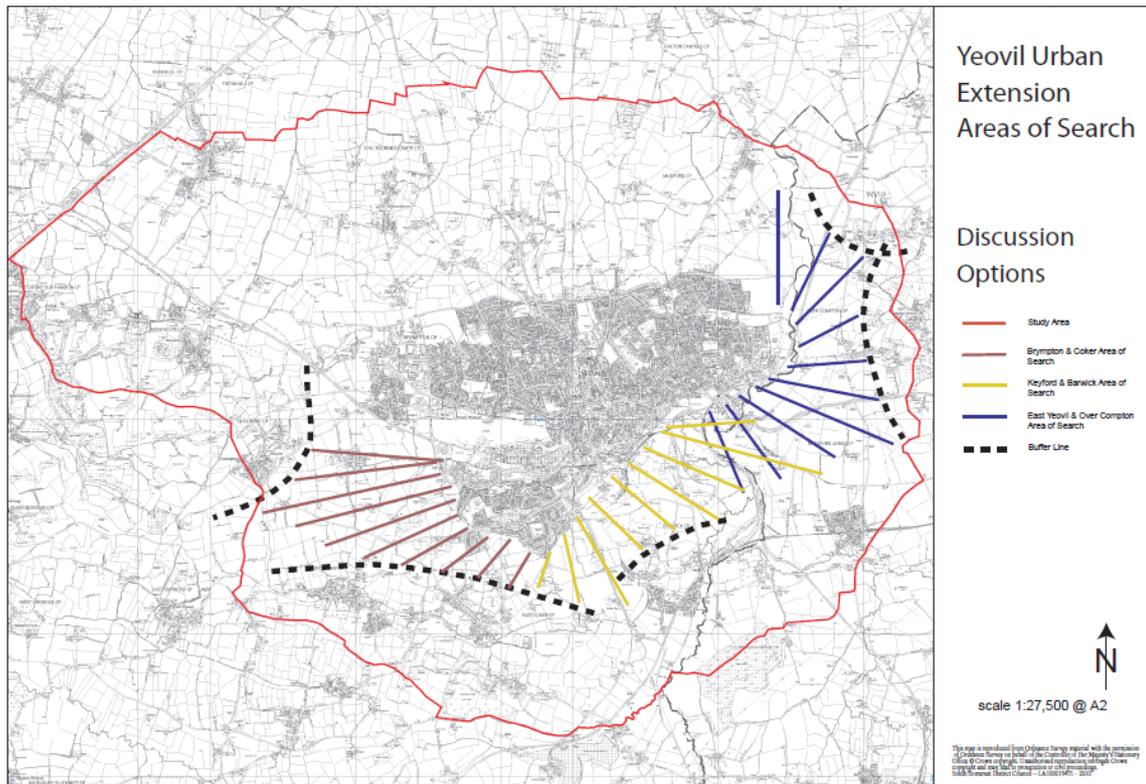
Review (March 2010)

Through Officer discussions with the County Council's Transport Department, option 9 South / Keyford has been amended within the Sustainability Appraisal process. This option was originally suggested because it had the advantage of making a link route between the A37 and A30 / A3088. Transport Officers from the County Council have however advised that there is very limited transport gain with this option and that this option should be divided between Option 8 Brympton D'Evercy and Option 10 Keyford/Barwick where there is already overlap. The overlap area of Option 9 has therefore been removed and left solely within Option 10 at Keyford/Barwick. Option 8 has been adjusted to ensure that growth in a western direction does not interfere with flight paths used by Agusta Westlands, the town's largest employer. The result of these two amendments means that the resultant south/south west option is a merger of Options 8 and 9. (Primarily Option 9 with the southern portion of Option 8)

This update to the Sustainability Appraisal of Yeovil's Strategic growth options is now required to ensure SA scoring reflects the boundary changes suggested above and presented in **Figure 2** maps three strategic growth options. Although Options 4 Lufton West and Option 7 Yeovil Marsh / Mudford have been discounted within the February 2010 update their scores are presented here for comparison purposes.

The review of the Sustainability Appraisal of Yeovil's Strategic growth options has not identified any changes to the SA scoring despite the alterations to the boundary of option 8 Brympton D'Evercy to remove land from the flight path of Agusta Westlands Aerodrome and to include additional land to the South of Yeovil previously within option 9 South / Keyford. The three best options for consideration through public consultation therefore remain Brympton & Coker, Keyford & Barwick and East Yeovil & Over Compton present in **Figure 3** below.

Figure 3: Yeovil Urban Extension Areas of Search



Next Steps

Further consideration will now need to be given to options 8, 10 and 11 in respect of infrastructure issues and site viability issues to be identified through the Yeovil Infrastructure Delivery Plan. The three remaining development options will be presented in the Draft Core Strategy before further public consultation. Finally a further more detailed analysis of site constraints will be carried out on each of the remaining options before a 'Preferred' option for growth is identified.

Appendix 5C - Sustainability Appraisal of Yeovil's Strategic Growth Options (August 2010)

Section 1: Introduction

This document forms an update and further refinement of the Sustainability Appraisal (SA) of Yeovil's Strategic Growth Options published in December 2009 and updated in February & March 2010.

The first Sustainability Appraisal of Yeovil's Strategic Growth Options was carried out in December 2009 and identified a 360-degree area of search for study, divided the search area into six growth options for further analysis and carried out a constraints mapping exercise. The six growth options then went through the SA process to provide a provisional score for further discussions.

In December 2009 the Council invited Yeovil's Town and Parish Councils to a pair of workshops to identify potential growth options for a 5,000 dwelling urban extension and use the SA process to consider advantages and disadvantages of proposed locations. As an outcome of this process 8 locations for an urban extension were identified. A further 3 locations were also identified by Officers at this stage to ensure a full 360 degree area of search.

In February 2010, an update to the Sustainability Appraisal of Yeovil's Strategic Growth Options was prepared and was used to develop and refine options and assess effects. Section 2 of that document summaries the outcomes from the Yeovil workshops and refined the proposed 11 options into 6 by deleting duplicate layers, adjusting options to reflect constraints boundaries and removing options unsupported by Regional policy. Section 3 of that report used the SA process to score options; firstly to reflect development pre-mitigation and secondly post-mitigation. Finally Section 4 of that report reviewed the outcomes of Section 3 by removing the two least sustainable locations from the SA process and combining a third option with one of the remaining options.

Through Officer discussions with the County Council's Transport Department, option 9 South / Keyford has been amended within the Sustainability Appraisal process. This option was originally suggested because it had the advantage of making a link route between the A37 and A30 / A3088. Transport Officers from the County Council have however advised that there is very limited transport gain with this option and that this option should be divided between Option 8 Brympton D'Evercy and Option 10 Keyford/Barwick where there is already overlap. The overlap area of Option 9 has therefore been removed and left solely within Option 10 at Keyford/Barwick. Option 8 has been adjusted to ensure that growth in a western direction does not interfere with flight paths used by Agusta Westlands, the town's largest employer. The result of these two amendments means that the resultant south/south west option is a merger of Options 8 and 9. (Primarily Option 9 with the southern portion of Option 8)

In March 2010 the Sustainability Appraisal of Yeovil's Strategic growth options was re-appraised to reflect the boundary changes made above. The review concluded that despite the alterations to the boundary; no changes to the SA scoring was necessary and the three best options for consideration through public consultation remained 'Brympton & Coker', 'East Coker, Keyford & Barwick' and 'East Yeovil & Over Compton'.

Public Engagement

In early 2010 the Council published the February 2010 Sustainability Appraisal update alongside the three proposed growth options, as a result of public interest in Yeovil's Strategic Growth arising from the Town and Parish Cluster workshop process. In publishing the Sustainability Appraisal the Council have received a number of detailed letters from interested groups seeking to clarify points and highlight omissions within the Sustainability Appraisal process. This update to the Sustainability Appraisal of Yeovil's Strategic growth options is therefore now required to address points raised.

Evidence Base Update

This review also benefits from new information emerging from the Council's growing evidence base in respect of the recently completed Yeovil Historic Environment Assessment (July 2010) and Yeovil Eco-town Biodiversity Baseline and Scoping Report (June 2010). The requirement for the HEA was considered particularly crucial for Yeovil because of the large number of historic assets within the town's vicinity and their potential impact to restrict growth.

Revocation of Regional Spatial Strategies

On the 6th July 2010 Local Government Secretary Eric Pickles laid a statement to parliament that revoked Regional Spatial Strategies with immediate effect. Up until this point South Somerset District Council had previously explored options for a 5,000 dwelling urban extension in accordance with the South West Regional Spatial Strategy 'Proposed Changes'. However following revocation of the RSS, the Core Strategy is now proposing an urban extension of around 3,700 dwellings at Yeovil in order to meet the economic and housing needs of the town – it is considered the broad findings of the SA remain valid and, if anything, effects will be less significant than originally envisaged.

Section 2: Sustainability Appraisal Discussion & Mitigation Measures

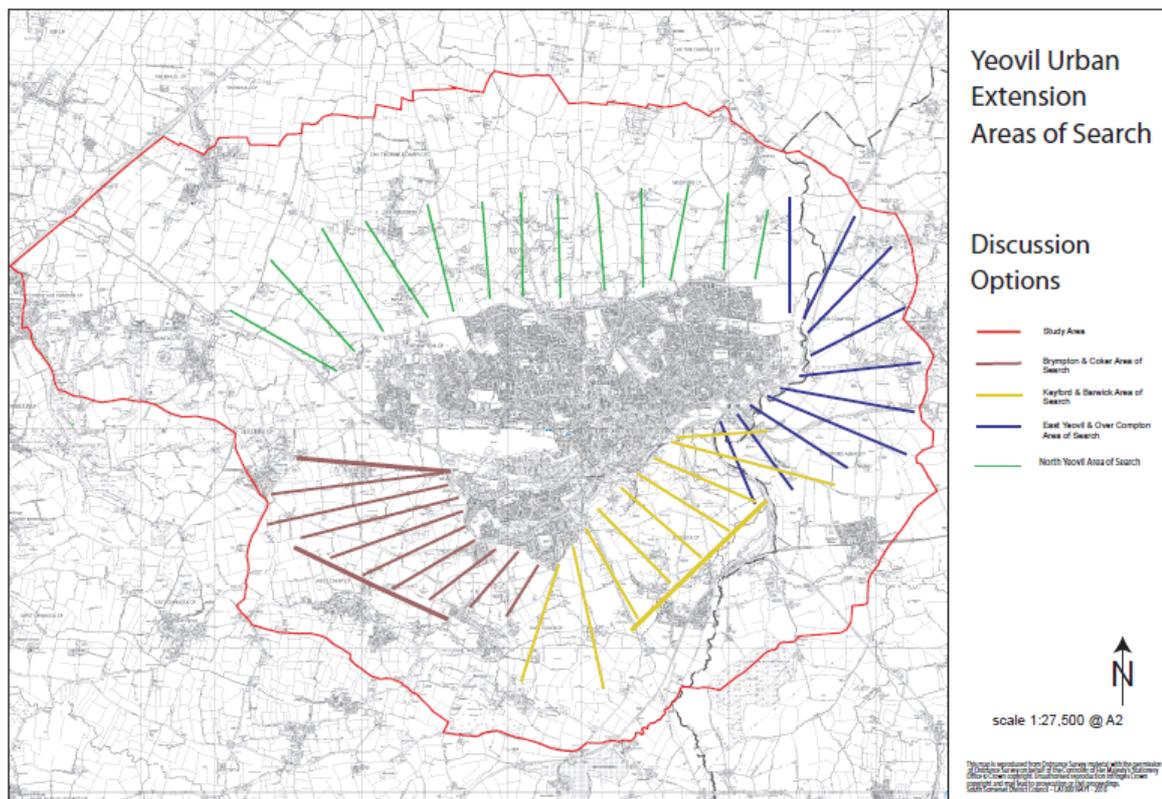
Introduction

Stage B of the Sustainability Appraisal uses the SA framework developed and presented in the Sustainability Appraisal Scoping Report (September 2009) to appraise Strategic Growth Options against a scoring system for each of the 14 objectives. When appraising options, it is necessary to address various 'impact dimensions' including secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

The SA scores options firstly to reflect pre-mitigation development and secondly post-mitigation. The post-mitigation scores will be used to determine the most suitable options for further analysis of infrastructure provision, financial viability and finally public consultation. A summary relating to the scoring and reasoning of each of the 4 options is set out below and presented in tabular form at the end of this section for both pre & post mitigation assessment.

Figure 1 below presents the three strategic growth options for further consideration. Although Options 4 Lufton West and Option 7 Yeovil Marsh / Mudford that have been discounted within the earlier February 2010 update their scores are presented below for comparison purposes throughout and referred to as the Northern Options.

Figure 1: Yeovil Urban Extension Areas of Search



1. Improve access to essential services and facilities

Summary: Yeovil's key services are broadly located around the town centre (bus station, library, college, retail centre, sports centre, hospital & superstores) to the south east of the town. The town's two mainline railway stations Yeovil Pen Mill and Yeovil Junction are also located on the southern periphery. The growth options have been scored to reflect this southeast direction of services.

1. Improve access to essential services and facilities	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Option
Pre-Mitigation	-	0	-	--
Post-Mitigation	0	+	-	--

Pre-mitigation: The northern options are positioned furthest from the town centre and train stations and therefore growth in these locations is considered to have a significant negative effect on the overall access to services. Growth options 11 & 8 are better related to the Yeovil urban form / town centre services and have been scored accordingly. Although growth option 10 (East Coker, Barwick & Keyford) is located closest to the town centre and the two mainline train Stations (as the crow flies) there are geographical barriers between the site and end point destinations that will certainly increase journey time of walkers and cyclists. For this reason, this option has been scored as having a neutral effect in terms of access to services and facilities. There are more rights away to the South than in other directions around Yeovil.

Post-mitigation: Housing development should make suitable provision for new community facilities to meet identified demand. The proposed growth option should support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key facilities such as leisure. Due to their proximity to the town centre and ability to improve accessibility particularly through walking, cycling and public transport, Options 10 and 11 have the greatest potential to mitigate effects with distance from the town centre being the greatest obstacle for the other options. Scores can therefore be improved for options 10 and 11 only. Consider that rights of way can be retained through the Master planning process and that this is therefore not an issue that will determine the direction of growth for Yeovil.

2. Reduce poverty and social exclusion

Summary: The indices of multiple deprivation show that two of Yeovil's urban wards are located in the most deprived 20% in England and that a further four are located in the most deprived 40%.

3. Provide sufficient housing to meet identified needs of the community	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	++	++	++	++
Post-Mitigation	++	++	++	++

Pre-mitigation: All growth options have been scored as a single positive to reflect the benefits new housing will bring to services and infrastructure for Yeovil's existing deprived Ward's.

Post-mitigation: Housing development should make suitable provision for new community facilities to meet identified demand. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. These mitigation measures will in turn mutually benefit Yeovil's most deprived wards reducing poverty and social exclusion. Using indices of social deprivation (2004), there are 4 areas within the town that fall into the lowest 30 areas within Somerset.

Three of these are within the urban frame but one lies immediately adjacent to the boundary of Option 10, close to further employment opportunities and the country park. The other areas are located at some distance from the periphery of any option and would require access across major routes and therefore they are not considered to be sufficiently close to directly benefit from any opportunities afforded by growth.

3. Provide sufficient housing to meet identified needs of the community

Summary: This sustainability appraisal confirms that there appears to be sufficient land available to accommodate the full 3,700 dwellings in each of the growth options.

4. Improve health and well being	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	-	++	-	--
Post-Mitigation	+	++	0	-

Pre-mitigation: All of the growth options have been given a significant positive score with regards to meeting the identified housing needs of the community. It should be noted that SHLAA sites (2009) can be identified in all option areas except Option 11 which falls within the Dorset administrative area. To formalise this option will require a targeted SHLAA 'call for sites' to be undertaken by West Dorset District Council. Initial discussions with West Dorset are ongoing.

Post-mitigation: It should be acknowledged that if only land that is suitable, available, deliverable and viable as defined in the Council's SHLAA is used there is insufficient land to fulfil a single urban extension for 3,700 dwellings. It is anticipated that when a direction for growth is identified a targeted 'call for sites' is likely to yield further SHLAA sites coming forward or in extreme circumstances the Council will consider Compulsory Purchase powers. Further investigation would be required with respect of option 11 within West Dorset District as discussed above.

4. Improve health and well being

Summary: Steep hills surround much of Yeovil and thus topography and watercourses will play a significant role in the ability to provide walking and cycling facilities. Yeovil Hospital and Goldenstones Leisure centre are to the south of the town centre.

2. Reduce poverty and social exclusion	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Option
Pre-Mitigation	+	+	+	+
Post-Mitigation	+	++	+	+

Pre-mitigation: Growth option 10 has been given a significant positive score because of its location adjacent to the town centre and the Yeovil County Park. Development integrated with the Country Park is considered to encourage walking and a healthy

lifestyle. Growth options 8 & 11 are located further from the town centre but are considered to still have foot and cycle paths that would encourage walking. These options have been given a negative score. The northern options are located furthest from the town centre and have the fewest existing opportunities to encourage walking / cycling and a healthy lifestyle. These growth options have been given a significant negative score to reflect the greater burden on the existing health resources and impact on health and well-being.

Post-mitigation: Housing development should make suitable provision for new health & leisure facilities to meet identified demand. An opportunity exists to enlarge and enhance the Yeovil Country Park through development in the South of the town. Although there are no Country Parks in the other directions around Yeovil, this does not necessarily rule out a new Country Park being formed, although there are not considered to be any historic or landscape assets that would warrant this upgrade and the costs associated with starting from anew may make development at such high open space standards, financially unviable. Areas have the ability to improve facilities for walking and cycling and other facilities have been upgraded to reflect this except for Option 10 that already benefits from proximity to the County Park. The northern options are the least likely to be able to provide useable walking and cycling routes due to the steepness of the topography across the whole area making mitigation unviable.

5. Improve education and skills of the population

Summary: Yeovil College is in the centre of the town while the town's secondary schools are distributed mainly to the north and east. There is also a secondary school at Stoke Sub Hamdon that serves some students in the west of the town. Yeovil is adequately served by Primary school provision evenly dispersed throughout the town. In the South of the town a portion of the population attend the Primary Schools in the rural villages.

5. Improve education and skills of the population	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	-	-	-	-
Post-Mitigation	+	++	+	+

Pre-mitigation: All growth options are considered to have a pre-mitigation negative impact on education facilities to reflect the greater burden on the existing school and college resources.

Post-mitigation: Housing development should make suitable provision for new education facilities to meet identified demand. Growth at Yeovil will generate a demand for further primary school provision and equivalent 0.5 secondary school provisions. Due to the distribution of secondary school education in the town favouring the north, the southern options for growth (option 10) at Barwick / Keyford would benefit the most.

6. Reduce crime and fear of crime

Summary: Yeovil Police Station located to the west of the town centre.

6. Reduce crime and fear of crime	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	-	-	-	-
Post-Mitigation	+	+	+	+

Pre-mitigation: In rural areas there tends to be a greater level of perceived crime, given the lack of street lighting and greater dispersal of properties. While it is recognised that the fear of crime is a real concern for local residents, the lack of suitable evidence means development options have been scored equally irrespective of impact on rural or urban locations. All growth options are considered to have a negative impact on the fear of crime to reflect the greater burden on the existing police resources.

Post-mitigation: Introduce a policy to design out crime from new developments. New development should be suitably lighted to ensure pedestrian safety and to minimise the fear of crime. All Options would thus benefit equally.

7. Support a strong, diverse and vibrant local economy

Summary: Yeovil's major employment centres include the Lufton / Houndstone Trading Estate in the north west, Lynx Trading Estate / Augusta Westlands in the west, the town centre in the south east and Pen Mill Estate in the east.

7. Support a strong, diverse and vibrant local economy	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	0	0	+	0
Post-Mitigation	+	+	++	+

Pre-mitigation: Growth options have been scored to reflect their distance from these locations although greater emphasis has been given to the higher quality business parks to the west of the town.

Growth option 8 Brympton has been given a positive score as it links with the Lynx Trading Estate / Augusta Westlands and benefits from good access to the strategic road network along the A3088. Options 10 & 11 have been given neutral scores as these options have links with the lower quality Pen Mill and Lynx West trading estates. Growth option 10 has access to the town centre employment centre. The northern option has been given a neutral score to reflect proximity to the Lufton / Houndstone trading estates (including the Councils Innovation Centre) and has good access to the strategic road network via the A37.

Post-mitigation: Housing development in the growth options should come forward in either a mixed scheme with suitable provision for employment land or within existing employment sites. As all sites have the same ability to mitigate options have been given equal improvements to scores. The proposed growth option should also support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations.

8. Reduce the effect of traffic on the environment

This indicator has been given two scores. The first score reflects the effect on public transport provision (train / bus stations), walking & cycling, while the second score reflects the impact on existing highways infrastructure.

Public Transport, Cycling & Walking

Summary: The likelihood of walking and cycling in new development is directly related to the distance that is travelled and the topography between the start and end destination. Although option 10 is located in close proximity to the town centre and the two mainline train Stations (as the crow flies) there are significant topographical barriers to travel that will certainly increase journey time of walkers and cyclists.

Cycling has the same issue as described for walking above however there is cycling infrastructure already in place that give some directions for growth an advantage over others. The southern three options have access to the east to west cycle path to the south of the town that runs alongside the course of the river. The most southerly option also presents the opportunity to link Yeovil more effectively with National Cycle Route 26 located a few miles to the south of the town.

Cycling should not be limited to current infrastructure provision, as opportunities exist to introduce new routes. For example a northern, east to west cycle route could be introduced through new development running along the northern escarpment with similar gains. However this approach has disadvantages as this route would not take users to any significant end destinations such as the town centre or the National Cycle Route as noted above. Links to the town centre would also be difficult to achieve when crossing through existing housing estates.

As well as walking and cycling, public transport provision is an important factor to consider for new development. Most public transport passengers are reliant on local bus services for short and medium distance trips.

Whilst it is acknowledged that bus routes (Service 4, 212 & 68) to the south of the town are less frequent and in some cases less well used to the other services around the town, growth in this direction nevertheless represents the greatest opportunity for an improved service.

Mapping shows the towns two mainline railway stations (Yeovil Pen Mill and Yeovil Junction) located in the south east corner of the town. Growth options in close proximity to the train stations have the advantage of being able to encourage a greater number of more sustainable trips via this transport method. Although it should be noted that the number of travel movements with this form of transport is significantly lower than other more frequent forms, including for example car use. Yeovil Junction suffers from poor positioning outside the towns Urban Area and does in part explain why a much lower use is recorded.

8. Reduce the effect of traffic on the environment (Public transport, cycling and walking)	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	+	+	-	-
Post-Mitigation	+	+	0	0

Pre-mitigation: With these issues in mind, growth options 10 & 11 have been given positive scores reflecting public transport provision and the remaining options have been given a negative score reflecting distance from services and topographical constraints.

Post-mitigation: The proposed growth option should support improvements to public transport provision and the integration of local cycle / walking networks to the town centre and other key employment locations. In this respect all the options have equal ability to mitigate and thus would score the same. There are clear opportunities for development to the South to link a much greater frequency service between the town centre, potential new development to the south and Yeovil Junction Station. Development in the north, east & west also present opportunities for improved bus services. Indeed the eastern and western routes present an opportunity for improved services from the A303 to the west and from Sherborne to the east.

Nevertheless potential growth to the south does present an opportunity to bring Yeovil Junction into the town and for a greater frequency bus service as described above. Development in this location would therefore act to create an interchange for rail passages and town, end destinations. Yeovil junction does have good direct connections to Crewkerne, Axminster, Exeter, Sherborne, Salisbury and London.

It could be envisaged that many new residents in an urban extension would be able to use this to their advantage. The growth options to the north, west and to a lesser extent the east would not experience this benefit.

Private Transport

The Yeovil SHLAA and Strategic Housing Options Transport Background Paper assess the strategic transport implications for key sites on the edge of Yeovil.

8. Reduce the effect of traffic on the environment (Private Transport)	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	?	-	--	--
Post-Mitigation	--	-	--	--

Pre-mitigation: The Yeovil Transport Paper concludes option 8 and the northern options are unlikely to provide realistic opportunities for modal choice and that the required highways improvements would be difficult and expensive to provide, option 8 and the northern options have consequently been scored as having a significant negative effect.

Development option 10 has been considered by the Transport Assessment to have some potential to provide realistic opportunities for modal choice, although impeded by gradients. Option 10 has been given a pre-mitigation score of a single negative to reflect the harmful impact on existing road infrastructure capacity.

Growth option 11 has not been reviewed by the transport paper and consequently has not received a score (uncertain effect).

Post-mitigation: Housing development should make suitable provision for highways improvements to meet the requirements set out in the Yeovil SHLAA and Strategic Options Transport Background Paper (October 2009). All the other areas have minimal ability to improve transport infrastructure, indeed they may indeed worsen traffic congestion, no change in scores.

9. Protect and enhance the landscape and townscape

Summary: In any circumstance, development of 3,700 dwellings will have a visual impact on views from the surrounding areas and that this will be an unavoidable constraint. Visual amenity is therefore an important sustainability criterion and has been considered by the Council within the Yeovil Periphery Landscape study.

9. Protect and the enhance landscape and townscape	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	0	--	-	--
Post-Mitigation	+	+	+	--

Pre-mitigation: The landscape study identifies the location and extent of the visual envelope that contains Yeovil and the nature of those landscape elements that visually buffer the town from an external perception. The study highlights a number of

highly sensitive locations including the northern escarpment where new development would be highly visible from wider views. The study identifies three strategic locations at Brympton in the southwest, Nash/Keyford to the South and over Compton to the southeast, all areas with high capacity for development with minimum impact on the landscape resource.

Although development on land to the south of Yeovil has the potential to impact on the Dorset Hills above Sherborne in the east to Rimpisham in the west as well as Coker Ridge it is considered that from such long views the impact would be minimal, indeed as the southern ridge already has a built context to the south of Coker Road and across the A37, new development could be more easily encompassed than a northern option. From closer views at East Coker it is considered that the low trajectory would screen development.

There are a number of villages and hamlets in the Yeovil hinterland that have a unique rural character and separate identity that warrant protection from settlement coalescence. To the North the Villages of Mudford, Yeovil Marsh and Hamlet of Thorn Coffin, in the East Over Compton, Bradford Abbas, the South, Barwick, North Coker, East Coker, and West, West Coker and Odcombe.

The Landscape Character Assessment shows that growth option 10 and the northern options have landscapes with the lowest capacity to accommodate built development. To the north, the Yeovil northern escarpment has wide views of the surround while option 10 is home to the Yeovil County Park again largely of low capacity within the exception of land at Keyford. These growth options have all been scored as having a significant negative impact to reflect the low landscape capacity.

Growth option 8 has a mix of landscape character areas, which are predominately low, but with pockets of land with a moderate to high capacity. Growth option 8 has higher capacities to accommodate build growth but have been given a negative score to reflect the impact on this sustainability objective.

Growth option 11 is centred on an area largely considered to have a moderate-high capacity to accommodate built development. Consequently this growth option has been given a neutral score to reflect the landscape character assessment.

Post-mitigation: Housing growth should be located in landscape areas with moderate-high capacity to accommodate built development as identified in the Landscape Character Assessment. Concentrating development in these areas would allow for improvements in scores for options 10, 8 & 11. None of the options have landscapes with high capacity to accommodate built development therefore no options can score greater than a single positive. The northern options have limited ability for growth to be redirected and has been given no change in score. Views of development on the northern escarpment maybe screened with tree planting, however this is not considered feasible in any short time period as trees can take up to 30 years to mature.

An opportunity exists to enlarge and enhance the Yeovil Country Park through development in the South of the town. Although there are no Country Parks in the other directions around Yeovil, this does not necessarily rule out a new Country Park being formed, although there are no historic or landscape assets that would warrant this upgrade and the costs associated with starting from anew may make development at such high open space standards, financially unviable.

In terms of retaining settlement identity, the Council has been keen to point out that this issue will be considered throughout the planning process and where needed a buffer will be introduced to retain village identity.

10. Conserve and where appropriate enhance the historic environment

Summary: This section presents the conclusions of the Yeovil Historic Environmental Assessment (HEA).

10. Conserve and where appropriate enhance the historic environment	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern Options
Pre-Mitigation	0	--	--	--
Post-Mitigation	0	0	0	0

Pre-mitigation:

South West (Brympton & Coker) – Option 8

The HEA has divided the South West option into two distinct character areas the first (Character Area 7) is centred on Brympton D'Evercy and the second (Character Area 6) between Camp Road and the A30 at West Coker. The HEA concludes for Character Area 7 that the overall historic environmental capacity is Low and unable to support significant growth because of the presence of Brympton d'Evercy Registered Historic Park and Garden and its associated setting. For Character Area 6 the overall capacity is considered moderate and therefore able to support growth although it contains Chells Roman Villa (Scheduled Monument) in the east and the northern setting of West Coker Conservation Area to the South.

As Character Area 6 has a moderate capacity to accommodate built development the HEA has put forward this direction as a potential growth option. The HEA however acknowledges that this option 'does not abut the urban edge of the town' and for this reason the South West of Yeovil has scored as a having a Significant Negative Effect.

South (Barwick / Keyford) – Option 10

The HEA has sub-divided the Southern option into four character areas the first at Keyford (Character Area 3) and the remaining three areas covering Yeovil Country Park & Barwick (Character Areas 1, 2 & 19). The HEA concludes that Character Areas 3 has a moderate capacity to accommodate potential new development as a result of the combination of enclosed fields, the site of a Roman Villa (Scheduled Monument) and the setting on the East Coker Conservation Area. Character Area 19 is also considered to have a moderate-low capacity for development due to its proximity to Barwick Country Park. Character Area 2 has a moderate capacity as the north-eastern half contains the settlement of Stoford and its impact on the adjacent Barwick Park. Character Area 1 is dominated by the Historic Landscape Parks of Barwick and Newton Surmaville and has been recorded as having a low capacity to accommodate built development, this character area is therefore not suitable for housing growth.

As Character Areas 3 & 2 have a moderate capacity to accommodate built development in respect of the Historic Landscape there is thought to be sufficient land available for development in this location. The pre-mitigation score for this direction of growth remains as Significant Negative however the Yeovil HEA confirms that sufficient land remains available for a neutral score to be score Post-mitigation.

South East (Over Compton) – Option 11

Situated at the south-eastern edge of Yeovil's urban edge, this area is assessed as having predominantly moderate capacity to accommodate new development. Centred on the HEA Character Area 17 the majority of the area is considered to have high historic landscape sensitivity as a result of the presence of a patchwork of enclosed fields although other than the Roman Villa to the South East of East Farm a Scheduled Monument this area has few historic assets. Any potential development within the southwestern corner of the area (that strays into Character Areas 18 & 19) could impact upon the setting of Newton Surmaville Historic Park and Garden outside the western edge of this Strategic Site.

As Character Area 17 has a moderate capacity to accommodate built development this direction for growth has been given a neutral score pre and post mitigation.

North (Lufton / Mudford) – Northern Options

The HEA divides northern Yeovil into a number of distinct Character Areas from the east of Chilthorne Dormer (Character Areas 12 & 13) to the west of Mudford (Character Areas 14 & 15), These areas have been assessed as having a High to Moderate capacity to accommodate built development. There are no historic assets that are considered to be highly sensitive within this area to prevent growth however several Listed Buildings and their settings are considered to have moderate sensitivity. To the north west of Yeovil towards Lufton Character Area 10 has been scored as having a Low capacity to absorb built development because of the impact on the setting of Tintinhull Historic Park and Garden. Any potential new development at the western edge of the area should avoid the setting of Thorne Coffin Conservation Area, which is considered to have high sensitivity and unsuitable for development.

The northern options have been given a double negative score to reflect the impact on built development on the setting of Tintinhull Park and Garden.

Post-mitigation: Introduce a policy to reduce the visual impact of new development on listed buildings. Take advantage of enabling development opportunities and use Country Parks and historic buildings as positive attributes for growth in similar manor to historic London parks. Options 8 & 10 have historic parklands and manor houses, which can be accommodated within growth area so impact becomes neutral for these. The Thorn Coffin Conservation Area is within the northern boundary and can be mitigated in similar fashion to the Country Parks.

11. Reduce contribution to climate change and vulnerability to its effects

Summary: PPS1 explains that 'sustainable development is the core principle underpinning planning'. Planning and Climate Change, the supplement to PPS1 sets out how spatial planning should contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation). Government guidance states that carbon reduction can be achieved in one of three ways, energy efficiency, carbon compliance and allowable solutions. By far and away the easiest and most effective solution is energy efficiency saving as savings negate the need for energy generation through costly renewable energy and low carbon sources. Similarly the most effective form of energy efficiency is passive solar gain from the sun. In following the principle of PassiveHaus standards it can be expected that half a houses heating can come from solar gain and that this level of energy gain can only be achieved through true south facing orientation of buildings. North facing slopes would be entirely inadequate, as the slope would effectively block the sun, this is particularly critical in the winter months when the sun is low in the sky, less powerful and days are short.

11. Reduce contribution to climate change and vulnerability to its effects	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern options
Pre-Mitigation	-	-	-	--
Post-Mitigation	+	+	+	0

Pre-mitigation: It is judged that a development of 3,700 dwellings on the edge of Yeovil will have a negative impact on this sustainability objective, reflecting the carbon dioxide emissions released from building materials and construction techniques. This score has been applied to all growth options with the exception of northern option which is north facing and is considered to have little potential for energy saving from solar gain, consequently this option has been scored as having a significant negative effect.

Post-mitigation: Opportunities to introduce a planning policy that promotes energy efficiency, renewable energy generation and encourages sustainable construction techniques. Options exist in all areas for climate change mitigation measures however wind energy can be more easily accommodated in options 8 and to the north reflecting proximity to areas of higher wind speed. Failure to achieve a flat or southern facing site would prevent Yeovil from realising its carbon saving targets. Anaerobic digestion would benefit from locations near employment uses but all urban extensions can include employment provision no one area scores higher.

12. Minimise pollution (including air, water, land, light, noise) and waste production

Summary: There is a large band of the highest grade of agricultural land (Grade 1) to the south of Yeovil, largely within growth option 10. The remaining growth options 11, 8 and to the north are largely of the lower grades of agricultural land grade (Grade 2 & 3).

Development of 3,700 dwellings in any of the development options is considered to have a negative impact on existing air, water and light quality. The emissions from greater car use will impact on air quality. Household water use is likely to lead to water contamination through the removal of waste. Additional street lighting and household lighting leads to excessive artificial light resulting in the obstruction of the night sky and disruption of ecosystems.

12. Minimise pollution (including air, water, land, light, noise) and waste production	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern options
Pre-Mitigation	-	--	-	-
Post-Mitigation	-	--	-	-

Pre-mitigation: With these issues in mind growth, option 10 has been scored as having a significant negative effect. The remaining growth options have been given a single negative score reflecting air, water and light pollution.

Post-mitigation: Where possible located development on land of lowest agricultural value to moderate any negative impact. Introduce design policy aimed at minimising noise, light, air and water pollution. Introduce waste and recycling centres within the proposal. No one option would score higher for such design policies cannot mitigate building on agricultural land however options with less Grade 1 agricultural land remain higher scoring.

13. Manage and reduce the risk of flooding

Summary: Strategic Flood Risk Assessment shows flood zones 2 & 3 in the Yeovil area.

13. Manage and reduce the risk of flooding	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern options
Pre-Mitigation	--	--	-	--
Post-Mitigation	0	0	0	0

Pre-mitigation: There are large tracks of land within growth options 10 & 11 located within flood zones 2 & 3. Although the northern options are located outside existing flood zones it is considered that growth in these locations would contribute to surface water flooding off site, exasperated by steep topography and leading to flash flooding. Growth at this location is considered to have a significant negative effect on managing and reducing the risk of flooding.

Option 8 is not unduly constrained by flooding, only having small streams running across its area, although these brooks do contribute to flooding in locations further down stream. This growth option has been scored as having a negative impact on flood risk.

Post-mitigation: Opportunities exist to avoid flood zones 2 & 3, introduce flood mitigation measures and promote the use of Sustainable Drainage Systems (SUDS) reducing considerably the impact of flooding. SUDS have a minimal ability to mitigate existing issues, but can instead seek to ensure no worsening of the impact. Opportunities exist in all areas to improve flood risk through appropriate flood alleviation schemes. All areas were given a neutral score at present however further study work and greater technical expertise will be needed to ensure that this is possible within the preferred option.

14. Conserve and enhance biodiversity and geodiversity

Summary: In the December 2009 and February 2010 Sustainability Appraisal Report of Yeovil's Strategic Growth Options, the impact of Biodiversity was assessed using the recently completed European Protected Species in South Somerset: Strategic Ecological Assessment (2009) carried out by the county ecologist. This assessment reviewed land in all the growth options with the exception of option 11 that was recorded as having an uncertain effect.

14. Conserve and enhance biodiversity and geodiversity	Option 11 Over Compton / West Dorset	Option 10 East Coker / Barwick / Keyford	Option 8 Brympton	Northern options
Pre-Mitigation	--	--	--	--
Post-Mitigation	-	-	-	--

Pre-mitigation: In response to the February 2010 Sustainability Appraisal recommendation for growth to the south of Yeovil, the Council commissioned a more detailed update to consider the implications of growth on Biodiversity in this direction, including the previously un-assessed West Dorset option. This document gives an appraisal of the nature conservation value of each of the Areas of Search (AoS) and will bring together and highlight features, which need to be conserved, enhanced and possibly extended, in order to maintain current populations of the species. The conclusions of Yeovil Eco-town Biodiversity Baseline and Scoping Report (June 2010) for the three southern options are recorded below.

Brympton & Coker – Option 8

The Brympton & Coker AoS consists of agricultural land, which is a mixture of arable and improved permanent grassland with some pasture. There are small woodlands in the central area of the AoS, which are either LWS or UKBAP priority habitats. There is also woodland in the north of the AoS to the west of Brympton d'Evercy. A good network of hedgerows and/or mature trees radiate in four directions from Brympton D'Evercy.

Key species likely to be found in the AoS includes lesser horseshoe, serotine and brown long-eared bats and water voles. There is a lesser horseshoe bat hibernation roost and a brown long-eared bat summer roost at Brympton d'Evercy. Serotine bats that roost in the south west of Yeovil are probably using pasture and fields to forage in the AoS particularly next to woodland blocks. Noctule bats are possibly over flying the area and could be hunting over woodland. Water voles are potentially present along the stream along the northern boundary given the dynamic nature of colonial occupation of watercourses.

The total area of requirement to maintain biodiversity interests for this AoS is approximately 206 hectares. The AoS is approximately 435 hectares of which 192 hectares is required to accommodate 5000 houses and associated development. Therefore, it is concluded that the area could accommodate the proposed Ecotown development including the 40% green infrastructure requirement stated in PPS1 by incorporating and improving features already present. However, this should be concentrated in the southern end of the AoS towards North and West Coker away from sensitive species and habitats.

Keyford & Barwick - Option 10

The Keyford & Barwick AoS contains a wide range of habitats, much of which is UK BAP habitat and/or designated as Local Wildlife Sites (LWS). Parts of the AoS are also designated as a Country Park. The area also supports a rich variety of species including fungi, plants, trees, invertebrates, birds and mammals.

Running through the AoS from south to northeast is the River Yeo. This is an important wildlife corridor and supports species of European importance such as otters, Daubenton's bats and kingfisher. Some of the land area either side of the river has been identified as Coastal and Floodplain Grazing Marsh, a UK BAP priority habitat. However, it is considered that much of this area is degraded through agricultural improvement and the construction of a golf course but has the potential to be enhanced as the priority habitat. Along the northern boundary of the AoS flows the Ninesprings stream, which joins the River Yeo at Wyndham.

There are two large parkland areas, at Aldon and Barwick, both of which are Local Wildlife Sites and could be considered to be UK BAP priority habitat. At Summerhouse Hill there is an area of Lowland Dry Acid Grasslands, a UK BAP Priority Habitat, which are cattle grazed. A number of species of waxcap fungus have been recorded on Summerhouse Hill.

Key species likely to be found in the Barwick to Keyford AoS includes lesser horseshoe, Daubenton's, serotine, pipistrelle and brown long-eared bats and otters. There is a possible small maternity roost of lesser horseshoe bats on Henford Hill and a brown long-eared bat summer roost at Southwoods. Serotine bats that roost in the south west of Yeovil are probably using pasture and fields to forage in the AoS particularly next to woodland blocks. Noctule bats are possible over flying the area and could be hunting over woodland.

The total area of requirement to maintain biodiversity interests for this AoS is approximately 214 hectares. However, there are areas within the requirement for biodiversity interest that if developed are likely to cause barrier effects, habitat fragmentation and/or isolation. Therefore, the area of these patches needs to be added to the biodiversity requirement. This gives a revised total of approximately 255 hectares. These extra land areas can be used to enhance and extend the biodiversity interests in the AoS.

The area available for development is effectively split into two areas. One towards the east is approximately 80 hectares. The other along the A37 at Keyford and towards East Coker is approximately 110 hectares in area. Two hundred and four hectares is required to accommodate 5000 houses and associated development. Therefore, it is concluded that the 40% green infrastructure requirement is unlikely to be present. Therefore, an additional area of land for housing development needs to be acquired either from the adjacent East Yeovil & Over Compton AoS (112 hectares) or the Brympton & Coker AoS (82 hectares). The western extension is preferred in terms of biodiversity as the eastern extension includes habitat likely to be used by common pipistrelle bats, which if developed would put additional pressure on resources jointly used by lesser horseshoe and pipistrelle bats.

East Yeovil & Over Compton – Option 11

The East Yeovil & Over Compton AoS consists for the most part of generally large fields of arable and/or improved permanent grassland with some grazing north of Over Compton. Some pasture occurs in the west of Nether Compton. Hedgerows are generally small. There is a golf course on the slopes of Tilly's Hill south the A30 in the southern part of the AoS.

A railway line east of the River Yeo strongly divides the AoS north south in the western area of the site and the A30 runs east west across the southern part of the AoS. Alongside the A30 there are two SSSIs that are designated for their geological features. There is a strong wooded belt along the stream flowing west from Nether Compton into the River Yeo dividing the AoS near its northern end. Adjacent to the stream/ wooded belt within the AoS is a small woodland, Park's Plantation, near the River Yeo and another small woodland north of this leading away from the river towards Trent.

The River Yeo flows to the north on the western side of the AoS and generally has vegetated banks. Riverside Walk lies along side the river and railway in of the AoS. Riverside LWS is of semi-improved grassland, rough grassland and meadow, some of which is of high botanical interest in the southern section off the AoS. The site also supports a diverse mix of habitats including native broadleaved woodland and sandy riverbanks. There is reed bed, which supports reed warbler and sedge warbler territories. The River Yeo is designated a LWS north of Park's Plantation. Coastal and Floodplain Grazing Marsh, a UK BAP priority habitat occurs both sides of the River Yeo through the AoS.

Key species in the AoS are found along the River Yeo are otters, Daubenton's bats and kingfishers (See Map 22). All these species require tree cover along the banks of watercourses. Optimal habitat for otters includes riverbanks with dense herbaceous vegetation and fringes of trees with branches hanging low over the water. Daubenton's

The total area of requirement to maintain biodiversity interests for this East Yeovil & Over Compton AoS is approximately 113 hectares. The AoS is approximately 539 hectares of which 192 hectares is required to accommodate 5000 houses and associated development. There is also potential to enhance habitat along the

watercourses in the AoS and this would occupy approximately 132 hectares, giving a biodiversity area of around 212 hectares. Therefore, it is concluded that the area could easily accommodate the proposed Ecotown development including the 40% green infrastructure requirement stated in PPS1 by incorporating and improving features already present.

Appropriate Assessment / Habitats Regulations Assessment

The Habitats Regulations require the Council to undertake an Appropriate Assessment for Yeovil to explore the potential impact on the Somerset Levels and Moors / SPA Ramsar. The Appropriate Assessment of the South Somerset Core Strategy Issues and Options document has reviewed the likely impact and notes Yeovil lies 9km from the Somerset Levels and Moors SPA/Ramsar. Development at Yeovil has the potential to impact upon the moors through increased recreational pressure. Yeovil falls within the River Parrett Catchment, which passes through the Somerset Levels and Moors and the Severn Estuary. Any impacts to water quality arising from development at Yeovil are considered sufficiently diluted as to have no impact by the time they reach the European Sites. Increased recreational disturbance to birds within the Somerset Levels and Moors SPA due to population growth within the district, particularly at Yeovil.

Post-mitigation: Opportunities exist to incorporate open space and green infrastructure within developments to retain the most important wildlife routes through out the town. There are opportunity to avoid protected species and build in mitigation through design and layout. Mitigation can ensure no worsening of impact and indeed Eco-town standards seek to ensure a net increase in biodiversity gain. The southern three sites have been given a post mitigation score of a single negative to reflect the negative impact of development on local wildlife but the opportunities to enhance biodiversity in the growth option through new wildlife and conservation areas.

Sustainability Appraisal Summary Table – Unmitigated

Objective	Option 11 Over Compton / West Dorset	Option 10 Barwick / Keyford	Option 8 Brympton	Northern options
1. Improve access to essential services and facilities	-	0	-	--
2. Reduce poverty and social exclusion	+	+	+	+
3. Provide sufficient housing to meet identified needs of the community	++	++	++	++
4. Improve health and well being	-	++	-	--
5. Improve education and skills of the population	-	-	-	-
6. Reduce crime and fear of crime	-	-	-	-
7. Support a strong, diverse and vibrant local economy	0	0	+	0
8. Reduce the effect of traffic on the environment	+ / ?	+ / -	- / - -	- / - -
9. Protect and enhance the landscape and townscape	0	--	-	--
10. Conserve and where appropriate enhance the historic environment	0	--	--	--
11. Reduce contribution to climate change and vulnerability to its effects	-	-	-	--
12. Minimise pollution (including air, water, land, light, noise) and waste production	-	--	-	-
13. Manage and reduce the risk of flooding	--	--	-	--
14. Conserve and enhance biodiversity and geodiversity	--	--	--	--

1) Objective 8 has been given two scores; the first concerns public transport and the second private transport.

Sustainability Appraisal Summary Table – Post Mitigation

Objective	Option 11 Over Compton / West Dorset	Option 10 Barwick / Keyford	Option 8 Brympton	Northern Options
1. Improve access to essential services and facilities	0	+	-	--
2. Reduce poverty and social exclusion	+	++	+	+
3. Provide sufficient housing to meet identified needs of the community	++	++	++	++
4. Improve health and well being	+	++	0	-
5. Improve education and skills of the population	+	++	+	+
6. Reduce crime and fear of crime	+	+	+	+
7. Support a strong, diverse and vibrant local economy	+	+	++	+
8. Reduce the effect of traffic on the environment	+ / --	+ / -	0 / --	0 / --
9. Protect and enhance the landscape and townscape	+	+	+	--
10. Conserve and where appropriate enhance the historic environment	0	0	0	0
11. Reduce contribution to climate change and vulnerability to its effects	+	+	+	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	-	--	-	-
13. Manage and reduce the risk of flooding	0	0	0	0
14. Conserve and enhance biodiversity and geodiversity	-	-	-	--

- 1) Where answer is unknown (?) due to options location outside of the County the Sustainability Appraisal assumes the worst-case scenario of significant negative effect (--) for scoring.
- 2) Objective 8 has been given two scores; the first concerns public transport and the second private transport.

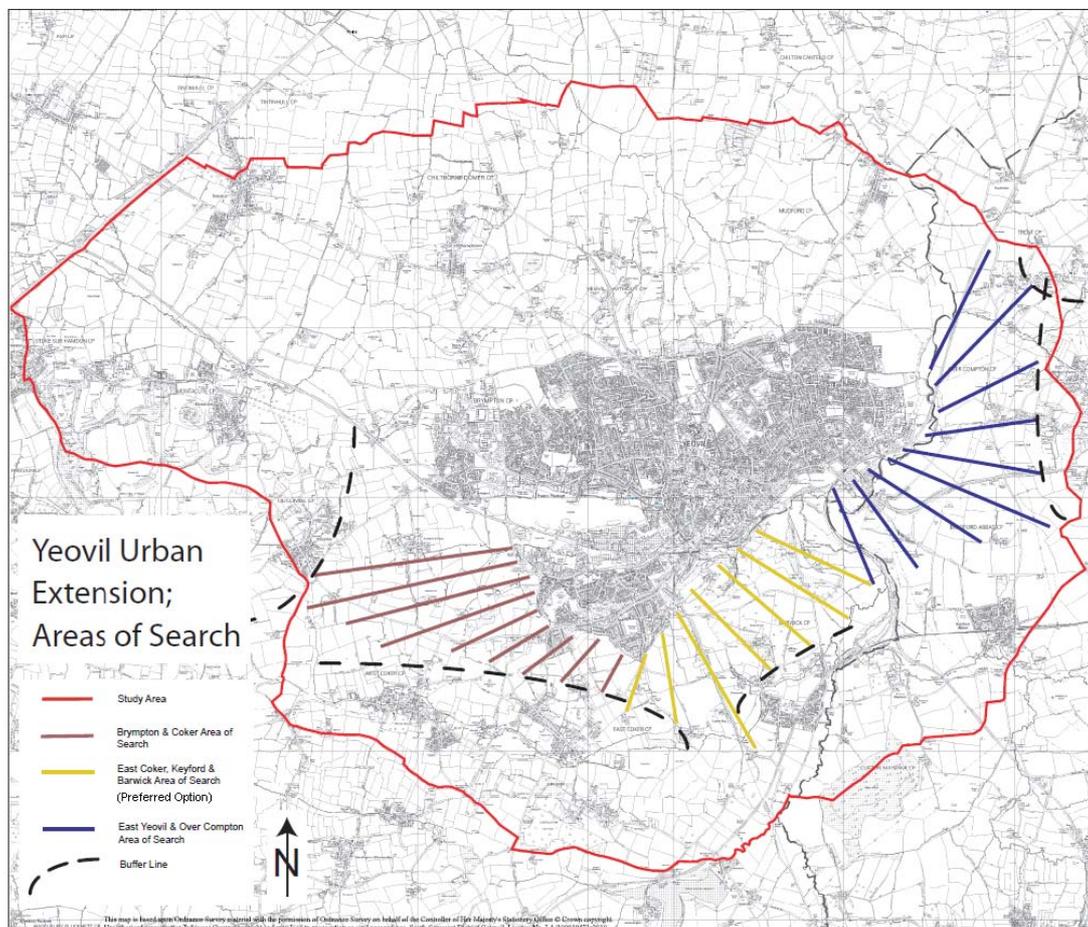
Section 4: Conclusion

This report has Sustainability Appraised four growth options in Yeovil's periphery including three preferred options to the south of Yeovil and the northern options previously discounted by Officers in response to the findings of the Sustainability Appraisal in (February 2010). The report benefits from the recently completed Yeovil Historic Environmental Assessment (July 2010), Yeovil Ecotown Biodiversity Study (June 2010) and additional evidence supplied from interested groups.

In short, the Yeovil Ecotown Biodiversity Study looked in greater detail at the three southern options and although it identified a number of important species within each direction for growth, it concluded that sufficient land remained available to accommodate a 5,000 dwelling Urban Extension (In July 2010 this figure was reduced to 3,700 dwellings to reflect the abolition of the RSS).

In summary, The Historic Environment Assessment concluded that growth to the West of Yeovil and parts of the Southern option towards the Yeovil Country Park should be ruled out and recommends growth in a Northern, South-eastern, South-western or Southern direction. As the Yeovil SA earlier provided strong evidence suggesting that growth in a Northern direction should be ruled out, the South of Yeovil towards East Coker / Keyford / Barwick emerges as the Preferred direction for growth with the caveat that suitable protection is given to the Yeovil Country Park and its important historic assets.

Figure 2: Potential locations for the urban extension to Yeovil



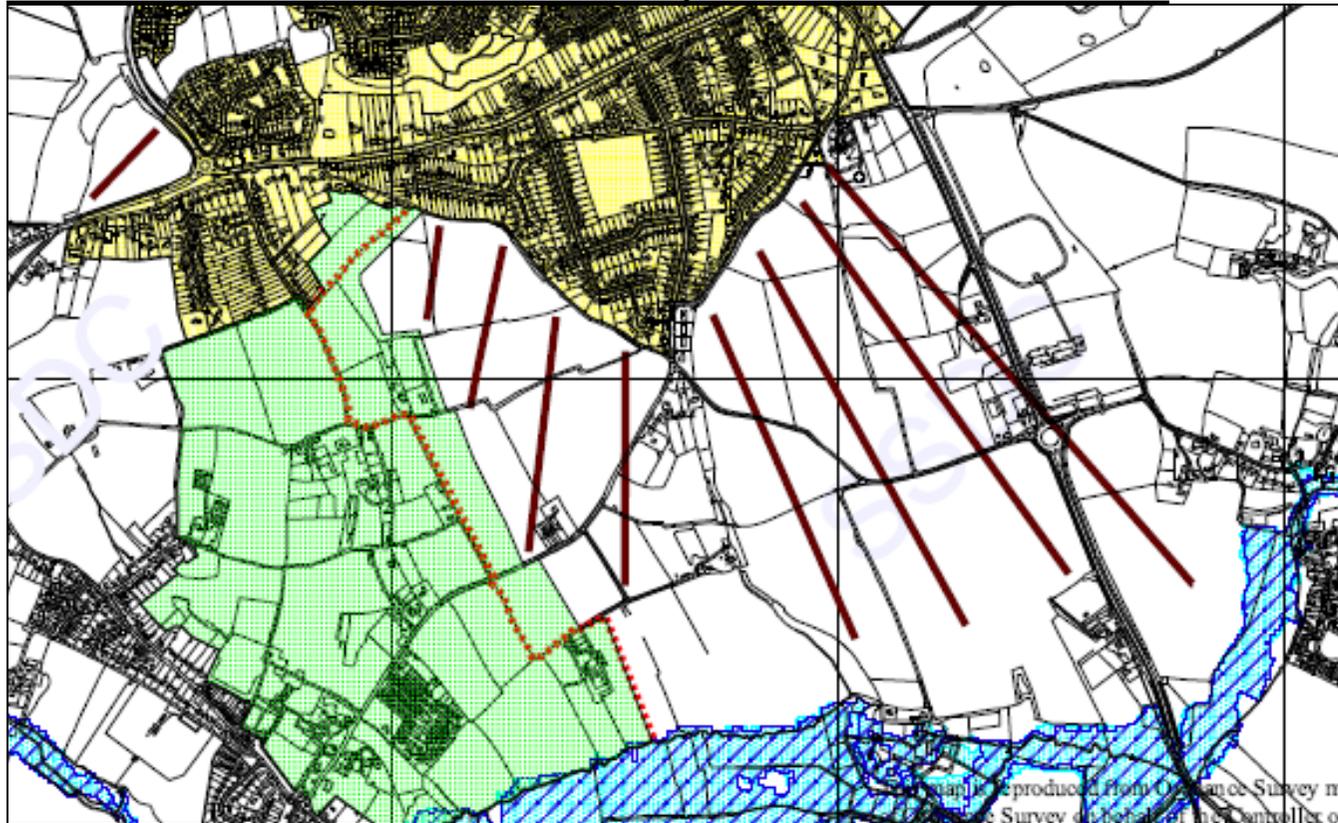
Appendix 5D Yeovil Sustainable Urban Extension – options considered post ‘preferred options’

Policy YV2 – Yeovil Sustainable Urban Extension (located to the south and west of the town)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	This location is reasonably close to the town centre (approx 2km), ensuring good accessibility to shops, health and leisure facilities, Yeovil College, Yeovil Hospital, the library, and other key services. This proximity to the town centre offers potential to use sustainable travel modes, although the presence of Hendford Hill may discourage walking and cycling. Recommended mitigation: on-site provision of key services and facilities (addressed in Policy YV2).	+
2. Reduce poverty and social exclusion	Two of Yeovil's urban wards, located in the town centre, are in the most deprived 20% in England (Indices of Multiple Deprivation). Additional development in general should help to boost the economy and assist in reducing poverty and (with mitigation) social exclusion. More direct benefits are likely due to the close proximity of the urban extension to deprived areas. Recommended mitigation: on-site provision of key services and facilities in order to encourage social inclusion (addressed in Policy YV2). Sustainable construction techniques should improve energy efficiency of dwellings, and therefore help reduce fuel poverty (addressed in Policy EQ1).	+
3. Provide sufficient housing to meet identified needs of the community	The proposal to provide 2,500 dwellings will increase the range and affordability of housing. Evidence indicates that the majority of the land within the broad location is suitable, available and viable for housing development.	++
4. Improve health and well being	The location is relatively close to ‘strategic’ health facilities at Yeovil Hospital, and facilities that promote a healthy lifestyle at Goldenstones leisure centre. Recommended mitigation: on-site provision of a health centre, and high quality design that incorporates green infrastructure, footpaths and cycle ways (addressed in Policy YV2, YV4, EQ4). Potential to link with the nearby Yeovil Country Park.	+
5. Improve education and skills of the population	New housing development in general should help provide an increased supply of skilled workers to the economy. Education facilities (Yeovil College, secondary schools, primary schools) are largely distributed across the north and east of the town, meaning the proposed location currently has relatively poor access to these. A development of this scale would overburden existing facilities. Recommended mitigation: ensure education facilities are provided within the development (included in Policy YV2).	+ / -

6. Reduce crime and fear of crime	<p>Crime levels are relatively low (IMD, 2007), although an uncertain effect at this stage.</p> <p>Recommended mitigation: Ensure that high quality design standards are required which can help to 'design out crime' (included in Policy EQ2).</p>	?
7. Support a strong, diverse and vibrant local economy	<p>Development in general should help to support a strong, diverse and vibrant economy in Yeovil. The proposed location is well related to existing employment opportunities at Agusta Westland (by far the District's largest employer), Lynx Trading Estate, the proposed Bunford Business Park and the town centre.</p> <p>Recommended mitigation: the proposal for development should include specific provision for employment land (included in Policy YV2).</p>	++
8. Reduce the effect of traffic on the environment	<p>Transport studies and traffic modelling indicate that this option offers potential to promote sustainable travel, would have a slightly less impact on traffic movements than alternatives, and indicative cost estimates suggest that highways infrastructure improvements will be much less expensive than alternatives. However, additional traffic will be generated, particularly on the surrounding route network. There is potential to provide realistic opportunities for sustainable travel as the location is relatively close to the town centre (approx 2km) and key employment opportunities, although the topography (particularly Hendford Hill) may discourage walking/cycling to access these locations. However, the relatively flat terrain of the location should encourage walking/cycling within the development, and there is potential to link with National Cycle Route 26. The relative proximity to Yeovil Junction train station offers further opportunities to promote sustainable travel.</p> <p>Recommended mitigation: promote sustainable travel by providing a high quality walking and cycling within the site, and to surrounding key locations, including to National Cycle Route 26. Ensure a high quality bus service is in place (addressed in Policy YV4).</p>	-
9. Protect and enhance the landscape and townscape	<p>The proposal for 2,500 dwellings, employment land, and associated uses is likely to have an effect on the landscape, however the location to the south/south west is largely within an area of moderate-high capacity to accommodate built development.</p> <p>Recommended mitigation: reduce housing densities in areas located in a 'rural setting'. Include appropriate landscape treatment, particularly to the west and south (to be addressed in a future master plan of the site).</p>	-
10. Conserve and where appropriate enhance the historic environment	<p>The majority of this location is within an area of 'moderate' historic environment capacity to accommodate built development, with the presence of several listed buildings, North Coker Conservation Area, Barwick Historic Park and Garden, and a Scheduled Ancient Monument particularly notable.</p> <p>Recommended mitigation: incorporate 'buffer zone' to protect the historic assets in North and East Coker (addressed in Policy YV3). Limit built development in the setting of other historic assets (to be addressed in a future master plan of the site).</p>	-

11. Reduce contribution to climate change and vulnerability to its effects	The development of a 2,500 dwelling urban extension and (associated uses) is likely to lead to an increase in CO2 emissions arising from the construction and running of buildings. Recommended mitigation: require new homes to achieve Code for Sustainable Homes, and non-domestic buildings to meet high BREEAM standards. The scale of development proposed should offer opportunities for decentralised and low carbon energy such as Combined Heat and Power (addressed in Policy EQ1).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Development has the potential to increase pollution (e.g. through additional car use, street lighting, water quality) unless effectively mitigated, and additional waste creation. The presence of Yeovil Air Quality Management Area that covers the whole town means this is a key issue to consider. The entire location is classed as best and most versatile agricultural land. Recommended mitigation: high quality design to minimise noise, light, air, and water pollution (addressed in Policy EQ2). Include waste and recycling facilities.	-
13. Manage and reduce the risk of flooding	There are no areas of medium-high fluvial flood risk, although there is potential for surface water flooding as a result of new built development. Recommended mitigation: Incorporate Sustainable Drainage Systems (SuDS).	+
14. Conserve and enhance biodiversity and geodiversity	These areas are likely to be home to several European Protected Species, including species of bats, the common dormouse, otters, (and potentially newts). Mitigation may not be possible for impact upon bats (European Protected Species in South Somerset, 2009). Recommended mitigation: when master planning the site, incorporate mitigation such as retaining the hedgerows, using sensitive lighting, providing green space and woodland.	-
Conclusion: The relatively close proximity (approx 2km) of this location to the town centre offers several sustainability benefits, including good access to existing services, facilities, and employment. This proximity also offers the potential to provide realistic opportunities for sustainable travel, although the topography is likely to present some issues for walkers/cyclists. There is also potential to make use of Yeovil Junction train station, located near by (around 2km). The 'economies of scale' that 2,500 dwellings will bring should ensure that key services and facilities, and employment land can be provided 'on-site', and sustainable travel measures such as good public transport links can be supported. There are likely to be some negative environmental effects that will require mitigation, such as upon the landscape, historic environment, and biodiversity; however the loss of a significant amount of Best and Most Versatile agricultural land is a negative environmental effect that cannot be mitigated. Nb. The previous Local Plan Inspector's Report (2003) identified this area as being acceptable for development.		

The location of Yeovil's urban extension in Policy YV2 – south and west of the town



Alternative to Policy YV2 – North West option		
This includes a parcel of land to the north west of Yeovil running from Thorne Lane to the south and extending north to Vagg Hill and out towards Windmill Farm to the west.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Yeovil's key services are located in and around the town centre e.g. bus station, library, college, retail centre, leisure centre, hospital. Relatively poor links with the town centre and associated facilities, as this option is around 6km from the town centre. Recommended mitigation: ensure services and facilities are provided within the development (included in Policy YV2).	-
2. Reduce poverty and social exclusion	Two of Yeovil's urban wards are in the most deprived 20% in England (Indices of Multiple Deprivation) – these are located in the town centre (approx 6km away) so potentially limited direct benefits to these most deprived areas, although additional development in general should help to reduce poverty and (with mitigation) social exclusion. Recommended mitigation: ensure services and facilities are provided within the development to help reduce social exclusion (included in Policy YV2).	+
3. Provide sufficient housing to meet identified needs of the community	The proposal to provide 2,500 dwellings will help to increase the range and affordability of housing. However, there is currently no evidence that the majority of the site is suitable, available or viable for development, although there is potential for this to change if more detailed investigation – hence some uncertainty.	+ + / ?
4. Improve health and well being	This option is located relatively far from key health facilities i.e. the leisure centre and hospital. Recommended mitigation: ensure health facilities are provided within the development, and open space is provided to encourage healthy lifestyles (included in Policy YV2).	-
5. Improve education and skills of the population	New housing development in general should help provide an increased supply of skilled workers to the economy. Education facilities (Yeovil College, secondary schools, primary schools) are largely distributed around the north and east of the town, and a development of this scale would overburden existing facilities. Recommended mitigation: ensure education facilities are provided within the development (included in Policy YV2).	+ / -
6. Reduce crime and fear of crime	Crime levels are relatively low (IMD, 2007), although an uncertain effect at this stage. 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	This location is well related to employment opportunities at Houndstone Business Park and Lufton Trading Estate. Development will help to support a strong, diverse and vibrant local economy. Recommended mitigation: the proposal for development should include provision for employment land (included in Policy YV2).	+

8. Reduce the effect of traffic on the environment	<p>Transport studies and traffic modelling indicate that this option offers less potential to promote sustainable travel, would have a slightly greater impact on traffic movements than alternatives, and indicative cost estimates suggest that highways infrastructure improvements will be much more costly than the preferred southern option. The long distance from the train stations indicate limited potential to use these to promote sustainable travel using this mode. The relatively flat terrain of the location should encourage walking/cycling within the development.</p> <p>Recommended mitigation: prioritise walking and cycling in and around the development. Ensure bus services are in place to link the site with key services and facilities (addressed in Policy YV4, albeit for the south and west option).</p>	--
9. Protect and enhance the landscape and townscape	<p>Located on land with a moderate and moderate-low landscape capacity of accommodating built development, therefore a likely negative effect on the landscape e.g. due to the rural nature of this option and the lack of apparent built form.</p> <p>Recommended mitigation: appropriate landscaping to reduce landscape impact (addressed in Policies EQ2, 4, 5).</p>	-
10. Conserve and where appropriate enhance the historic environment	<p>Low capacity for built development due to likely negative effect historic assets e.g. the setting of Montacute House Historic Park and Garden, Thorne Coffin Conservation Area. This option also includes a Scheduled Ancient Monument (site of Roman Villa).</p> <p>Recommended mitigation: ensure the Scheduled Ancient Monument is conserved and, if appropriate, enhanced. Avoid development in the most sensitive areas, although it is unlikely to be possible to conserve the historic environment overall due to its high value in this option.</p>	--
11. Reduce contribution to climate change and vulnerability to its effects	<p>The development of a 2,500 dwelling urban extension and (associated uses) is likely to lead to an increase in CO2 emissions arising from the construction and running of buildings.</p> <p>Recommended mitigation: require new homes to achieve Code for Sustainable Homes, and non-domestic buildings to meet high BREEAM standards. The scale of development proposed should offer opportunities for decentralised and low carbon energy such as Combined Heat and Power (addressed in Policy EQ1).</p>	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	<p>Development has the potential to increase pollution (e.g. through additional car use, street lighting, water quality) unless effectively mitigated, and additional waste creation. The presence of Yeovil Air Quality Management Area that covers the whole town means this is a key issue to consider. Much of the option is classed as best and most versatile agricultural land.</p> <p>Recommended mitigation: high quality design to minimise noise, light, air, and water pollution (addressed in Policy EQ2).</p>	-
13. Manage and reduce the risk of flooding	<p>The vast majority of the option is located outside areas of medium-high fluvial flood risk, although there is potential for surface water flooding as a result of new built development.</p> <p>Recommended mitigation: avoid built development on areas of flood zone 2 and 3, and incorporate SUDS.</p>	+

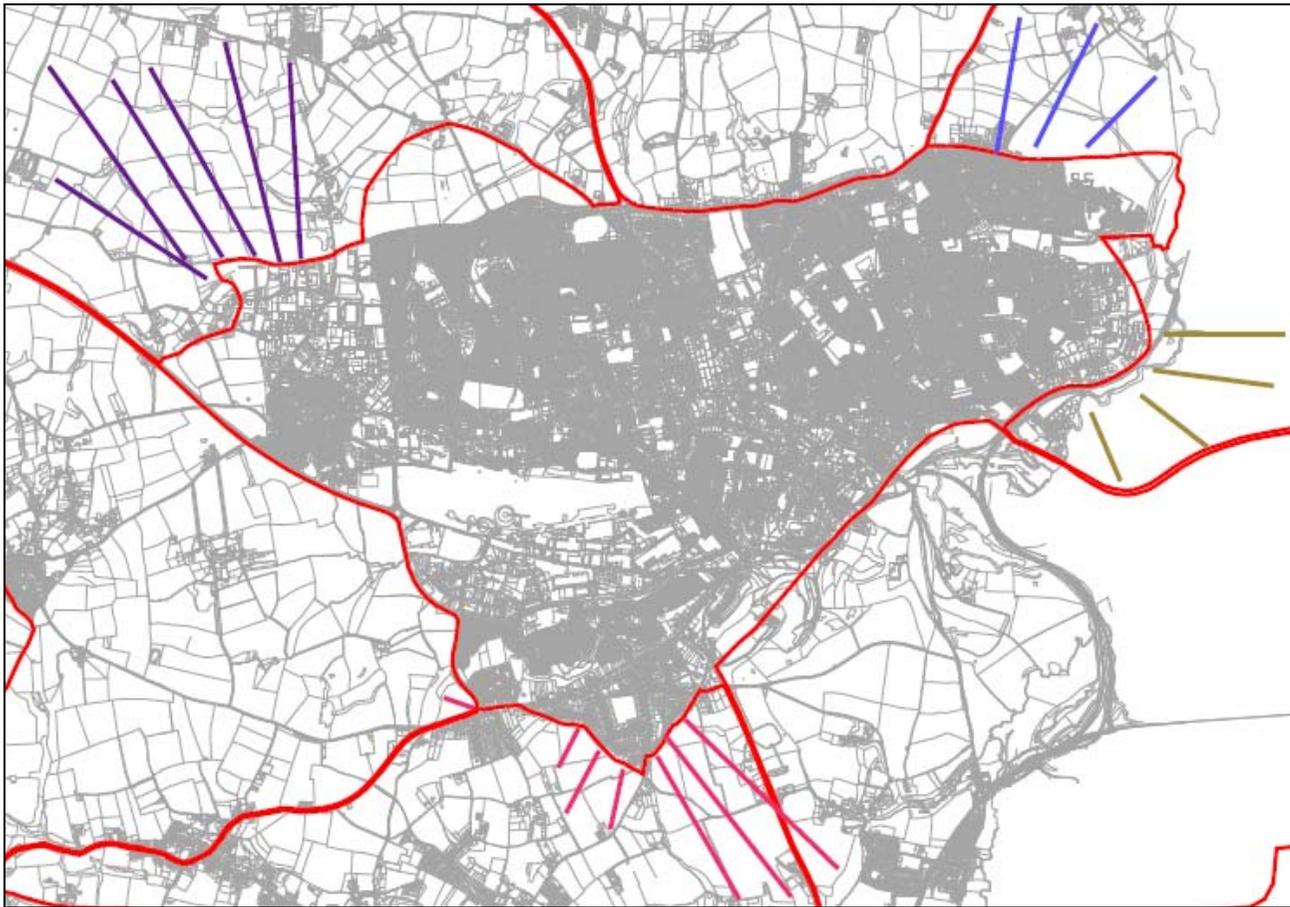
14. Conserve and enhance biodiversity and geodiversity	<p>This option is home to several European Protected Species, namely 3 species of bats, and the common dormouse. Mitigation may not be possible for impact upon bats (European Protected Species in South Somerset, 2009).</p> <p>Recommended mitigation: when master planning the site, retain the hedgerows, use sensitive lighting. Incorporate green infrastructure and open space.</p>	-
<p>Conclusion: whilst this option benefits from being a single direction of growth and the economies of scale that this brings (e.g. likely to support a secondary school, a single employment allocation, community services, CHP Plant and a regular bus service) it does not perform very well against most of the Sustainability Appraisal objectives. The distance to the town centre (around 6km) means less potential to easily access the key shops, services, facilities, and jobs there, and sustainable travel opportunities are relatively limited. There are also some significant environmental concerns of developing in this option, such as the impact upon the landscape, the setting of Montacute House Historic Park and Garden, Thorne Coffin Conservation Area, Scheduled Ancient Monument, and European Protected Species. Whilst mitigation can help reduce the impact upon these assets, the loss of a significant amount of Best and Most Versatile agricultural land is a negative environmental effect that cannot be mitigated. In addition, there is uncertainty that this option can be delivered due to a current lack of evidence that the location is suitable, available and viable for development.</p>		

Alternative to Policy YV2 – ‘Multi-site’ option		
<p>This Option incorporates four parcels of land to the north west, north east, east, and south/south west of Yeovil. This includes the area identified in Options 1 and 2 above, with the addition of land in West Dorset District between Babylon Hill and Compton Road, and to the north east of Yeovil extending north to Up Mudford and west toward Mudford Hill.</p>		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	<p>Yeovil is home to a wide range of services and facilities, however accessibility to these will vary depending on the location – direction of growth options to the north east, and south/south west are all similar distances to the town centre where most facilities and services are located, and offer greater potential to access these. However the north west has relatively poor links as this option is around 6km from the town centre. The lower scale of development at each option makes it difficult to make services and facilities viable.</p> <p>Recommended mitigation: suggest on-site provision of facilities.</p>	-
2. Reduce poverty and social exclusion	<p>Two of Yeovil's urban wards, located in the town centre, are in the most deprived 20% in England (Indices of Multiple Deprivation). Additional development in general should help to reduce poverty and (with mitigation) social exclusion. The lower scale of development at each option makes it difficult to make services and facilities viable.</p> <p>Recommended mitigation: suggest on-site provision of facilities.</p>	+
3. Provide sufficient housing to meet identified needs of the community	<p>The proposal to provide 2,500 dwellings will help to increase the range and affordability of housing. There is uncertainty in some of the locations as to the suitability, availability, and viability of land for housing development – only the south/south west option includes sufficient land to accommodate 2,500 dwellings.</p>	+ + / ?

4. Improve health and well being	Locations to the north east, east and south/south west are within relatively close proximity (approximately 2 miles) to Yeovil District Hospital and leisure facilities in the town centre, whilst the north west option is around twice this distance. The lower scale of development at each option makes it difficult to make health facilities on-site viable. Recommended mitigation: suggest on-site provision of health facilities and green infrastructure.	0
5. Improve education and skills of the population	New housing development in general should help provide an increased supply of skilled workers to the economy. Education facilities (Yeovil College, secondary schools, primary schools) are largely distributed around the north and east of the town, and a development of this scale would overburden existing facilities. The lower scale of development at each option makes it difficult to make services and facilities viable. Recommended mitigation: suggest on-site provision of education facilities.	+ / -
6. Reduce crime and fear of crime	Crime levels are relatively low (IMD, 2007), although an uncertain effect at this stage. 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	These locations are generally well related to existing employment opportunities at trading estates around the town, although the north west option is further from job opportunities in the town centre. Development will help to support a strong, diverse and vibrant local economy. Recommended mitigation: include provision for employment land within the urban extensions, although the split of development across several sites is likely to make it more difficult to achieve economic development at each location.	+
8. Reduce the effect of traffic on the environment	The lower scale of development at each site is likely to increase the need to travel e.g. less opportunity to make bus services viable, more difficult to provide services and facilities on-site. Transport studies and traffic modelling indicate that the north west offers less potential to promote sustainable travel, would have a slightly greater impact on traffic movements than alternatives, and indicative cost estimates suggest that highways infrastructure improvements will be much more costly than the preferred southern option. The north east, east and south/south west options offer greater potential to access the train stations to promote sustainable travel. Recommended mitigation: prioritise walking and cycling in and around the development. Bus services will be encouraged to link the site with key services and facilities, but this will be difficult to achieve given the lower scale of development.	- -
9. Protect and enhance the landscape and townscape	The areas to the south/south west and east (in West Dorset District) perform best in terms of landscape impact, but there would be negative landscape effects as a result of developing the north west in particular. The cumulative landscape effects of development on several locations around the edge of Yeovil are likely to be greater. Recommended mitigation: appropriate landscaping to reduce landscape impact (addressed in Policies EQ2, 4, 5).	-

10. Conserve and where appropriate enhance the historic environment	Whilst some areas have a moderate capacity in terms of impact on the historic environment, development in the option to the north west would have a significant negative effect due to the historic assets e.g. the setting of Montacute House Historic Park and Garden, Thorne Coffin Conservation Area. Options to the north west and south/south west also include a Scheduled Ancient Monument (Roman Villas).	-
11. Reduce contribution to climate change and vulnerability to its effects	The development of a 2,500 dwellings and associated uses is likely to lead to an increase in CO2 emissions arising from the construction and running of buildings. The greater dispersal of development is not likely to provide the economies of scale that would enable decentralised and low carbon energy developments such as Combined Heat and Power. Recommended mitigation: require new homes to achieve Code for Sustainable Homes, and non-domestic buildings to meet high BREEAM standards (address in Policy EQ1).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Development has the potential to increase pollution (e.g. through additional car use, street lighting, water quality) unless effectively mitigated, and additional waste creation. The presence of Yeovil Air Quality Management Area that covers the whole town means this is a key issue to consider. Best and most versatile agricultural land is present in all of the options. Recommended mitigation: high quality design to minimise noise, light, air, and water pollution (addressed in Policy EQ2).	-
13. Manage and reduce the risk of flooding	All options largely avoid areas of medium-high fluvial flood risk (Flood Zones 2 and 3), although there is potential for surface water flooding as a result of new built development. Recommended mitigation: avoid built development on areas of flood zone 2 and 3, and incorporate SUDS.	-
14. Conserve and enhance biodiversity and geodiversity	These areas are likely to be home to several European Protected Species, namely species of bats, the common dormouse, and otters. Mitigation may not be possible for impact upon bats (European Protected Species in South Somerset, 2009). Recommended mitigation: when master planning the site, incorporate mitigation such as retaining the hedgerows, using sensitive lighting, providing green space and woodland.	-
Conclusion: This option does not offer the 'economies of scale' associated with a single urban extension so would no longer be able to generate the need to support the range of community facilities and services that would create a more 'sustainable' community, compared to having the development in a single location. This is likely to increase the propensity to travel, and also offer less opportunity to use decentralised and low carbon energy such as Combined Heat and Power. Employment allocations could no longer be contained on one site and would instead need to be split between several sites. The negative environmental effects within each option remain, such as areas of high historic and landscape value to the north west, and the presence of best and most versatile agricultural land around the majority of the edge of Yeovil. The cumulative landscape effects of development on several locations around the edge of Yeovil are likely to be greater under this option.		

Yeovil urban extension options



- North West
- South and West
- North East
- East
- Study Areas