

Appendix 7 – ‘Proposed Submission’ Local Plan policy appraisal matrices

Appendix 7 contents:

Strategy – page 1

Yeovil – page 20

Market Towns – page 35

Economic Prosperity – page 53

Housing – page 75

Transport and Accessibility – page 87

Health and well being – page 96

Environmental Quality – page 100

Strategy

Policy SD1 Sustainable Development

The purpose of this policy is to promote sustainable development, and is required by national policy. Therefore it has been ‘screened out’ of the SA i.e. it is not necessary to formally appraise the policy or consider ‘reasonable alternatives’ to the approach.

Policy SS1 Settlement Hierarchy and Policy SS5 Delivering New Housing Growth

These policies are appraised together as the effects are likely to be the same given that the settlement hierarchy policy has directly informed Policy SS5.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	Positive effects resulting from a high proportion of new development at Yeovil, Market Towns (although only Chard, Crewkerne and Wincanton contain all ‘strategic’ facilities), and to a lesser extent Rural Centres, where there is existing access to service and facilities, and greater opportunity to walk, cycle and use public transport. But lack of development in rural areas could limit/inhibit access to services in Rural Settlements. The provision for an additional 1,200 dwellings (potentially with employment and/or community facilities) in Rural Settlements following preferred options consultation will help to improve access to essential services in the countryside.	+
2. Reduce poverty and social exclusion	Greater focus of development on Yeovil, Chard and Crewkerne (contain most deprived areas) should help to regenerate deprived areas. Ability to access jobs and facilities will reduce need/cost of travel and reduce fuel poverty associated with transport costs. Energy efficient buildings should reduce fuel costs.	+

3. Provide sufficient housing to meet identified needs of the community	The spread of development across Yeovil, Market Towns and Rural Centres allows housing need, including affordable housing need, to be met across a wide geographic range across the district. But need in rural settlements may not be met, although the provision of an additional 1,200 dwellings compared to preferred options stage should help to address this.	++
4. Improve health and well being	Good accessibility to the more 'strategic' health facilities at Yeovil, Market Towns (although only Chard, Crewkerne, Wincanton and South Petherton have hospitals); new development could potentially enhance these facilities. Rural Centres also contain health facilities which could potentially be enhanced with new development, although overloading health facilities is an issue for some settlements e.g. Somerton.	+
5. Improve education and skills of the population	Yeovil, Market Towns and Rural Centres all contain education facilities so future population would have the opportunity to improve education and skills, which could increase the supply of skilled workers to the economy. Lack of secondary school at Somerton and Ilminster may limit these positive effects in the towns.	++
6. Reduce crime and fear of crime	The focus of development at Yeovil and the Market Towns and additional population could potentially lead to a cumulative effect of increased crime at these settlements, but the incorporation of high quality design standards in new developments can offer the opportunity to 'design out crime'. The effect should be more certain at a site specific level.	?
7. Support a strong, diverse and vibrant local economy	Most employment opportunities are provided at Yeovil, followed by Market Towns and Rural Centres meaning that balanced economic growth could be fostered. Potential to access work by walking, cycling and public transport is greater at these settlements. Town and local centres' vitality and viability would be promoted, and tourism opportunities could be enhanced e.g. at Langport/Huish Episcopi, Bruton, Martock.	++
8. Reduce the effect of traffic on the environment	Focus at Yeovil and Market Towns but allowing growth at Rural Centres should assist in reducing the need to travel and promoting sustainable travel across the key settlements in the district. Increased congestion is an issue at Yeovil and Chard that is likely to worsened by the cumulative effect of new development. Recommended mitigation: prioritise sustainable travel (addressed in Policy TA1: Low Carbon Travel).	-
9. Protect and enhance the landscape and townscape	The distribution of development to Yeovil, Market Towns and Rural Centres could have a negative effect on the landscape and townscape at some of these settlements, although it will mean that smaller, rural settlements are protected. Potential for significant impact on landscape at Chard given scale of development and proximity to Blackdown Hills AONB. Recommended mitigation: High quality design and landscaping should be incorporated that fosters local distinctiveness (addressed in Policy EQ2: General Development).	? / 0
10. Conserve and where appropriate enhance the historic environment	South Somerset has a high quality historic environment, and Yeovil, all Market Towns and Rural Centres contain Conservation Areas. Generally uncertain effect until more precise locations for development are determined. Recommended mitigation: ensure adverse impacts upon the historic environment are effectively mitigated (included in Policy EQ3: Historic Environment).	? / -

11. Reduce contribution to climate change and vulnerability to its effects	The distribution of new development to Yeovil, Market Towns and Rural Centres, where jobs, shops, and community facilities are located should ensure the need to travel is minimised. Medium term negative effect of new buildings likely to mean increased CO2 emissions unless/until zero carbon development is achieved – building regulations will require new dwellings to be zero carbon from 2016 and non-residential from 2019. Recommended mitigation: Sustainable construction should be encouraged in new development, including water efficiency measures, in order to mitigate and adapt to climate change. New development should be located and designed to cope with hotter, drier summers and warmer, wetter winters (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	The focus of development at Yeovil, Market Towns and Rural Centres should minimise pollution by reducing the need to travel, and disperse adverse impacts on air and water quality. There is likely to be a short term negative effect associated with construction e.g. vibration, noise. Best and most versatile agricultural land is distributed widely across the district, which is likely to mean pressure on developing this resource. Additional waste production as a result of new development. Recommended mitigation: avoid developing on Best and Most Versatile agricultural land, unless this is unavoidable considering other sustainability issues, and ensure that land in lower grades has been fully considered.	-
13. Manage and reduce the risk of flooding	Uncertain until more precise locations for development are proposed – fluvial flood risk is an issue at Yeovil and most Market Towns and Rural Centres, particularly at Langport/Huish Episcopi, although the area affected is relatively small in most cases. Surface water flooding is also an issue (e.g. Crewkerne floods in May 2008). Recommended mitigation: Sequential test should be applied and SUDS encouraged in order to reduce flood risk to people and property (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	?
14. Conserve and enhance biodiversity and geodiversity	Early stages of the Habitats Regulations Assessment (HRA) identifies the following potential adverse impacts on the Somerset Levels and Moors from new development: increased recreational disturbance from population growth, particularly at Yeovil and Chard but also Crewkerne, Ilminster, Wincanton, Somerton and Ansford/Castle Cary; water quality from potential development at Martock, South Petherton, Langport/Huish Episcopi, Somerton, Yeovil, Chard, Crewkerne, and Ilminster; renewable energy projects near and in the fly ways to the Levels and Moors. At 'proposed submission' stage, the additional development proposed at Langport/Huish Episcopi and 'Rural Settlements' is likely to have a significant effect on the Levels and Moors designation. Mitigation measures are recommended in the HRA which would mean no adverse impact on the integrity of the Somerset Levels and Moors. Generally uncertain until more precise locations for development are proposed. Recommended mitigation: need to ensure that designated sites and protected species are avoided or any harm is mitigated – European Protected Species are present around all Market Towns to a greater or lesser extent, but particularly at Chard and Ilminster (addressed in Policy EQ4: Biodiversity).	? / -

Conclusion: This more balanced approach to the distribution of development has many advantages over a more dispersed approach by ensuring better access to jobs, shops, and facilities and services. This should help reduce the need to travel in the district. The focus on Yeovil, Market Towns and Rural Centres will allow housing need in the larger settlements to be met, whilst limiting new housing in rural settlements where there is generally poor access to jobs, services etc. The landscape and townscape of rural settlements should be better protected than a more dispersed approach.

Policy SS2 – Development in Rural Settlements		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy supports the provision of services and facilities in Rural Settlements – much of rural South Somerset is in the most deprived 20% parts of England in terms of access to services (IMD, 2007). The provision of housing development in rural areas could help to make new facilities viable, although evidence suggests that population growth may not be the sole solution to rural service decline. Recommended mitigation: add reference to policy that housing should only be permitted in Rural Settlements that have key services.	+ / -
2. Reduce poverty and social exclusion	Supporting rural services and facilities should help to reduce social exclusion in Rural Settlements, which currently suffer from deprivation in this respect (see above). This should encourage active involvement of local people in community activities.	+
3. Provide sufficient housing to meet identified needs of the community	Supports meeting housing need in rural areas, particularly for affordable housing.	+
4. Improve health and well being	Community facilities and services, which could include health facilities and open space provision, are supported.	+
5. Improve education and skills of the population	Community facilities, which could include education facilities, are supported. Additional population in Rural Settlements could support rural primary schools.	+
6. Reduce crime and fear of crime	As a strategic policy, effects are uncertain at this stage. Recommended mitigation: Ensure that high quality design standards are required which can help to ‘design out crime’ (included in Policy EQ2: General Development).	?
7. Support a strong, diverse and vibrant local economy	Policy supports development that provides employment opportunities in Rural Settlements.	+

8. Reduce the effect of traffic on the environment	Given the nature of Rural Settlements (with relatively limited facilities/services, jobs, sustainable travel opportunities), a cumulative effect is the additional development in these settlements is likely to increase journey's made by car. Recommended mitigation: add references to policy that housing should only be permitted in Rural Settlements that have key services; and development should be appropriate to the scale of the settlement to limit the amount of such development.	-
9. Protect and enhance the landscape and townscape	Potential for the cumulative impact new development to adversely effect the landscape and townscape of Rural Settlements, but scale of impact uncertain. Recommended mitigation: add references to policy that development should be appropriate to the scale and character of the settlement.	- / ?
10. Conserve and where appropriate enhance the historic environment	South Somerset generally has a high quality historic environment, with a large number of Conservation Areas, so there is potential for adverse impacts but they are uncertain at this stage. Recommended mitigation: ensure adverse impacts upon the historic environment are effectively mitigated (included in Policy EQ3: Historic Environment).	?
11. Reduce contribution to climate change and vulnerability to its effects	Potential for increased car journeys due to development in rural areas, which could increase CO ₂ emissions. Some uncertainty at this strategic level. Recommended mitigation: add reference to policy that housing should only be permitted in Rural Settlements that have key services. New development should be located and designed to mitigate and be adapted to climate change (included in Policy EQ1: Addressing Climate Change in South Somerset).	- / ?
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential for increased car journeys due to development in rural areas, which could worsen air quality. Short-term negative effect associated with construction e.g. vibration, noise. Pollution of land and soil will depend on location of development. Some uncertainty at this strategic level. Recommended mitigation: avoid developing on Best and Most Versatile agricultural land, unless this is unavoidable considering other sustainability issues, and that land in lower grades has been fully considered.	- / ?
13. Manage and reduce the risk of flooding	Uncertain until more precise locations for development are proposed. Recommended mitigation: apply Sequential Test and incorporate SUDS to reduce and manage flood risk (included in Policy EQ1: Addressing Climate Change in South Somerset).	?
14. Conserve and enhance biodiversity and geodiversity	Generally uncertain effect until more precise locations for development are proposed, but European Protected Species are widely present in the District, and there are a variety of designated sites, in particular the Somerset Levels and Moors Special Protection Area/Ramsar. Recommended mitigation: ensure that designated sites and protected species are avoided or any harm is mitigated (included in Policy EQ4: Biodiversity).	?
Conclusion: There is general uncertainty for the objectives that seek to protect and enhance the environment, but there are several positive social and economic benefits of development in Rural Settlements. Mitigation measures have resulted in changes to policy, or are included in other plan policies.		

Policy SS3 – Delivering New Employment Land		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	By providing sufficient employment land, the policy seeks to enable the delivery of 'traditional' jobs in the District. Non-traditional jobs are supported through other policies such as town centre policies. The number of jobs is linked to the number of economically active residents in a settlement, and this may have an impact on the viability of existing essential services and facilities, and the ability to provide new ones in an area, as the more economically active residents, the more spending power available locally, in theory. Additionally, providing more jobs, as opposed to fewer, may result in less people travelling to locations outside of the District for work, thereby sustaining more services and facilities locally.	+
2. Reduce poverty and social exclusion	Unless sufficient employment land is provided through the plan, there will not be an opportunity to provide sufficient jobs and so unemployment levels amongst the economically active population could increase. Policy seeks to ensure that the right amount of employment land is provided in the right settlements to enable job creation.	++
3. Provide sufficient housing to meet identified needs of the community	There is an undeniable link between jobs and homes, economic changes are a key driver affecting housing demand, and in order to support economic expansion and investment in an area, new homes are required to support a growing workforce. The plan's distribution of new homes across the settlement hierarchy is balanced with the projected jobs growth of each settlement over the plan period, local aspirations for growth are also considered. This illustrates jobs and houses are linked. Generating wealth in an area will also give developers greater confidence in the market and may assist them in bringing forward projects.	+
4. Improve health and well being	The policy may indirectly improve the health and well being of residents by providing sufficient employment land, leading to job creation - many studies illustrate the positive health benefits of working.	+
5. Improve education and skills of the population	Providing sufficient jobs may lead to the retention locally of the better-educated or more skilled residents.	+
6. Reduce crime and fear of crime	May indirectly reduce crime and fear of crime, by providing sufficient employment land, leading to job creation - higher rates of unemployment are linked with higher rates of crime and criminal behaviour, and so the same should apply vice versa.	+
7. Support a strong, diverse and vibrant local economy	Enabling job creation through providing sufficient employment land supports the local economy, through enabling business growth and attracting inward investment. Non-traditional jobs are supported through other policies such as town centre policies. More jobs in the economy leads to more wealth and also therefore sustains more services and facilities locally.	++

8. Reduce the effect of traffic on the environment	The aim is to provide additional employment land in the locations identified in order to improve the jobs to working population ratio thereby enhancing the economic self-sufficiency of the District as a whole and the towns, villages and countryside within it, in accordance with the Vision and Spatial Strategy. This will reduce the need to travel by increasing self-containment, however economic growth is likely to increase traffic levels in such a rural district and there is potential for cumulative effects as a result of this. Recommended mitigation: Prioritise sustainable travel and focus employment development in existing urban areas (Policy TA1 and SS1).	-
9. Protect and enhance the landscape and townscape	Uncertain until more precise locations for development are proposed.	?
10. Conserve and where appropriate enhance the historic environment	Uncertain until more precise locations for development are proposed.	?
11. Reduce contribution to climate change and vulnerability to its effects	A low carbon economy should be encouraged to help address climate change. Increasing self-containment and enabling more people to use public transport or walk to work should also work towards minimising carbon emissions.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Increasing self-containment and enabling more people to use public transport should minimise air pollution. However, there is likely to be a short term negative effect associated with construction e.g. vibration, noise.	+ / -
13. Manage and reduce the risk of flooding	Uncertain until more precise locations for development are proposed.	?
14. Conserve and enhance biodiversity and geodiversity	At 'proposed submission' stage, the Habitats Regulations Assessment identified that additional employment development proposed at Langport/Huish Episcopi is likely to have a significant effect on the Levels and Moors designation. Uncertain until more precise locations for development are proposed.	?
Conclusion: It is essential that enough employment land is available across the main settlements in the District to support job creation and enable residents to access work, which will support the growth of the South Somerset economy. The distribution of employment land allows residents to have the option to work locally, which raises the level of self-containment in settlements, reducing the need to travel and enabling local services and facilities to be supported. The danger of not delivering sufficient land is that it would raise the level of unemployment, or encourage people to travel to work outside the District, and all the resultant negative impacts associated with this.		

Policy SS4 – District wide housing provision		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Although access to services in the main settlements is relatively good, most of rural South Somerset is in the most deprived 20% in England in 'barriers to housing and services' (IMD, 2007). The provision of 8,400 dwellings outside Yeovil could help to make services and facilities more viable, although evidence suggests (in the RSS) that population growth and the delivery of more housing in villages may not solely be the solution to rural service decline. The doubling of housing provision in Rural Settlements compared to preferred options offers the opportunity for greater support of rural services.	+
2. Reduce poverty and social exclusion	South Somerset is not particularly deprived in general, although there are pockets of deprivation in Yeovil, Chard, and Crewkerne in particular. New development should bring economic and housing opportunities that should help to tackle poverty and social exclusion. Fuel poverty can be assisted through the development of energy efficient buildings.	+
3. Provide sufficient housing to meet identified needs of the community	Housing delivery would meet the latest CLG household projections, although the latest (2012) population projections are lower. The SHMA states that 659 affordable homes would be needed annually to meet the needs of the community; would contribute to meeting this need, but not meet the full need. Greater chance to meet need in rural areas following the increase in provision to the Rural Settlements.	+
4. Improve health and well being	South Somerset is relatively healthy according to the Indices of Multiple Deprivation, apart from parts of Yeovil which are in the most deprived 20% in England. Additional development will require enhancements to health and leisure facilities. The provision of open space and green infrastructure should be encouraged to improve health and well being. Generally uncertain impact.	?
5. Improve education and skills of the population	Somerset is characterised by having many small primary schools, reflecting the rural characteristics of the area – a general decline is predicted in the number of primary school pupils in Somerset, in line with national trends. This level of growth would support existing education needs (Implications of ONS Household Projections for Somerset, 2007).	0
6. Reduce crime and fear of crime	Crime levels in South Somerset are generally relatively low, although parts of Yeovil are in the 20% most deprived in England for crime rates. Fear of crime is also an issue in the more urban areas at night time. High quality design standards in new developments should be incorporated in order to 'design out crime'. Level of development that should be matched by improvements in service provision in order to ensure that crime does not increase with additional population. Uncertainty as to the effect.	?
7. Support a strong, diverse and vibrant local economy	Yeovil's economy would be able to support the level of dwellings identified at the town (Implications of ONS household projections for Somerset, Baker Assocs 2007). Additional development compared to first option should bring further local economic prosperity to shops and other businesses.	++

8. Reduce the effect of traffic on the environment	Additional development likely to increase traffic levels. Some focus on Yeovil should reduce the need to travel where there is greater access to jobs, services and facilities. But increase in the amount of development in rural settlements could increase the need to travel by car outside Yeovil. Recommended mitigation: Sustainable transport modes should be prioritised (Policy TA1).	-
9. Protect and enhance the landscape and townscape	The rural nature of South Somerset means that the landscape is a prime element of the district's character, and the doubling of housing provision in Rural Settlements means there is more likely to be negative landscape effects. The peripheral landscape studies identify land with landscape capacity to accommodate new development around the main settlements. Potential negative impact on smaller settlements due to large amount of development proposed outside Yeovil. Recommended mitigation: Sensitive design standards should be incorporated (Policy EQ2).	-
10. Conserve and where appropriate enhance the historic environment	South Somerset has a rich historic environment, which new development should conserve and enhance. More precise effects should become apparent when specific locations for development are proposed, but the level of development under this scenario should enable significant adverse impacts on the historic environment to be avoided.	? / -
11. Reduce contribution to climate change and vulnerability to its effects	Increased CO2 emissions as a result of the cumulative effect of new development, although medium-long term effects likely to reduce as building regulations require buildings to be zero carbon (2016 for residential, 2019 for non-residential). Large amount of development outside Yeovil has the potential to increase car use and therefore CO2 emissions, particularly through the doubling of housing provision in Rural Settlements. Recommended mitigation: Sustainable construction should be promoted.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Deterioration in air quality due to additional traffic generated by new development – a major negative effect on Yeovil is likely to be due to significant levels of development and presence of the Air Quality Management Area. Best and most versatile BMV) agricultural land is relatively widespread around Yeovil and most of the other main settlements. Recommended mitigation: development should use lower quality agricultural land in preference to BMV.	-
13. Manage and reduce the risk of flooding	Some uncertainty until more precise locations for development are proposed – fluvial flood risk and surface water flooding is an issue at many of the main settlements with sewer flooding at Yeovil identified as a particular issue. Recommended mitigation: Sequential test should be applied and SUDS encouraged in order to minimise flood risk to people and property.	? / -

14. Conserve and enhance biodiversity and geodiversity	The Habitats Regulations Assessment (HRA) identifies the following potential impacts on the Somerset Levels and Moors from new development: increased recreational disturbance from population growth, particularly at Yeovil and Chard but also Crewkerne, Ilminster, Wincanton, Somerton and Ansford/Castle Cary; water quality from potential development at Martock, South Petherton, Langport/Huish Episcopi, Somerton, Yeovil, Chard, Crewkerne, and Ilminster; renewable energy projects near and in the fly ways to the Levels and Moors. Mitigation measures are recommended in the HRA which would mean no adverse impact on the integrity of the Somerset Levels and Moors. European Protected Species are widely present in the district, particularly around Yeovil, Chard and Ilminster – need to ensure that designated sites and protected species are avoided or any harm is mitigated. At ‘proposed submission’ stage, the HRA identified that additional development proposed at Langport/Huish Episcopi and ‘Rural Settlements’ is likely to have a significant effect on the Levels and Moors designation, and therefore recommends mitigation.	-
Conclusion: Housing delivery is consistent with the household projections, and evidence suggests that the economy can support this level of housing development. Likely to be negative environmental effects but mitigation measures should ensure these are minimised.		

Policy SS4 – Alternatives to Yeovil scale of development

Yeovil scale Option A: Greater concentration of development at Yeovil (75% of District housing total of 17,700 dw 2006-28) Yeovil: 13275 dw. Elsewhere: 4425 dw.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Yeovil contains by far the widest range of services and facilities in the District, including the main hospital, largest range of shops, 3 (state) secondary schools, 11 primary schools, sports centre and swimming pool. Therefore a large concentration of development at Yeovil should ensure high levels of accessibility to services and facilities, where there is also best potential to use sustainable travel modes. Limited population growth outside Yeovil has the potential to undermine the viability of services and facilities elsewhere.	+ +
2. Reduce poverty and social exclusion	Yeovil has the greatest concentration of deprived wards in the District (Yeovil East is ranked 11 th overall most deprived in Somerset, Index of Multiple Deprivation 2010) – new development should bring regeneration, economic and housing opportunities that should help to tackle poverty and social exclusion, and benefit these particularly deprived areas.	+

3. Provide sufficient housing to meet identified needs of the community	Latest CLG district-wide household projections would be met. This high proportion is the maximum theoretical potential that Yeovil could deliver (Housing requirement for South Somerset and Yeovil, 2011). Good contribution to meeting affordable housing need of 659 dwellings per year; as Yeovil has the highest affordable housing need in the District (Strategic Housing Market Assessment, 2009), so this high proportion of housing provides a good opportunity to meet this need. However, limited potential to meet housing need elsewhere in the District. Hence mixed effect overall.	+ + / -
4. Improve health and well being	Yeovil has the widest range of health facilities in the District, to which most new residents would be in close proximity. Parts of Yeovil are in the most deprived 20% in England in the 'health' domain (IMD, 2010) – additional development will require enhancements to health and leisure facilities, open space and green infrastructure, which could help encourage healthy lifestyles and improve health and well being in the town. But this scale of development would increase traffic at Yeovil, a negative effect on air quality and therefore health, leading to a neutral effect overall.	0
5. Improve education and skills of the population	Yeovil has the widest range of education facilities in the District, and the large scale of development here could help increase the supply of skilled workers to the economy. Limited development outside Yeovil could undermine the viability of rural primary schools – hence the uncertainty.	+ / ?
6. Reduce crime and fear of crime	Crime is an issue in Yeovil with much of the central and eastern parts of the town being within the 10% most deprived areas in England for crime (IMD, 2010). The large scale of development proposed at Yeovil, including the change to the population and make up of communities, has the potential to cause social cohesion issues, which could lead to increased crime. Aim to build 'sustainable communities' and adopt high quality design standards in order to 'design out crime'.	-
7. Support a strong, diverse and vibrant local economy	New development in general would bring positive economic benefits. Although Yeovil is the economic driver in the District, its economy is unlikely to be able to provide sufficient jobs to match the high number of homes that would be built in the town – continuing to provide 50% of jobs directed at Yeovil as proposed in the emerging plan would mean provision of 7,500-8,700 dwellings (2006-26) (Housing requirement for South Somerset and Yeovil, 2011). This would mean some of those living in Yeovil would not be able to access suitable local employment opportunities. Although Yeovil's town centre would likely benefit from such a high population increase, this would be to the detriment to the economy in other parts of the District. Hence a mixed effect.	+ / -
8. Reduce the effect of traffic on the environment	The focus on Yeovil should reduce the need to travel by ensuring good access to jobs, services and facilities, but large scale development here would require modifications to the existing highway network to cope with additional traffic (Review of Yeovil eco urban extension, non-technical forecasting report; Feb 2011) and cause congestion, leading to a mixed effect. Recommended mitigation: Sustainable transport modes should be prioritised to minimise the growth of congestion, CO2 emissions and impact on air quality.	+ / -

9. Protect and enhance the landscape and townscape	<p>The rural nature of the South Somerset means that the landscape is a prime element of the district's character. Yeovil's peripheral landscape study identifies the potential for around 9000 dwellings that would largely avoid land of high landscape sensitivity around the edge of Yeovil (however this includes land that has other key constraints e.g. outside District boundary, in AugustaWestland flight path). Relatively little development in rural areas outside Yeovil.</p> <p>Recommended mitigation: Sensitive design standards and landscaping should be incorporated to mitigate adverse effects.</p>	-
10. Conserve and where appropriate enhance the historic environment	<p>Potential for significant negative effect at Yeovil given the presence of four Historic Parks and Gardens near the town, as well as several Scheduled Ancient Monuments, Conservation Areas, and numerous Listed Buildings (Yeovil Historic Environment Assessment, July 2010). Such areas should be avoided but some uncertainty until development locations are proposed.</p>	- - / ?
11. Reduce contribution to climate change and vulnerability to its effects	<p>Scale of development likely to lead to increased CO2 emissions, but greater focus of development at Yeovil should reduce the need to travel, maximise the potential to use sustainable travel modes and achieve better critical mass for sustainable energy technologies.</p> <p>Recommended mitigation: Sustainable construction should be encouraged, and new development should be located and designed to cope with hotter, drier summers and warmer, wetter winters.</p>	+ / -
12. Minimise pollution (including air, water, land, light, noise) and waste production	<p>Additional traffic generated likely to lead to a deterioration in air quality – a potential major negative effect at Yeovil due to the scale of proposed development, highlighted by the presence of the Air Quality Management Area covering the entire town. Best and most versatile agricultural land surrounds most of Yeovil – under this scenario a significant amount would be lost. Potential negative impact on water quality although evidence from Environment Agency (presented in the RSS) indicates capacity to handle increased flows associated with 5000 dwelling Yeovil urban extension – uncertainty beyond this scale.</p>	- - / ?
13. Manage and reduce the risk of flooding	<p>Areas of high fluvial flood risk (flood zone 3) are relatively limited in and around Yeovil so new development should be able to avoid these by applying the sequential test, but surface water/sewer flooding identified as a particular issue at Yeovil. Some uncertainty until more precise locations for development are proposed.</p> <p>Recommended mitigation: Sustainable drainage should be required to manage and reduce flood risk.</p>	?
14. Conserve and enhance biodiversity and geodiversity	<p>South Somerset is highly valued for its biodiversity, with 39 SSSIs and the internationally protected Somerset Levels and Moors particularly notable. Habitats Regulations Assessment indicated 8,200 dwellings at Yeovil and 8,400 elsewhere would mean an acceptable impact (if mitigation was incorporated) on the Levels and Moors; uncertainty as to whether an extra 5,000 dwellings at the town under this scenario would be acceptable.</p> <p>Recommended mitigation: European Protected Species are also widespread around Yeovil – need to ensure that designated sites and protected species are avoided or any harm is mitigated.</p>	- / ?

Conclusion: Several positive sustainability benefits of a greater focus of development at Yeovil due to the presence of (by far) the widest range of community facilities, shops and services of any settlement in the District. Also greater potential to help regenerate the town through new development and help alleviate some of the most deprived areas in South Somerset, which are located in Yeovil. However, under this scenario the potential benefits of new development would not be felt across the wider District, Yeovil's economy would be unable to generate enough jobs to match the number of homes, and there are potential for significant adverse environmental effects at Yeovil arising from such a large scale development.

Yeovil scale Option B: Low proportion of development at Yeovil (25% of District housing total of 17,700 dw 2006-28) Yeovil: 4425 dw. Elsewhere: 13275 dw.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Yeovil contains by far the widest range of services and facilities in the District, and the relative lack of services and facilities outside Yeovil (IMD, 2010) would make it more difficult for new residents to access these. This scale of development could help support services outside Yeovil, but additions/improvements are likely to be required to ensure they have the capacity to cope with such a population growth.	-
2. Reduce poverty and social exclusion	Large scale of development outside Yeovil could help some deprived areas, including parts of Chard and Crewkerne (IMD 2010). However, Yeovil has the greatest concentration of deprived wards in the District, which would see less benefit. Access to jobs is likely to be more difficult in rural areas.	-
3. Provide sufficient housing to meet identified needs of the community	Latest CLG district-wide household projections would be met. Limited ability to meet affordable housing need where it's highest i.e. Yeovil, although wider rural need would be benefited. Hence mixed effect overall.	+ / -
4. Improve health and well being	South Somerset is currently relatively healthy, apart from parts of Yeovil which are in the most deprived 20% in England (IMD, 2010). Limited opportunity to access the range of health and leisure facilities at Yeovil, particularly the District Hospital. The large scale development outside Yeovil in this scenario is likely to require substantial improvements to health and leisure facilities to be able to cope with new residents, as well as necessary open space etc.	-
5. Improve education and skills of the population	Dispersal of development would mean limited chance to access the range of education facilities at Yeovil. Additional rural population may help support rural schools, but will require improvements to education infrastructure outside Yeovil in order to meet need.	-
6. Reduce crime and fear of crime	The amount of change that would happen in relatively rural areas has the potential to cause social cohesion issues, which could lead to increased crime. Aim to build 'sustainable communities' and adopt high quality design standards in order to 'design out crime'.	- / ?

7. Support a strong, diverse and vibrant local economy	New development in general would bring positive economic benefits, but this approach would adversely affect the ability to foster balanced economic growth due to limited housing development at Yeovil, which is the economic driver in the District and where the best job opportunities are. 7500 dwellings at Yeovil (up to 2026) would mean net commuting remaining unaltered (Housing requirement for South Somerset and Yeovil, 2011), so a significant amount of in-commuting to Yeovil is likely as so few homes would be built in the town – this would mean many of those living outside Yeovil would not be able to access suitable local employment opportunities. The rural economy in general would likely benefit from such a large scale of development, including benefits to town centres in rural areas. Hence a mixed effect.	+ / - -
8. Reduce the effect of traffic on the environment	Relatively limited effect of additional traffic at Yeovil, but the significant scale of development outside Yeovil would likely increase the need to travel to access 'strategic' services, shops and jobs in the town. More in-commuting into Yeovil is likely to increase car use, given the lack of viable alternatives to the car. Sustainable transport modes should be prioritised to minimise the growth of congestion, CO2 emissions and impact on air quality.	- -
9. Protect and enhance the landscape and townscape	Limited impact on the landscape and townscape at Yeovil but as the landscape is a prime element of the District's rural character, there is potential for significant adverse effects on the wider more rural area. Hence a mixed effect.	+ / - -
10. Conserve and where appropriate enhance the historic environment	South Somerset benefits from a rich historic environment with over 80 Conservation Areas, 15 Historic Parks and Gardens, and thousands of listed buildings, which will need to be conserved. Potential for negative effects given this scale of development, particularly in rural areas. Some uncertainty until development locations are proposed.	- - / ?
11. Reduce contribution to climate change and vulnerability to its effects	The scale of development is likely to lead to increased CO2 emissions, particularly given the scale outside Yeovil that would mean a greater need to travel (likely to be by car given lack of viable alternatives) to access jobs, shops, and key services. Sustainable construction should be encouraged, and new development should be located and designed to cope with hotter, drier summers and warmer, wetter winters.	- -
12. Minimise pollution (including air, water, land, light, noise) and waste production	Increased car travel due to fewer alternatives to the car outside Yeovil could worsen air quality, although relatively low development at Yeovil where air quality is worst (demonstrated by the town-wide Air Quality Management Area) is positive. The development of best and most versatile agricultural land should be avoided where possible – less development at Yeovil would mean loss could be avoided here. Potential negative impact on water quality although evidence from Environment Agency (presented in the RSS) indicates capacity to handle increased flows associated with 5000 dwelling Yeovil urban extension – uncertainty beyond this scale. A mixed effect overall.	- / +
13. Manage and reduce the risk of flooding	Fluvial flood risk is an issue for most of the main settlements but it should be possible to avoid areas of high flood risk (flood zone 3) through application of the sequential test. Sustainable drainage should be required to manage and reduce flood risk. Some uncertainty until more precise locations for development are proposed.	?

14. Conserve and enhance biodiversity and geodiversity	South Somerset is highly valued for its biodiversity, with 39 SSSIs and the internationally protected Somerset Levels and Moors particularly notable. Habitats Regulations Assessment of the Levels and Moors states 8,200 dwellings at Yeovil and 8,400 elsewhere would mean an acceptable impact (if mitigation was incorporated); therefore some uncertainty given potential for large scale development outside Yeovil within the vicinity of the Levels and Moors. European Protected Species are also widely present in the District – need to ensure that designated sites and protected species are avoided or any harm is mitigated.	- / ?
Conclusion: The scenario of a low proportion of development at Yeovil would bring limited sustainability benefits. Although district-wide housing need would be met, it would not be in the most sustainable location (i.e. Yeovil) in terms of access to key services and facilities, meeting affordable housing need, economic growth, and the need to reduce travel in general. Also there would be less opportunity to help regenerate the deprived parts of Yeovil. Lower loss of best and most versatile agricultural land is a benefit of limited growth at Yeovil, but large amount of development elsewhere means greater potential for adverse impact on the character of the wider rural area.		

Yeovil scale Option C: Medium-scale development at Yeovil (37% of District housing total of 17,700 dw 2006-28) Yeovil: 6550 dw. Elsewhere: 11150 dw.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Although access to services in the main settlements is relatively good, most of rural South Somerset is in the most deprived 20% in England in the 'barriers to housing and services' domain (IMD, 2010). Opportunity to take advantage of the existing concentration of services and facilities at Yeovil, but lack of access in rural areas could be an issue.	0
2. Reduce poverty and social exclusion	New development should bring economic and housing opportunities, which would aid areas of deprivation. Most development outside Yeovil could help some deprived areas, including parts of Chard and Crewkerne (IMD 2010) but Yeovil has the greatest concentration of deprived wards in the District, which would see less benefit.	+
3. Provide sufficient housing to meet identified needs of the community	Latest CLG district-wide housing projections would be met. Opportunity to contribute to meeting affordable housing need where it's greatest (in Yeovil), and the wider rural area.	+
4. Improve health and well being	South Somerset is currently relatively healthy, apart from parts of Yeovil which are in the most deprived 20% in England (IMD, 2010). Just over a third of new residents would be in close proximity to the range of health facilities at Yeovil. Additional development will require enhancements to health and leisure facilities, open space, green infrastructure in order to encourage healthy lifestyles.	0
5. Improve education and skills of the population	Additional rural population may help support rural schools, but likely to require improvements to education infrastructure in order to meet need. Potential for around a third of new residents to have close access to facilities at Yeovil.	0

6. Reduce crime and fear of crime	Some uncertainty, but relatively large amount of development and therefore change in rural areas has the potential to cause social cohesion issues, which could lead to increased crime. Aim to build 'sustainable communities' and adopt high quality design standards in order to 'design out crime'.	- / ?
7. Support a strong, diverse and vibrant local economy	New development in general would bring positive economic benefits. Scale of development at Yeovil is likely to be too low compared to job creation, making it more difficult for people outside Yeovil to access local jobs, and leading to increased in-commuting to the town (Housing requirement for South Somerset and Yeovil, 2011). Development outside Yeovil likely to benefit the 'rural' economy. Therefore a mixed effect.	+ / -
8. Reduce the effect of traffic on the environment	Yeovil development offer the best chance of access to jobs, services and facilities by non-car modes, but high proportion elsewhere likely to increase the need to travel. Sustainable transport modes should be prioritised to minimise the growth of congestion, CO2 emissions and impact on air quality.	-
9. Protect and enhance the landscape and townscape	Potential for impact on the landscape and townscape at Yeovil but peripheral landscape study indicates capacity here. Given that the landscape is a prime element of the District's rural character, there is potential for adverse effects on the wider more rural area.	-
10. Conserve and where appropriate enhance the historic environment	South Somerset benefits from a rich historic environment with over 80 Conservation Areas, 15 Historic Parks and Gardens, and thousands of listed buildings, which will need to be conserved. Scale of development outside Yeovil could give rise to negative effects but some uncertainty until development locations are proposed.	- / ?
11. Reduce contribution to climate change and vulnerability to its effects	The scale of development is likely to lead to increased CO2 emissions; over 60% of housing outside Yeovil would mean a greater need to travel (likely to be by car given lack of viable alternatives) to access jobs, shops, and key services. Sustainable construction should be encouraged, and new development should be located and designed to cope with hotter, drier summers and warmer, wetter winters.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Increased car travel due to fewer alternatives to the car outside Yeovil could worsen air quality. The development of best and most versatile agricultural land should be avoided where possible – likely to be losses around Yeovil, and potentially some of the other settlements. Potential negative impact on water quality although evidence from Environment Agency (presented in the RSS) indicates capacity to handle increased flows associated with 5000 dwelling Yeovil urban extension – uncertainty beyond this scale.	-
13. Manage and reduce the risk of flooding	Fluvial flood risk is an issue for most of the main settlements but it should be possible to avoid areas of high flood risk (flood zone 3) through application of the sequential test. Sustainable drainage should be required to manage and reduce flood risk. Some uncertainty until more precise locations for development are proposed.	?
14. Conserve and enhance biodiversity and geodiversity	South Somerset is highly valued for its biodiversity, with 39 SSSIs and the internationally protected Somerset Levels and Moors particularly notable. Habitats Regulations Assessment of the Levels and Moors states 8,200 dwellings at Yeovil and 8,400 elsewhere would mean an acceptable impact (if mitigation was incorporated); therefore some uncertainty with larger scale development outside Yeovil potentially within the vicinity of the Levels and Moors. European Protected Species are also widely present in the District – need to ensure that designated sites and protected species are avoided or any harm is mitigated.	- / ?

Conclusion: Some positive effects on meeting housing need and helping to alleviate poverty through the benefits of new development, but potential for several negative environmental effects. Potential negative economic effects as the scale of development at Yeovil is likely to be too low compared to job creation, making it more difficult for people to access local jobs, and leading to increased in-commuting to the town.

Overall conclusion: Option A performs least well of the three options in sustainability terms, followed by Option B – neither of these two options are supported from a sustainability perspective. Option C scores better overall, but would still result in some negative effects, including a forecast imbalance of homes and jobs at Yeovil.

Policy SS6 – Infrastructure Delivery		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The draft policy seeks to ensure that community infrastructure is developed alongside new development, ensuring that the infrastructure that has been identified as required, is built at the same time as the new development. In the past for example, new residential development has been built without the required infrastructure and rather than that following on at a later stage, sometimes it has never followed, leading to a community deficit. The policy differentiates between on site provision of infrastructure through planning obligations under Section 106 and that provided through Community Infrastructure Levy (CIL). As the Council will be in control of prioritising any CIL money raised, the policy would allow for improve access to essential services and facilities for potential residents of new development.	+
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	Affordable housing will be provided in accordance with policy alongside market housing in new development.	+
4. Improve health and well being	Through the delivery of new health facilities, sports provision and cycle routes amongst other infrastructure.	+
5. Improve education and skills of the population	Through the delivery of new schools.	+
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	Through the delivery of road and highway improvements and contributions towards sustainable modes of transport (including footpaths, cycle routes and bridleways).	+
9. Protect and enhance the landscape and townscape	N/A	0

10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Indirectly through the provision of a package of infrastructure all designed to make development more sustainable and energy efficient.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	Through the provision of infrastructure.	+
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The policy seeks to ensure that new development is properly planned and has infrastructure provided either in direct relation to the development through planning obligation S106 or through CIL monies which the Council can then prioritise to ensure delivery of physical, social and environmental infrastructure. This will ensure that any new development adds to the sustainability and self-containment of the District's communities.		

Policy SS7: Phasing of Previously Developed Land; and Policy HG2: The use of Previously Developed Land (PDL) for New Housing Development		
These policies are closely related so have been appraised together as the sustainability effects are likely to be the same.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Between April 2006 and March 2011 about 44% of housing completions, housing under construction and housing commitments have occurred on PDL within development areas, with much development outside development areas being on greenfield sites. The promotion of PDL for housing development would therefore encourage development in the most sustainable locations, ensuring high levels of accessibility to services and facilities. However, the plan will limit the number of settlements that will be designated for growth thus reducing the availability of PDL. The national change to the designation of garden land sites to greenfield development will further reduce the amount of PDL available for development.	+
2. Reduce poverty and social exclusion	The use of disused land in urban areas will reduce the impact of development in rural locations.	+
3. Provide sufficient housing to meet identified needs of the community	The use of PDL can involve much higher cost to the developer (e.g. due the costs of dealing with contamination) and therefore may not improve affordability. Although it will contribute to the housing supply, the housing will need to be supplied whether PDL or greenfield land is used.	0

4. Improve health and well being	The promotion of PDL for housing development would encourage development in the most sustainable locations, ensuring high levels of accessibility to services and facilities.	+
5. Improve education and skills of the population	N/A.	0
6. Reduce crime and fear of crime	Disused sites can be attractive for criminal activity. Their use for housing development can give opportunities for reducing this criminal activity and promoting greater surveillance of the area.	+
7. Support a strong, diverse and vibrant local economy	The use of PDL could lead to loss of employment sites. However as many sites are within the larger settlements they could increase accessibility to work, services and facilities, and promote town centre vitality in those settlements.	0
8. Reduce the effect of traffic on the environment	PDL sites within main settlements could reduce the need to travel for employment, or to access services and facilities. However congestion within settlements could be exacerbated.	+
9. Protect and enhance the landscape and townscape	The use of PDL for housing development can afford opportunities for the enhancement of sites and to provide new recreational open space.	+
10. Conserve and where appropriate enhance the historic environment	The use of PDL for housing development can afford opportunities for the enhancement of the historic environment.	+
11. Reduce contribution to climate change and vulnerability to its effects	N/A.	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	The use of PDL for housing development will reduce the use of greenfield sites. However pollution within a settlement could be increased.	+
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	N/A.	0

Conclusion: Changes in national legislation have removed both national and regional targets for housing development on PDL although there is still an expectation that the use of PDL will be maximised. An average of 66% of new houses have been built on PDL in 2006-11. Monitoring information shows that approximately 44% of existing housing supply/ commitments/allocations as at April 2011 are on PDL, higher than the figure to April 2009 because of the removal of a number of greenfield Local Plan allocations from the saved policies due to lack of progress.

The PDL target can be justified for the following reasons:

- The predominantly rural nature of the District (60%);
- The over-achievement of PDL development over the first five years of the plan due to delays in the development of allocated greenfield sites;
- The proposed 2,500 greenfield urban extension for Yeovil;
- The change in the proportion of suitable, available and developable land identified in the SHLAA 2010; and
- The national change in designation of garden plots from PDL to greenfield.

Yeovil

Policy YV1 – Urban framework and Greenfield housing provision for Yeovil		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Positive effects resulting from a high proportion of new development at Yeovil, where there is existing access to service and facilities, and greater opportunity to walk, cycle and use public transport.	++
2. Reduce poverty and social exclusion	Focus of development on Yeovil, which contains the most deprived areas in the District, should help to regenerate deprived areas. Ability to access jobs and facilities will reduce need/cost of travel and reduce fuel poverty associated with transport costs. Energy efficient buildings should reduce fuel costs.	++
3. Provide sufficient housing to meet identified needs of the community	Allows housing development where need is greatest.	++
4. Improve health and well being	Good accessibility to the more 'strategic' health facilities at the town, and new development could potentially enhance these facilities.	+
5. Improve education and skills of the population	Yeovil contains a variety of education facilities, including Yeovil College, so future population would have the opportunity to improve education and skills, which could increase the supply of skilled workers to the economy.	+
6. Reduce crime and fear of crime	The focus of development at Yeovil and additional population could potentially lead to increased crime, but the incorporation of high quality design standards in new developments can offer the opportunity to 'design out crime'. The effect should be more certain at a site specific level.	?
7. Support a strong, diverse and vibrant local economy	Most employment opportunities are provided at Yeovil, meaning that balanced economic growth could be fostered. Potential to access work by walking, cycling and public transport is greater at Yeovil.	++

8. Reduce the effect of traffic on the environment	Focus at Yeovil which is home to a range of jobs, services and facilities, should assist in reducing the need to travel and promoting sustainable travel. However, increased congestion is an issue in Yeovil. Recommended mitigation: sustainable travel should be prioritised (addressed in Policy YV6: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension).	-
9. Protect and enhance the landscape and townscape	Potential for negative landscape impact given the need to build on Greenfield land; should be more certain at site-specific level. Recommended mitigation: High quality design and landscaping should be incorporated that fosters local distinctiveness.	?
10. Conserve and where appropriate enhance the historic environment	Generally uncertain effect until more precise locations for development are determined, although several important historic assets are located in the vicinity of the town.	?
11. Reduce contribution to climate change and vulnerability to its effects	The distribution of new development to Yeovil, where jobs, shops, and community facilities are located should ensure the need to travel is minimised. Medium term negative effect of new buildings likely to mean increased CO2 emissions unless/until zero carbon development is achieved – building regulations will require new dwellings to be zero carbon from 2016 and non-residential from 2019. Recommended mitigation: Sustainable construction should be encouraged in new development, including water efficiency measures, in order to adapt to climate change. New development should be located and designed to cope with hotter, drier summers and warmer, wetter winters.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	The focus of development at Yeovil should minimise pollution by reducing the need to travel, however the presence of Yeovil Air Quality Management Area means the cumulative effects of new development could worsen air quality. There will be a short term negative effect associated with construction e.g. vibration, noise. Best and most versatile agricultural land is distributed widely around the town, which is likely to mean development on this resource. Recommended mitigation: Seek to avoid developing on Best and Most Versatile agricultural land.	-
13. Manage and reduce the risk of flooding	Uncertain until more precise locations for development are proposed – fluvial and surface water flood risk is an issue at Yeovil. Recommended mitigation: Sequential test should be applied and SUDS encouraged in order to reduce flood risk to people and property.	?
14. Conserve and enhance biodiversity and geodiversity	Early stages of the Habitats Regulations Assessment (HRA) identifies the following potential adverse impacts on the Somerset Levels and Moors from new development: increased recreational disturbance from population growth at Yeovil. Generally uncertain until more precise locations for development are proposed. Recommended mitigation: ensure that designated sites and protected species are avoided or any harm is mitigated – European Protected Species are present in areas around Yeovil.	?
Conclusion: Housing development at Yeovil where there is best access to jobs, shops, and facilities and services in South Somerset will bring several sustainability benefits. This should also help reduce the need to travel in the district. The focus on Yeovil will allow housing need to be met, where it is		

greatest. Some more site-specific issues such as impact on landscape and historic environment will become clearer in considering locations for development, although a negative effect is likely from development upon best and most versatile agricultural land which is widely present around the town.

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: Yeovil Sustainable Urban Extension).	+
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: Yeovil Sustainable Urban Extension). Sustainable construction techniques should improve energy efficiency of dwellings, and therefore help reduce fuel poverty (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	+
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: Yeovil Sustainable Urban Extension, YV4: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension, EQ5: Green Infrastructure). 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. The cumulative effect of development of this scale would overburden existing facilities. Recommended mitigation: ensure education facilities are provided within the development (included in Policy YV2: Yeovil Sustainable Urban Extension).	+ / -
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: General Development).	?
7. Support a strong, diverse and vibrant local economy	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. Recommended mitigation: the proposal for development should include specific provision for employment land (included in Policy YV2: Yeovil Sustainable Urban Extension).	+ +
8. Reduce the effect of traffic on the environment	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, the cumulative effect of development will mean additional traffic generation, particularly on the surrounding route network of the site. 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. 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: Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension).	-
9. Protect and enhance the landscape and townscape	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. 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).	-

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: East Coker and North Coker Buffer Zone). 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	<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: Addressing Climate Change in South Somerset.).</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. The entire location 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: General Development). Potential to include waste and recycling facilities; and require a Site Waste Management Plan.</p>	-
13. Manage and reduce the risk of flooding	<p>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.</p> <p>Recommended mitigation: Incorporate Sustainable Drainage Systems (SuDS).</p>	+
14. Conserve and enhance biodiversity and geodiversity	<p>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).</p> <p>Recommended mitigation: when master planning the site, incorporate mitigation such as retaining the hedgerows, using sensitive lighting, providing green space and woodland.</p>	-
<p>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.</p>		

Preferred Policy – East Coker and North Coker Buffer Zone

This Sustainability Appraisal considers the Council's preferred policy for the East Coker & North Coker Buffer Zone as well as realistic alternatives. The concept of a Buffer Zone / Built Development Buffer Line emerged from the Draft Core Strategy Yeovil Urban Extension SA. That report identified the potential impact of large scale built development on Yeovil's historic environment around the periphery of Yeovil given the large number of historic assets identified and sought to mitigate through the introduction of an indicative Buffer Line / Zone (See Draft Core Strategy proposals Map). The 'proposed submission' Local Plan defines a preferred direction for growth to the South and West of Yeovil. Given the preferred direction of growth has been identified, it is now possible to more accurately define the East Coker & North Coker Buffer Zone / Built Development Buffer Line and in doing so introduce a policy. Three realistic options have been explored and Sustainability Appraised: 1) a No Policy – reliance on existing historical designations, 2) a Built Development Buffer Line Policy and 3) an East Coker & North Coker Buffer Zone Policy.

Policy YV3 - East Coker and North Coker Buffer Zone		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	Buffer Zone restricts built development within its boundary but should not unnecessarily prevent Yeovil from meeting its growth targets.	+
4. Improve health and well being	Identified buffer zone will provide a green lung for residents of Yeovil and nearby villages to enjoy the countryside.	++
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	The Buffer Zone will restrict built development within its boundary while allowing landscaping improvements to occur therefore protecting the landscape in this area. There is potential for a short term negative effect until landscaping improvements are fully developed.	+

10. Conserve and where appropriate enhance the historic environment	The buffer zone provides a wider protection for the historic assets in this area than the existing visual envelopes for listed buildings and conservation areas in the Village of East and North Coker so as to avoid settlement coalescence. Buffer Zone fails to provide additional protection for historic assets to the south and east of the Yeovil direction for growth. Including the Historic Parks and Gardens Barwick, listed buildings and the scheduled ancient monument, Roman villa.	++
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	Indirectly this policy will minimise air, water, land and noise pollution in the area of the policy designation.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	Indirectly the policy designation will provide a wedge of green infrastructure that will provide a safe habitat environment for local species from built development.	+
<p>Conclusion: An 'East Coker and North Coker Buffer Zone' provides residents of Yeovil and the surrounding villages with further certainty regarding the full extent of built development associated with the Yeovil Urban Extension, the safe protection of open countryside and wildlife in the vicinity. This approach complements existing historical assets while acknowledging the issue of settlement coalescence towards East and North Coker. This Policy does not provide, additional protection to the South and South East towards Barwick and Stoford although existing designations remain extant. Given the advantages and disadvantages listed this approach is preferred as it provides certainty for residents of North and East Coker while maintaining the flexibility of design approaches to the South and South East.</p>		

Alternative to Policy YV3 - Built Development Buffer Line		
<p>'A 'Built Development Buffer Line' is identified to the Yeovil Urban Extension, beyond which (to the south and west) built development that results in coalescence with the settlements of North Coker, West Coker and Barwick and / or adversely affect the setting of historic assets is precluded. Development, not representing built form, beyond the Built Development Buffer Line may be acceptable as long as the coalescence of settlements is not caused as a result nor the setting of historic assets is adversely affected.</p>		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0

3. Provide sufficient housing to meet identified needs of the community	Built Development Buffer Line Policy defines the furthest extent of built development but should not unnecessarily prevent Yeovil from meeting its growth targets however it does restrict the range of sites available for development.	0
4. Improve health and well being	Identified Built Development Buffer Line defines the maximum extent of built development but does not identify a specific green area that residents can enjoy however it can be taken that outside the Identified Built Development Buffer Line also enjoy this status subject to Policy SS2: Development in Rural Settlements.	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	The Built Development Buffer Line defines the maximum extent of built development while allowing landscaping improvements to occur and therefore protecting the landscape in this area.	+
10. Conserve and where appropriate enhance the historic environment	The Built Development Buffer Line defines the maximum extent of built development around the entire Direction for growth. The built development limit provides additional wider protection to the North and East Coker Conservation Area and the listed buildings in this area however it compromises existing designations and their visual envelopes to the south and east by reducing the weight afforded to existing visual envelopes most noticeable the scheduled ancient monument, the listed buildings at Key Farm and Keyford House and the visual envelope of Barwick Historic Park and Gardens.	++
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	Indirectly this policy will minimise air, water, land and noise pollution in the area of the policy designation.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	Indirectly this policy approach will provide a safe habitat environment for local species beyond the built development limit.	+

Conclusion: The Built Development Buffer Line provides residents of Yeovil and the surrounding villages with further certainty to the full extent of built development associated with the Yeovil Urban Extension however it does not provide further certainty regarding the safe protection of open countryside for recreation and wildlife uses. This approach does provide greater protection to some historical assets through the acknowledgement of settlement coalescence issues however in defining this line some land is artificially constrained while the weight of other existing designations is eroded, specifically the setting of Barwick Historic Parks and Gardens. Given the advantages and disadvantages associated with this Policy it is not proposed that this approach is accepted.

Alternative to Policy YV3 – No Policy – Reliance on existing historical designation

Existing historical designations include; Listed buildings and their setting, Conservation Areas and their settings, Historic Parks and Gardens and their settings, Scheduled Ancient Monuments (SAMs) and their settings.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	Without a Buffer Zone / Built Development Buffer Line Policy, built development would be controlled by existing Planning constraints already in place including; Listed buildings and their setting, Conservation Areas and their settings, Historic Parks and Gardens and their settings, Scheduled Ancient Monuments (SAMs) and their settings, flood plains and landscape character. This approach would not unduly restrict the range of sites available for development to the South of Yeovil however it would fail to recognise the impact of settlement coalescence.	0
4. Improve health and well being	Without a Buffer Zone / Built Development Buffer Line Policy there will be no specific identified green area that residents can enjoy although open countryside will remain.	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	Without a Buffer Zone / Built Development Buffer Line Policy, the protection of landscape and townscape will be less formally defined.	0

10. Conserve and where appropriate enhance the historic environment	Without a Buffer Zone / Built Development Buffer Line Policy, existing historical assets would be protected by their individual designations including; Listed buildings and their setting, Conservation Areas and their settings, Historic Parks and Gardens and their settings & Scheduled Ancient Monuments (SAMs) and their settings. This approach does not provide additional weight regarding the impact of development on settlement coalescence of nearby villages.	+
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
<p>Conclusion: Without a Buffer Zone / Built Development Buffer Line Policy residents of Yeovil and surrounding villages have less certainty regarding the extent of built development, the location of open land for recreation or indirectly the protection of local wildlife. This approach also fails to add weight to the issue of settlement coalescence however all existing historical assets including Listed Buildings, Historic Parks and Gardens, Conservation Areas and Scheduled Ancient Monuments and their settings would remain protected albeit as individual designations rather than a group. In considering the disadvantages of this approach it is not proposed this course of action is taken.</p>		

Policy YV4 – Yeovil Summerhouse Village

The Summerhouse Village is identified as a strategic location for a mixed-use scheme including 150 dwellings, retail and leisure uses in the town centre. The Summerhouse Village Masterplan will be developed to the highest sustainability standards subject to supporting on-going viability assessment work.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	The Yeovil Urban Village is located in the town centre and therefore within easy walking and cycling distance of all town centre facilities including; convenience stores including a Tesco's Superstore & Marks and Spencer's, many sub-regional retail chains, the Quedam centre, several High Street banks, numerous public houses and the main post office. The Urban Village is located a short distance from Huish Primary School and Yeovil College, the towns three Secondary Schools are all located in the North. The Strategic allocation has easy access to the Octagon Theatre, Goldenstone Leisure Centre, the Yeovil Country Park, the town's museum and Bus Station. The town has two main line railway Stations, Pen Mill Station is within walking distance and Yeovil Junction can be accessed by bus from the town centre. The opportunity exists to address social exclusion through new affordable Housing provision. The Yeovil Urban Village will require the initial loss of several of the towns main town centre car parking spaces however this can be mitigated by the introduction of replacement spaces within the design as either undercroft parking or through off site provision.	+ +
2. Reduce poverty and social exclusion	The provision of a mixed-use scheme including dwellings, retail and leisure uses in the town centre will supply affordable housing and new jobs that can help to achieve this objective.	+
3. Provide sufficient housing to meet identified needs of the community	The development of additional homes will increase the range of housing available in Yeovil and increase levels of affordable housing.	+ +
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Yeovil with the opportunity for access an increased level of informal recreation.	+
5. Improve education and skills of the population	New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period would provide a short term positive effect. Site has easy access to Huish Primary School and Yeovil College, the towns three Secondary Schools are all located in the North.	0
6. Reduce crime and fear of crime	Mixed use development will improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	First time buyers should be attracted by the proximity to a choice of jobs, many of which can be accessed without the cost of running a car.	+
8. Reduce the effect of traffic on the environment	The aspiration for the Urban Village is for 50% of trips to be made by non-car means. Mitigation measures include; establishing new car parking standards for the Site, designing out the need for a car, establishing a new style Quality Bus Partnership, designing all homes and other uses to promote the use of cycles or walking, redesign the local highway network and junctions so that the perception is changed for being primarily for use by cars and separating car parking from residential and other units both physically and in pricing policy to highlight the cost of parking. The scheme would also involve the loss of town centre car parking however this would need to be either replaced on or off site to mitigate town centre impact.	+ +

9. Protect and enhance the landscape and townscape	Strengthening of Yeovil's distinctive character, especially its relationship to adjoining landscape – a countryside town. New open green space: will be achieved in the form of a village green that includes tree planting, grassed areas, hard landscape, play facilities, seating, lighting and which makes the most of the level changes to achieve interesting design and view points to Summer House Hill. To develop a network of formal and informal public open spaces (both green and hard-landscaped) that knit the village together and link it into its context. Comprehensive landscape management of this currently derelict and unmanaged area including a new area available for gardens above the hotel.	+ +
10. Conserve and where appropriate enhance the historic environment	Urban Village site is located outside the town centre Conservation Area. Development in this location would maintain the Historic Environment.	0
11. Reduce contribution to climate change and vulnerability to its effects	The aspiration for the Yeovil Urban Village is to reach the highest sustainability standards possible in new development. The Summerhouse Village Masterplan has considered a range of possible measures including; achieve at least level 4 of the Code for Sustainable Homes, (which includes standards for household waste recycling, construction waste, water efficiency measures and reduced pollution), requiring individual homes to reach the Building for Life silver standard and also achieve 70 per cent carbon savings above current building regulations in terms of heating, hot water and lighting; ensuring a minimum of one job per house can be reached by walking, cycling or public transport to reduce dependence on the car, locating homes within ten minutes walk of frequent public transport, a primary school, and everyday neighbourhood services. The key is making the most of the site's position and location on a South facing slope on the edge of the town centre by reducing parking levels and the ease of access to the car and encouraging walking and cycling. It also means investing in elements that will keep running costs down, and hence make the new housing more affordable, such as Photovoltaic panels on the roofs of the buildings.	+ +
12. Minimise pollution (including air, water, land, light, noise) and waste production	The Urban Village Masterplan aspires to reduce the number of trips made by the private car. Making less use of the car will reduce pollution and congestion. One of the best ways of encouraging walking (and cycling) is to design streets and their surfaces so people on foot have primacy. This reduces noise and makes the streets feel safer, as well as improving air quality, which is a problem in Yeovil. The Urban Village is a brownfield site and therefore negates the loss of Greenfield land.	+
13. Manage and reduce the risk of flooding	At the valley bottom this area is Flood Zone 3. Proposals affecting the Vauxhall Garage site in particular are dependant on the results of a Flood Risk Assessment. There are a number of measures in the masterplan that would mitigate the effects of flooding, such as use of permeable surfaces, proposal for gardens or cultivation around the proposed hotel, which would slow the rate of run-off. The impact of a weir on flood risk and viability only affects sites in the valley bottom, and would be linked to proposals for Sustainable Drainage Systems (SuDS) that would clean and hold any run off before it was released. The great majority of the proposed homes lie above the flood risk area.	0 / ?

14. Conserve and enhance biodiversity and geodiversity	The Urban Village is located adjacent the Yeovil Country Park and contains parts of the Dodham Brook which is a natural habitat for a family of Water Voles nearby and several species of bats. Green Infrastructure should be incorporated into development. Path lighting should be avoided as this disrupts flight paths of bats.	+
Conclusion: The overall findings for this option are positive with specific benefits experienced regarding housing supply, improvements to the landscape, reducing contributions to climate change and reducing the need to travel. Neutral effects are expected within objectives 5, 10 and 13.		

Preferred Policy – Flight Safety Zone

Options for the Flight Safety Zone were not appraised through the earlier plan process as this Policy was identified through the ‘preferred options’ public consultation stage from representations made by Agusta Westlands. The Flight Safety concerns are considered so great that there are not considered any other realistic alternatives given the importance of the company to the local economy.

Policy YV5 – Yeovil Airfield Flight Safety Zone		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	Supporting the main employer in the District should help to reduce poverty and social exclusion.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	Indirectly this policy will protect the sports facilities that already exist under the flight path.	+
5. Improve education and skills of the population	AgustaWestlands (AW) is one of the main employers in the town and in supporting its continued operations through the protection of the flight safety zone it is anticipated that Agusta Westlands will continue to provide skilled jobs for the region.	++
6. Reduce crime and fear of crime	N/A	0

7. Support a strong, diverse and vibrant local economy	The South West area is the only area around the aerodrome, which has not been developed and is now the sole area in which helicopters can approach and depart the aerodrome safely in many situations. When there are unslung loads that need to be carried, this testing can only be conducted by departing and arriving to or from the south west as in exceptional circumstances it may be necessary to jettison the load immediately and therefore the safeguarding zone is the only area where this can happen safely without risk to a third party. Development in the red zone would severely impact on the safe test flying activities of both current and future aircraft. AW does not own any other facility in the UK to permit such activities. Further development could create severe limitations on the planned development and expansion of the business at AW. Development in the red zone area would put at risk new programmes, which AW hopes to start. Absence of a safeguarding zone(s) would have a negative impact on a new business strategy that is being planned to provide a new maintenance centre for civil aircraft at the factory.	++
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	Indirectly this policy will protect the landscape to the West of Yeovil as it seeks to prevent built development directly under the flight path as identified on the proposals map.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The overall findings for this option are positive with specific benefits experienced for the Yeovil economy in terms of supporting Agusta Westlands as the District's main employer and ensuring a vibrant local economy, jobs and skills. Indirect benefits are experienced in respect of the protection of the landscape and existing open space leisure uses.		

Policy YV6 - Delivering Sustainable Travel at the Yeovil Sustainable Urban Extension		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Ability to really achieve significant modal shift.	++
2. Reduce poverty and social exclusion	Access opportunities for all.	++
3. Provide sufficient housing to meet identified needs of the community	Reducing the need to own cars may help increase housing affordability, as people would have greater disposable income.	0
4. Improve health and well being	Easy access to facilities – increased ability to build in exercise to the daily routine, - Walking, Cycling & bus - on average a return journey on the bus involves walking 1.3km versus 0.3km if taking the car (Greener Journeys Sept 2011).	+
5. Improve education and skills of the population	Increased accessibility to education for all.	+
6. Reduce crime and fear of crime	Increased social interaction from more walking & cycling should reduce the fear of crime.	+
7. Support a strong, diverse and vibrant local economy	Easier access to employment goods and services for all. Increased emphasis on local.	+
8. Reduce the effect of traffic on the environment	This policy promotes a range of measures aimed at encouraging sustainable travel, and should therefore meet this objective.	++
9. Protect and enhance the landscape and townscape	The provision of green corridors would have benefits for the landscape.	+
10. Conserve and where appropriate enhance the historic environment	Little opportunity likely on urban extension, although sustainable transport measures likely to have positive effects on existing development and its environs.	0
11. Reduce contribution to climate change and vulnerability to its effects	Significant reduction in CO ₂ due to modal shift.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	The reduction of car traffic, the main reason why Yeovil is designated as an Air Quality Management Area, should ensure that air pollution is minimised.	+
13. Manage and reduce the risk of flooding	N/A	0

14. Conserve and enhance biodiversity and geodiversity	Potential to" increase the appeal of walking & cycling through the provision of a biodiverse and green environment that connects people to nature" (Active and Low carbon travel (UWE) vision for Yeovil Seed Project 5 "Green & Complete") Conversely SUE itself will take Greenfield.	0
Conclusion: Subject to there being adequate critical mass policy YV6 can deliver the modal shift needed. However, these measures will need to be costed through the Transport Assessment and tested for viability.		

Market Towns

Policy PMT1 Chard Strategic Growth Area and PMT2 Chard Phasing		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The permeability and connectivity of movements within the town centre will be improved. The spatial restructuring of the town will allow improved circulation throughout the centre and provide an opportunity to create more inclusive spaces, enabling better local access to facilities. Development to the east of the town will enable opportunities for increased permeability of movement from new and existing residential areas to existing facilities. A new district centre will be provided in the Millfields area enabling enhanced access to a better range of facilities for existing and new residential areas.	++
2. Reduce poverty and social exclusion	Proposal aims to improve the physical, social and economic environment of the town centre. Providing facilities to enable business start-ups and maximise opportunities for revitalising the retail offer of the town. Socially excluded or 'hard to reach' groups will be engaged in the regeneration process through inclusive consultation and representation on the Community Forum. The proposal will deliver significant levels of housing to release funding to reduce fuel poverty in existing residential areas via off site contributions to 'allowable solutions' and provide the critical mass to ensure new business ventures are viable in terms of patronage.	++
3. Provide sufficient housing to meet identified needs of the community	Range and quality of housing within town centre will be improved. The option will roughly deliver twice the amount of housing indicated in the local plan for the original key site enabling the delivery of a significantly improved range of housing types and tenures and increase levels of affordable housing. The housing numbers have been revised since the publication of the Draft Core Strategy (incorporating Preferred Options) to take account of any additional commitments and the extension of the plan period to 2028 hence the increase in the number of dwellings to be delivered in the plan period.	++
4. Improve health and well being	Improvements to the 'Green Heart' area of the town centre will enable better access multifunctional green open space. Improvements in leisure provision throughout the town will be enabled through new open spaces and facilities. Links to the countryside beyond the town will be enhanced as the Stop Line Way Sustrans route is delivered linking into the new development areas to the east of the town.	++

5. Improve education and skills of the population	Town centre initiatives include the provision of flexible business incubation spaces providing the opportunity to provide skilled training facilities/studios. Improvements in education and skills provision can also be derived from the level of development outlined in terms of developer contributions towards these facilities. Two new primary schools would be delivered in this option. Potential to contribute to Building Schools for Future programme through developer contributions becomes more viable with the levels of housing development outlined in this option.	+
6. Reduce crime and fear of crime	Mixed used redevelopment will improve natural surveillance of areas off the main high street, designing out crime in the new built form of the town centre. Additionally introducing more people of varied mix/age groups can help reduce perceptions of crime. New and existing residential areas will benefit from the development of improved links to the town centre increasing activity along these routes.	+
7. Support a strong, diverse and vibrant local economy	Option will provide an improved environment for office development in the town centre and to the north of the town. Retail offer will be improved creating a better shopping environment helping Chard to become a shopping destination of choice. Leisure offer in town centre will be improved potentially increasing tourism potential. Critical mass of town will be increased significantly to attract some larger employers and retailers.	+ +
8. Reduce the effect of traffic on the environment	Option will improve the environment of the town centre highways network and deliver some improvements to signalling efficiency. Pedestrian priority and shared spaces will improve road safety. Parking strategy and increased pedestrian circulation will reduce the need to navigate the town centre by car. Highways capacity across the town network will be increased through delivering two new links on the eastern side of the town. Stop Line Way will provide the option for sustainable travel opportunities in walking and cycling. The additional primary highways link around the east of the town will be provided to ease the levels of traffic dependant on Oakland Avenue and Henderson Drive. Overall town wide traffic volume will be increased but town centre traffic will not increase significantly.	+ +
9. Protect and enhance the landscape and townscape	Townscape of Chard will be enhanced. Currently un-utilised areas of the town centre characterised by dead frontage and inefficient uses of space will be transformed into positive accessible spaces. Development will further encroach onto what is currently Chard's surrounding landscape context on the eastern side of the town to its natural limit. The masterplan ensures however that the wider landscape setting of the town is not compromised.	0
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained, responding to the urban form created by the historical burgage plots where appropriate and positively engaging with the towns many listed structures.	+ +

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

Conclusion:

Policy PMT1 (and PMT2) allow for strategic growth in chard, which creates a number of significantly positive impacts, although some mitigation will be necessary for the negative effects that have been identified.

Positive Impacts:

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

Negative Impacts:

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

Policy PMT3 Iminster Direction of Growth		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	<p>The Direction of Growth is located within easy walking¹ and cycling distance of the Town Centre. The Town Centre includes a wide range of services and facilities and is well served by convenience shopping opportunities with Tesco, Co-op and McColls. There are two Health Centres located in the town (although permission has been approved to relocate both these to a site south of Station Road, and its building is well underway, with completion due by the end of the year). The new Health Centre will be approx 950m from the Direction of Growth, which is not considered easy walking distance, but the land is flat, so arguably walking and cycling are viable options. There are two schools in Iminster - Greenfyldes First School and Swanmead Community School, and both are in close proximity to the Direction of Growth. There is no secondary school provision in Iminster and most children are educated in Wadham School, Crewkerne.</p> <p>Recommended mitigation: Residential development in this location should ensure that the good walking/cycling links into the town centre are maintained or improved making access even easier. Given the level of growth, CIL or Section 106 contributions may provide additional community facilities where deemed necessary.</p>	++
2. Reduce poverty and social exclusion	Iminster does not rank highly in terms of deprivation, but new development generally should bring benefits to help to reduce poverty and social exclusion through the provision of affordable housing and community benefits as part of the overall proposal.	+
3. Provide sufficient housing to meet identified needs of the community	Residential development will increase the range of market housing and affordable housing available in Iminster. A viability assessment of the site has been undertaken and this indicates that the site is deliverable and can 'afford' 35% affordable housing.	+
4. Improve health and well being	Potentially by providing residential development in close proximity to the existing centre, this may encourage people to walk more to access sites and facilities, which would be beneficial to health. Development will be on a Greenfield site, which may reduce ability to access green space, but an amount of open space will be expected through S106.	+ / -

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

5. Improve education and skills of the population	The Direction of Growth is near to the existing primary and middle school. There is sufficient capacity to accommodate additional pupils at Swanmead school, but Greenfyde will require two additional classrooms based on the existing school role. This may improve education. Currently there is no secondary school in Ilminster, and the maximum level of growth proposed for the Direction of Growth is not large enough to increase the population of Ilminster to a level that would sustain a viable secondary school. More children will therefore travel to Crewkerne from Ilminster to access secondary education and this will not improve education provision locally. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Overall neutral effect.	+
6. Reduce crime and fear of crime	Crime levels in Ilminster are relatively low (IMD). The application of Secure by Design principles will assist to design out crime, but any impacts are uncertain until master planning carried out.	?
7. Support a strong, diverse and vibrant local economy	The employment land is a given as the saved Local Plan allocations are being retained as Strategic Employment Sites. Of the options that were considered for Ilminster, the Direction of Growth is the furthest away from these employment sites (approx 1.7km) so less people may walk and cycle to work, but a location for residential development nearer to the town centre, where people can walk easily to access services, goods and facilities is considered acceptable. Given the ease to access the town centre, there are more opportunities to support local shops and services, which will be beneficial for the local economy. An increase in residents provides an increased local workforce.	+
8. Reduce the effect of traffic on the environment	Whilst the Direction of Growth is close to the town centre, with a good opportunity to encourage walking and cycling if the correct links are put in place, it is a distance from the Strategic Employment Allocations, therefore there may be an increase in traffic. Also, more secondary school children will travel to Crewkerne, potentially increasing congestion. By providing a balance of housing and employment land, there is potential for new residents to live and work within close proximity to each other, but there is no guarantee that the inhabitants of the new homes will work/shop etc locally and given the rural nature of the District and the lack of strategic services in Ilminster, it is likely that the cumulative impact of growth will lead to increased traffic. The eastern side of Ilminster currently has access to a number of bus stops making the use of public transport easy. Recommended mitigation: A requirement of the Direction of Growth Policy is that a road link Shudrick Lane and Townsend/Long Orchard Hill, this is a long held community aspiration to provide an alternative route through Ilminster, whilst avoiding the Town Centre. The delivery of this road will reduce the effect of traffic on the town centre. Incorporate measures to encourage sustainable travel.	+ / -
9. Protect and enhance the landscape and townscape	Loss of Greenfield land is negative, but most of the land is identified as being of low to medium landscape and visual sensitivity, and having high to moderate capacity to accommodate built development in the Peripheral Landscape Study.	+
10. Conserve and where appropriate enhance the historic environment	The Direction of Growth abuts the south eastern edge of the Conservation Area, but it is considered that any impacts on the historic environment will be mitigated and any impacts on listed buildings will be minimal.	0

11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon-reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Noise, fumes and dust created at construction stage leading to a short-medium term negative effect. Emissions from new residents and extra traffic likely to be negative unless mitigated. Recommended mitigation: Recycling opportunities should be designed as part of new development, and sustainable construction encouraged.	-
13. Manage and reduce the risk of flooding	Flood Zone 1 and 3 are present, as watercourses are present on the site. The Environment Agency considers that residential development is acceptable providing there is suitable mitigation. Recommended mitigation: Avoid built development on FZ3; and promote the use of SUDS.	-
14. Conserve and enhance biodiversity and geodiversity	The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the Direction of Growth are within foraging areas for Pipistrelle Bats and discussions with the District Ecologist has highlighted that there are badgers in the area. Recommended mitigation: Any development proposals would have to include mitigation measures to address this.	-
<p>Conclusion: Mainly neutral or positive outcomes are identified. Objectives 4, 8, 9, 12, 13 and 14 score negatively but it is considered that mitigation measures can be put in place to protect wildlife, landscape and townscape, reduce the effects of pollution and manage flood risk. The 'proposed submission' plan proposes a different Direction of Growth - in the draft Core Strategy Option 2 (the South West) was the preferred Direction Of Growth, however, following receipt of the consultation responses, it is clear that Ilminster Town Council favour Option 1 (South East), over Option 2. When the direction of growth was previously considered Option 2 was preferred. The logic for this was based on the assumption that one comprehensive development may be able to 'afford' to deliver better community infrastructure than two schemes, and given the Town Council's desire to obtain much needed community infrastructure, this was considered to be a very influential factor. Since the SA was undertaken, the Council is recommending to move to a CIL and therefore the argument for one comprehensive residential development to deliver infrastructure, as opposed to a number of smaller schemes, combined delivering the 332 dwellings, is less persuasive, although ideally access to services/facilities will be provided 'on site'. In considering the direction of growth further, issues were raised regarding highways and viability, and consultants were appointed to undertake an assessment of the capacity of the highway network to accommodate residential development at Shudrick Lane, and have indicated that the site can be reasonably accessed without undue impact on the road network nor requiring major off site works. Baker Associates have appraised the viability of the site as part of their CIL Evidence Base market assessments and the site also appears to be viable. Overall, given the finely balanced nature of the SA in respects of Options 1 and 2, the potential changes that may be introduced through adoption of CIL, the support of the town council and the expectation that the south east option could meet the total housing requirement for the town, it is considered that the preferred direction of growth for Ilminster be revised from Option 2 - South West to Option 1 - South East.</p>		

Policy PMT4 Wincanton Direction of Growth

The reduced size of the Direction of Growth (to accommodate 5 additional ha of employment land) reflects the change in the overall strategic approach to the delivery of growth across the District. Consultation responses to the Draft Core Strategy (incorporating Preferred Options) showed a significant level of concern regarding the development of the land to the west of Dancing Lane in terms of impact on the landscape, topography and vehicular access, given that employment growth only is now proposed, the south west of Preferred Option 1 provides the most sustainable area to be taken forward.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	The Direction of Growth within which to accommodate 5 additional hectares of employment land adjacent to the existing employment area to the south west of Wincanton offers the opportunity for easy access to the A303. Locating this additional employment growth to the south west means that the employment land will be well related to the uses on the existing Wincanton Business Park although this will mean an increased concentration of employment uses in the same area of the town. However the proximity of the land to the access to the A303 means that HGV's will not have to travel through the town centre to access employment land. The Direction of Growth is well related to local supermarkets and facilities such as the new Doctor's surgery. Growth in this direction is well placed to provide employment opportunities within walking and cycling distance.	+ +
2. Reduce poverty and social exclusion	The Direction of Growth is located within the least deprived area of Wincanton (Indices of Multiple Deprivation 2010). The provision of additional employment land will increase job opportunities although it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The proposed Direction of Growth does not include housing and is for employment use only, which reflects the change in the overall strategic approach to the delivery of growth across the District.	- -
4. Improve health and well being	The Direction of Growth is located in reasonably close proximity to Wincanton Sports Centre presenting a convenient opportunity to take part in sporting activities, there is also the opportunity to walk or cycle to local facilities. Employment land does not have any requirement to provide open space through planning obligations.	+
5. Improve education and skills of the population	The provision of land for employment growth may present opportunities to increase the supply of skilled workers although this cannot be guaranteed therefore the effect is uncertain.	?
6. Reduce crime and fear of crime	The application of Secure by Design principles to the new built form will be a positive.	+
7. Support a strong, diverse and vibrant local economy	Wincanton's proximity to the A303 and the south-east makes it well placed in terms of transport connectivity. The provision of extra employment land will make Wincanton more attractive to potential developers, providing the opportunity to have a range and choice of sites and help support a more balanced, self-contained settlement. Opportunities for increased competitiveness might be created and an increased supply of employment land will provide the opportunity for existing businesses to relocate or for new businesses to move into the area. Opportunities to promote sustainable tourism are unlikely to be created.	+ +

8. Reduce the effect of traffic on the environment	The Direction of Growth is located in close proximity to the New Barns Farm Key Site development therefore there may be increased opportunities for residents to live and work close by, meaning that there may be a reduced need to travel by car to work.	+
9. Protect and enhance the landscape and townscape	Although the Direction of Growth is on Greenfield land it is identified in the Peripheral landscape study – Wincanton (2008) as having a high/moderate-high capacity to accommodate built development.	0
10. Conserve and where appropriate enhance the historic environment	Historic environment will be maintained. Option is not related to the Conservation Area. Impact on listed buildings will be minimal.	0
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	
12. Minimise pollution (including air, water, land, light, noise) and waste production	Employment land may increase current levels of noise and light pollution. Recommended mitigation: incorporate sensitive design standards (Policy EQ2).	-
13. Manage and reduce the risk of flooding	Option avoids any identified flood zones 2 and 3. Recommended mitigation: Use of SUDS should be promoted.	+
14. Conserve and enhance biodiversity and geodiversity	Option will not have an impact of any wildlife or geological designations. The European Protected Species in South Somerset Strategic Ecological Assessment Potential Strategic Housing Sites (2009) identifies that some parts of the option are within foraging areas for Serotine Bats. Recommended mitigation: Any development proposals would have to include mitigation measures to address this.	-
Conclusion: The overall findings for this option are positive. Objective 12: Minimise pollution (including air, water, land, light noise) and waste production scores negatively and these impacts can be mitigated through design and planning conditions on the employment uses. Regarding Objective 14, impact mitigation measures can be put in place to address the Serotine Bat foraging areas.		

Policy LMT1 - Ansford/Castle Cary Direction of Growth		
Land is required in Castle Cary / Ansford direction for growth for housing, employment and education proposals. The direction of strategic growth will be north of Torbay Road and East and West of Station Road. Development between Torbay Road Industrial Estate and Station Road will be expected to provide a link road as part of any expansion proposal.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Location is within easy walking and cycling distance of the Town Centre, which has a convenience store, bank, post office and public houses, and a short distance from the town's primary school off Church Street and Health Centre on Station Road. The Secondary School, playing fields and Fitness Studio at Maggs Lane are easily accessible via Churchfield's Drive or Tuckers drive. There is no sports centre in Castle Cary or Ansford. Access to Torbay Road Industrial estate could be improved by a link road between Torbay Road Industrial Estate and Station Road as part of any expansion proposal.	+
2. Reduce poverty and social exclusion	The provision of affordable housing and employment land as part of the overall proposal will help those in housing and employment need although, it cannot be guaranteed that those from the most deprived areas will be employed.	0
3. Provide sufficient housing to meet identified needs of the community	The direction for growth will increase the capacity of available housing land in Castle Cary & Ansford and consequently increase the range of affordable housing.	++
4. Improve health and well being	The provision of the requisite amount of open space via planning obligations will provide the new and existing residents of Castle Cary & Ansford, the opportunity for access to an increased level of informal recreation. Option is located a short walk from a fitness studio at Maggs Lane. Development is not considered sufficient to fund a Sports Centre for the town.	+
5. Improve education and skills of the population	This option will provide convenient access to secondary education at Ansford School, Maggs Lane and primary education at the Primary School off Church Lane. Ansford School has an estimated total capacity of 760 places with current actual capacity at 656 places (2009 baseline). The education need associated with an additional 276 dwellings can be expected to be accommodated within the 100 spare places, with no additional infrastructure requirements. Castle Cary Primary School has an estimated capacity of 206 places and is currently operating at full capacity. Future growth would result in an infrastructure need for further 2 to 3 classes. There are no opportunities for expansion at the current site a new primary school would therefore be required to accommodate future growth. Land in direction for growth is available for new education premises.	0
6. Reduce crime and fear of crime	Should incorporate mixed use development to improve natural surveillance during working hours and the application of Secure by Design principles to the new built form will be a positive.	+

7. Support a strong, diverse and vibrant local economy	The option will provide the opportunity to broaden employment opportunities for the inhabitants of Castle Cary & Ansford and the surrounding area. It is considered that there is little commercial demand as such for additional employment land to justify a specific allocation or sterilise land that may otherwise be better used for local needs instead employment applications will be dealt with on a case-by-case basis. Opportunities for increased competitiveness might be created and an increased supply of employment land will be available providing the opportunity for existing businesses to relocate or for new businesses to move into the area. Option is located next to the existing employment allocation on Torbay road. Development here presents an opportunity to sustainably expand the industrial estate. Opportunities to promote sustainable tourism are unlikely to be created.	+ +
8. Reduce the effect of traffic on the environment	By providing both housing and employment development there is the potential for new residents to live and work within close proximity to each other, the option is located in close proximity to the Torbay Road Employment Allocation. However, there is no guarantee that the inhabitants of the new homes will work locally. Development of the northern part of the option may lead to an increased level of traffic along Station Road and strategic roads leading out of the town. The train station is located to the north of the town and outside of development limits. Option is located a short distance from the station however growth would not enhance the foot access to the platform. Any development between Torbay Road Industrial Estate and Station Road will be expected to provide a link road as part of any expansion proposal and thereby reduce though traffic in the town centre.	+
9. Protect and enhance the landscape and townscape	Although greenfield land the option is primarily located within areas identified in the Peripheral landscape study – Castle Cary/Ansford (2008) as having a largely moderate to high capacity to accommodate built development. Option will include the provision of open space in accordance with planning obligation policies. Good quality design will minimise any adverse impact on townscape.	+
10. Conserve and where appropriate enhance the historic environment	Option is located outside the towns Conservation Areas and distant from the Castle, Scheduled Ancient Monument. Development in this location would maintain the Historic Environment.	+
11. Reduce contribution to climate change and vulnerability to its effects	New development would respond to the impacts of climate change through construction methods and materials utilising carbon reducing technologies.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	The cumulative effects of increased traffic and employment land may increase current levels of noise and light pollution. Development of Greenfield site will lead to the loss of some Grade 1 agricultural land. Recommended mitigation: incorporate sensitive design standards (Policy EQ2).	-
13. Manage and reduce the risk of flooding	Town centre is at risk of flooding from surface water run off. Option avoids areas at risk from flooding. Use of SUDS and onsite attenuation could be promoted.	+

14. Conserve and enhance biodiversity and geodiversity	There are two maternity colonies of serotine bats in Castle Cary. One of these is located in South Street and the other at Ansford Hill, a further roost has been recorded in South Cary Lane. Bats from these colonies are probably feeding over pasture and hay fields to the south, east and north of the town. There should not be any impact of any wildlife or geological designations.	-
Conclusion: The overall findings for this option are positive within the exception of objectives 12 and 14. Objective 12 scores negatively because of the potential increase in noise and light pollution from new development, although mitigation is possible through appropriate conditions. Objective 14 scores negatively because of the potential impact on the feeding grounds of serotine bats, although mitigation is possible through appropriate conditions.		

Policy LMT2 Langport/Huish Episcopi Direction of Growth Option 1 – north and east of Old Kelways		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Good accessibility to services and facilities being approximately 1km to town centre, and slightly closer to the major supermarket, schools, health and leisure facilities. Recommended mitigation: Development should ensure good walking/cycling links are provided (addressed in Policy TA1: Low Carbon Travel).	+
2. Reduce poverty and social exclusion	Langport/Huish Episcopi is not particularly deprived (Index of Multiple Deprivation 2010), but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the town, and there is evidence of housing deliverability in the SHLAA in this location.	++
4. Improve health and well being	Good access to the health centre (around 900m away), offering potential to walk/cycle. New development should encourage healthy lifestyles through open space provision, children’s play areas etc. Recommended mitigation: provide sufficient open space to meet community needs (addressed in Policy HW1).	+
5. Improve education and skills of the population	Close (approx 1km) to existing primary and secondary schools, which are likely to require improvements to accommodate the scale of housing proposed. New residents are likely to increase the number of skilled workers to the economy. Recommended mitigation: Upgrading of primary and/or secondary school facilities, as a result of new development may be required (addressed in Policy SS6: Infrastructure Delivery).	+

6. Reduce crime and fear of crime	Crime levels in Langport/Huish Episcopi are relatively low (IMD, 2010). Ensure that high quality design standards are incorporated in order to 'design out crime'. Generally uncertain effect. Recommended mitigation: Ensure that high quality design standards are required which can help to 'design out crime' (included in Policy EQ2: General Development).	?
7. Support a strong, diverse and vibrant local economy	New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy. Langport/Huish Episcopi currently has a good balance of jobs and workers (around 1:1), but high levels of out-commuting (60%) so need to ensure adequate employment opportunities are provided. This location is around 1km from potential job opportunities in the town centre, but over a mile to the Westover Trading Estate and the abattoir.	+
8. Reduce the effect of traffic on the environment	This location is around 1km from the town centre, slightly beyond desirable walking distance (800m in RPG10), but potential to cycle, particularly as the location is adjacent to a national cycle route. Recommended mitigation: Development should encourage walking/cycling through ensuring good links to existing network and quality cycle parking provision.	0
9. Protect and enhance the landscape and townscape	Southern part of this option has a medium-high landscape capacity to accommodate built development, but a negative effect if the northern part is developed as this area has a moderate-low landscape capacity. Recommended mitigation: reduce direction of growth to the north of Old Kelways to protect the landscape near Wearne (addressed by Policy LMT2 and indicated on Proposals Map). Appropriate landscaping to reduce landscape impact (addressed in Policies EQ2: General Development, EQ4: Biodiversity, and EQ5: Green Infrastructure).	-
10. Conserve and where appropriate enhance the historic environment	Archaeological sites of local importance underlay part of this option, namely an earthwork bank, Roman settlement and shrunken village, which would require investigation in considering future development. Some uncertainty until archaeology is investigated further. Recommended mitigation: investigate potential impact on historic environment, and ensure no adverse effects (addressed in Policy EQ3: Historic Environment).	- / ?
11. Reduce contribution to climate change and vulnerability to its effects	The cumulative effects of new development is likely to increase CO2 emissions through the construction and use of buildings, which should be mitigated through low carbon homes and sustainable construction. Water efficiency measures should be encouraged to help climate change adaptation. Given the areas of high flood risk within the vicinity of this option, flood risk mitigation is likely to be required to contribute to climate change adaptation. Recommended mitigation: encourage sustainable construction in order to minimised CO2 emissions, promote renewable energy and use water efficiently (addressed in Policy EQ1: Addressing Climate Change in South Somerset). Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	-

12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential impact upon water quality of development at Langport/Huish Episcopi has been considered in the Somerset Levels and Moors Habitats Regulations Assessment, and deemed to be acceptable, albeit for 300 dwellings rather than the now proposed 400 dwellings. Extra cars generated could worsen air quality, so sustainable travel should be encouraged. Negative effect is loss of Best and Most Versatile agricultural land (Grade 2). Recycling opportunities should be designed in as part of new development. Recommended mitigation: Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	-
13. Manage and reduce the risk of flooding	Location is on higher ground, away from areas of high fluvial flood risk. The Strategic Flood Risk Assessment identifies surface water flooding as an issue in Langport/Huish Episcopi, and the River Parrett Catchment Flood Management Plan states many of the flood risks in this area relate to sewer flooding. Recommended mitigation: Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	0
14. Conserve and enhance biodiversity and geodiversity	No European Protected Species are present, but bat foraging areas are adjacent. There is potential for a negative impact upon the Somerset Levels and Moors Special Protection Area/Ramsar – the Habitats Regulations Assessment therefore recommends mitigation. Recommended mitigation: Alternative natural green space should be provided. Green infrastructure should be provided (addressed in Policy EQ5: Green Infrastructure).	0
Conclusion: This option offers good accessibility to services and facilities being approximately 1km from the town centre, and slightly closer to the major supermarket, schools, health and leisure facilities. Social benefits of new housing provision and subsequent boost to the economy, and evidence that the housing can be delivered in this location. This location is around 1km from potential job opportunities in the town centre, but over a mile to the Westover Trading Estate and the abattoir. Negative effect upon the landscape if the northern section is developed. Other environmental effects include potential negative archaeological impact and the loss of Best and Most Versatile agricultural land.		

Policy LMT2 Langport/Huish Episcopi Direction of Growth Option 2 – south of Old Kelways, area adjacent the railway line/cricket pitch and south of St Mary’s Church (a combination of three areas)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	All locations are offer good accessibility to services and facilities, being within 800m of the town centre, major supermarket, schools, health and leisure facilities. Recommended mitigation: Development should ensure good walking/cycling links to the town centre are provided (addressed in Policy TA1: Low Carbon Travel).	+

2. Reduce poverty and social exclusion	Langport/Huish Episcopi is not particularly deprived, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes to meet the needs of the town, and there is evidence of housing deliverability in the SHLAA in these locations.	++
4. Improve health and well being	Good access to the health centre, offering potential to walk/cycle. New development should encourage healthy lifestyles through open space provision, children's play areas etc. Recommended mitigation: provide sufficient open space to meet community needs (addressed in Policy HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development).	+
5. Improve education and skills of the population	Close (approx 1km) to existing primary and secondary schools, which are likely to require improvements to accommodate the scale of housing proposed. New residents are likely to increase the number of skilled workers to the economy. Recommended mitigation: Upgrading of primary and/or secondary school facilities, as a result of new development may be required (addressed in Policy SS6: Infrastructure Delivery).	+
6. Reduce crime and fear of crime	Crime levels in Langport/Huish Episcopi are relatively low (IMD, 2010). Ensure that high quality design standards are incorporated in order to 'design out crime'. Generally uncertain effect. Recommended mitigation: Ensure that high quality design standards are required which can help to 'design out crime' (included in Policy EQ2: General Development).	?
7. Support a strong, diverse and vibrant local economy	New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy. Langport/Huish Episcopi currently has a good balance of jobs and workers (around 1:1), but high levels of out-commuting (60%) so need to ensure adequate employment opportunities are provided. These locations are within 0.8 -1km of potential job opportunities in the town centre, but further (around 1 mile) to the Westover Trading Estate. But closer to the abattoir.	+
8. Reduce the effect of traffic on the environment	These locations are around 600-700m from the town centre, and therefore within desirable walking distance (800m in RPG10) of most shops and facilities. Recommended mitigation: Development should encourage walking/cycling through ensuring good links to existing network and quality cycle parking provision.	+
9. Protect and enhance the landscape and townscape	The locations in this option are well related to the townscape of the existing settlement. Much of these areas have a high landscape capacity to accommodate built development, although part of the area to the south of St Mary's Church does extend into an area with moderate-low capacity. Recommended mitigation: appropriate landscaping to reduce landscape impact, particularly in the area in the vicinity of St Marys Church (addressed in Policies EQ2: General Development, EQ4: Biodiversity, and EQ5: Green Infrastructure).	+

10. Conserve and where appropriate enhance the historic environment	<p>Southern part of the area is adjacent to the Grade I listed St Mary's Church, which will require mitigation measures to ensure its conservation. This part of the option is also adjacent to a Conservation Area, and within an Area of High Archaeological Potential.</p> <p>Recommended mitigation: investigate potential impact on historic environment, and ensure no adverse effects (addressed in Policy EQ3: Historic Environment). Development in the vicinity of St Mary's Church will need to carefully consider the potential impact on this Grade I listed building.</p>	-
11. Reduce contribution to climate change and vulnerability to its effects	<p>New development is likely to increase CO2 emissions through the construction and use of buildings, which should be mitigated through low carbon homes and sustainable construction. Water efficiency measures should be encouraged to help climate change adaptation. Given the areas of high flood risk within the vicinity of these options, particularly the southern part, flood risk mitigation is likely to be required to contribute to climate change adaptation.</p> <p>Recommended mitigation: encourage sustainable construction in order to minimised CO2 emissions, promote renewable energy and use water efficiently (addressed in Policy EQ1: Addressing Climate Change in South Somerset). Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1: Addressing Climate Change in South Somerset).</p>	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	<p>Potential impact upon water quality of development at Langport/Huish Episcopi has been considered in the Somerset Levels and Moors Habitats Regulations Assessment, and deemed to be acceptable, albeit for 300 dwellings rather than the now proposed 400 dwellings. Extra cars generated could worsen air quality, so sustainable travel should be encouraged. Negative effect is loss of Best and Most Versatile agricultural land (Grade 2). Recycling opportunities should be designed in as part of new development.</p> <p>Recommended mitigation: Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged (addressed in Policy EQ1: Addressing Climate Change in South Somerset).</p>	-
13. Manage and reduce the risk of flooding	<p>The locations in this option are outside areas of high fluvial flood risk, but southern part of the option is adjacent to such areas, and flood incidents have occurred in the past in this area. The Strategic Flood Risk Assessment identifies surface water flooding as an issue in Langport/Huish Episcopi, and the River Parrett Catchment Flood Management states many of the flood risks in this area relate to sewer flooding.</p> <p>Recommended mitigation: Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1: Addressing Climate Change in South Somerset).</p>	-

14. Conserve and enhance biodiversity and geodiversity	<p>The area adjacent to the railway line/cricket pitch adjoins a Site of Special Scientific Interest. No European Protected Species are present but bat foraging areas are adjacent to the area south of Old Kelways. There is potential for a negative impact upon the Somerset Levels and Moors Special Protection Area/Ramsar – the Habitats Regulations Assessment therefore recommends mitigation, including allowing employment development only in the south east section.</p> <p>Recommended mitigation: Alternative natural green space should be provided. Green infrastructure should be provided (addressed in Policy EQ5: Green Infrastructure).</p>	-
<p>Conclusion: All locations within this option offer good accessibility to services and facilities, being within 800m of the town centre, major supermarket, schools, health and leisure facilities. Significant positive benefit of additional homes to meet the needs of the town, and evidence of housing deliverability in the SHLAA in these locations. New development is likely to benefit the economy through job creation, and additional residents should help promote the town centre's vitality and viability and the local economy – these locations are within 0.8 -1km of potential job opportunities in the town centre, but further (around 1 mile) to the Westover Trading Estate, although closer to the abattoir. The locations in this option are well related to the townscape of the existing settlement. Much of these areas have a high landscape capacity to accommodate built development but negative effect is loss of Best and Most Versatile agricultural land (Grade 2). Potential negative impact upon the historic environment with the southern part of the area being adjacent to a Grade I listed church, adjacent to a Conservation Area, and within an Area of High Archaeological Potential. The southern part of the option is also adjacent to areas of high fluvial flood risk, and flood incidents have occurred in the past in this area.</p>		

Policy LMT3 - Somerton Direction of Growth		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	<p>This area is around 1km from the town centre, which is above desirable maximum walking distance to services and facilities (ref. RPG10), but primary school and local shops are within walking distance. Somerton lacks several 'strategic' facilities such as a hospital, secondary school, swimming pool and sport's hall.</p> <p>Recommended mitigation: Development should ensure good walking/cycling links to the town centre are provided (addressed in Policy TA1: Low Carbon Travel).</p>	+
2. Reduce poverty and social exclusion	Somerton is one of the least deprived parts of South Somerset, but new development generally should bring benefits to help reduce poverty and social exclusion e.g. additional jobs, affordable homes, community facilities.	+
3. Provide sufficient housing to meet identified needs of the community	New development would bring additional homes, including affordable housing, to help meet the needs of the settlement. Evidence in the SHLAA of the potential to deliver housing in this area.	++

4. Improve health and well being	Proposals for a new health centre in the town should ensure new residents have access to high quality health facilities. Recommended mitigation: provide sufficient open space to meet community needs (addressed in Policy HW1: Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development).	+
5. Improve education and skills of the population	This location is near early years primary school, although later years primary school is further away in town centre. Negative effect is the lack of secondary school in Somerton. New residents could increase the number of skilled workers to the economy. Potential for work-based training during construction period. Recommended mitigation: Upgrading of education facilities, as a result of new development may be required (addressed in Policy SS6: Infrastructure Delivery).	0
6. Reduce crime and fear of crime	Crime levels in Somerton are relatively low (IMD, 2007). 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: General Development).	?
7. Support a strong, diverse and vibrant local economy	Located adjacent to main employment area of Somerton i.e. Bancombe Road Trading Estate. Benefits of job creation and economic benefits for local companies during construction stage. Mixed development of residential and economic development should maximise support for the economy. Additional residents in the town should benefit the vitality and viability of the town centre, and the local economy in general.	++
8. Reduce the effect of traffic on the environment	Around 1km from town centre, which is beyond maximum desirable walking distance, but access to employment at existing trading estate, local shops, and early years primary school, could help minimise car traffic. Regional/national cycle route runs near the site, as does the existing bus route on Langport Road. Somerton has a relatively limited range of jobs, shops and services compared to other Market Towns, some travel beyond the town is likely to be required, potentially increasing congestion e.g. residents of secondary school age are likely to attend Huish Episcopi secondary school which is 5 miles away. Recommended mitigation: new development could contribute to enhancing the facilities/provision of the bus route on Langport Road (addressed in Policies SS6: Infrastructure Delivery, TA1: Low Carbon Travel).	-
9. Protect and enhance the landscape and townscape	Although development would result in a loss of Greenfield land, much of this area is of low-moderate landscape and visual sensitivity, and consequently moderate-high capacity to accommodate built development. Recommended mitigation: appropriate landscaping to reduce landscape impact (addressed in Policies EQ2: General Development, EQ4: Biodiversity, and EQ5: Green Infrastructure).	+
10. Conserve and where appropriate enhance the historic environment	Southern section of the location is within an Area of High Archaeological Potential. Recommended mitigation: investigate potential impact on historic environment, and ensure no adverse effects (addressed in Policy EQ3: Historic Environment).	?

11. Reduce contribution to climate change and vulnerability to its effects	New development is likely to increase CO2 emissions, initially through construction and transport, and then through use of buildings and car travel. Development should incorporate water efficiency measures. Recommended mitigation: encourage sustainable construction in order to minimise CO2 emissions, promote renewable energy and use water efficiently (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential for the cumulative effects of new development to increase noise, light and air pollution, and increase in waste production. There is potentially contaminated land adjacent to Bancombe Road. Best and most versatile agricultural land is not present. Recommended mitigation: Recycling opportunities should be designed in as part of new development, and sustainable construction encouraged (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	?
13. Manage and reduce the risk of flooding	No parts of high fluvial flood risk, although the Strategic Flood Risk Assessment and River Parrett Catchment Flood Management Plan identify surface water/sewer flooding as an issue in Somerton. Recommended mitigation: Sustainable Drainage Systems (SUDS) should be incorporated in new development (addressed in Policy EQ1: Addressing Climate Change in South Somerset).	+
14. Conserve and enhance biodiversity and geodiversity	No designated sites but part of location is within potential foraging area of pipistrelle bats, so mitigation measures may be required. Green Infrastructure should be incorporated into development. Recommended mitigation: potential need to mitigate impact on pipistrelle bats. Green infrastructure should be incorporated (addressed in Policy EQ5: Green Infrastructure).	?
Conclusion: There will be several social and economic benefits of new development for the town, although measures are recommended to ensure adverse effects are mitigated e.g. investigate potential impact on historic environment, and ensure no adverse effects; appropriate landscaping to reduce landscape impact; contribute to enhancing the facilities/provision of the bus route on Langport Road. Distance of around 1km may discourage walking/cycling to the town centre for some, but local shops, primary school and employment opportunities at Bancombe Road Trading Estate are within walking/cycling distance. However Somerton is lacking some 'strategic' facilities e.g. secondary school, sport's hall, swimming pool, which will require travel to other settlements both within the district and beyond (e.g. Street, Glastonbury).		

Economic Prosperity

Policy EP1 – Strategic Employment Sites		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Not directly relevant, but providing enough land to cater for the potential B Use jobs that will come forward in these settlements over the plan period may result in less people travelling to locations outside of the District for work, thereby sustaining more services and facilities locally. This is however an unknown quantity.	?

2. Reduce poverty and social exclusion	All sites will contribute to a reduction in poverty and social exclusion by providing opportunities to deliver employment land and therefore jobs in B Uses locally.	+
3. Provide sufficient housing to meet identified needs of the community	Not directly relevant to this objective, but there is an undeniable link between jobs and homes. Economic changes are a key driver affecting housing demand, and in order to support economic expansion and investment in an area, new homes are required to support a growing workforce, therefore the provision of employment land generates wealth in an area, and this gives developers greater confidence in the market and may assist them in bringing forward projects.	+
4. Improve health and well being	All sites may indirectly improve the health and well being of residents by providing sufficient employment land, leading to job creation - many studies illustrate the positive health benefits of working.	+
5. Improve education and skills of the population	Providing sufficient jobs in Yeovil, Crewkerne and Ilminster (latter two in particular) may lead to the retention locally of the better-educated or more skilled residents. Yeovil College may also offer alternative courses and seek to develop skills related to 'growth' sectors in relation to the development of the high quality businesses park and research and development on the Bunford Lane site.	++
6. Reduce crime and fear of crime	Crewkerne is part of the Key Site, which has outline planning permission, and detailed design will have input from Secure by Design. All sites should seek to design out crime as much as possible using these principles, but this will be very much part of the Development Management process.	+
7. Support a strong, diverse and vibrant local economy	All sites will support strong, diverse and vibrant local economies by providing opportunities to deliver jobs and diversify the sites/premises on offer. The Bunford Lane site seeks to redress the lack of high quality sites/premises in Yeovil, diversifying the range and providing greater choice. The high quality business park establishes Yeovil as the economic driver for South Somerset.	++
8. Reduce the effect of traffic on the environment	All sites will deliver more jobs locally, which will raise the settlement's level of self-containment and reduce the need to travel. Strategic employment sites also offer opportunities for public transport because of the potential number of employees, and will be required to address such issues, the Bunford Lane site for example requires an integrated transport strategy.	+
9. Protect and enhance the landscape and townscape	All but one of the sites are Greenfield, however they will be landscaped, for example the Bunford Lane site will be an important gateway site and so the quality of development will be of the highest standard, it will include a safeguarding corridor to protect the specimen oaks. Potential for short term negative effect until the landscaping is fully developed.	-
10. Conserve and where appropriate enhance the historic environment	The Bunford Lane site will require a design and layout, which pays particular regard to the historic park and garden of Brympton d'Evercy.	0
11. Reduce contribution to climate change and vulnerability to its effects	All sites should contribute to the reduction in the contribution to climate change (see point 8).	+

12. Minimise pollution (including air, water, land, light, noise) and waste production	All Greenfield sites, will have an impact on light pollution and some by nature of resulting employment may have noise issues, but will reduce contribution to climate change.	-
13. Manage and reduce the risk of flooding	The Ilminster sites are located in high flood risk (Flood Zone 3a), near the River Isle, mitigation measures will be required to manage and reduce any additional risk of flooding. Recommended mitigation: All sites will address the use of SUDS and surface water attenuation.	-
14. Conserve and enhance biodiversity and geodiversity	Ecological surveys will be required to accompany the relevant sites and mitigation where appropriate. Recommended mitigation: Examples include the Dormice bridge over link road for Crewkerne site and safeguarding corridor to protect the specimen oaks on the Bunford Lane site.	+
Conclusion: This policy demonstrates an economic benefit, the strategic sites will provide the land, which will deliver B Use jobs, and provide opportunities to raise the level of self-containment in the relevant settlements. Negative effects still remain in sustainability objectives 9 and 12, but it is considered that these effects could be mitigated by other plan policies on design and climate change and this will counter any negative impacts arising from development, and on balance, supporting local economies is the most sustainable option.		

Policy EP2 – Office Development		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Locating offices in Town Centres will improve access to essential services and facilities for office workers.	+
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A.	0
5. Improve education and skills of the population	N/A.	0
6. Reduce crime and fear of crime	N/A.	0
7. Support a strong, diverse and vibrant local economy	Locating offices in Town Centres supports the vitality and viability of those Town Centres, as office workers use the shops, services etc during their lunch hour or after work.	++

8. Reduce the effect of traffic on the environment	Locating offices in Towns Centres reduces the need to travel and increases opportunities for the use of public transport. Recommended mitigation: delete “Other out of centre sites” from the policy, as this implies that other, less sustainable, locations with poor sustainable travel options are acceptable.	++
9. Protect and enhance the landscape and townscape	N/A.	0
10. Conserve and where appropriate enhance the historic environment	N/A.	0
11. Reduce contribution to climate change and vulnerability to its effects	Can reduce development’s contribution to climate change through the greater use of public transport and reduced car use (see objective 8).	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Minimised air pollution by focussing office development in town centres with best access to use alternatives to the private car.	+
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	N/A.	0
Conclusion: This policy demonstrates an economic benefit - it will have positive impacts on the vitality and viability of Town Centres by increasing footfall and the number of potential shoppers and service users. Locating office development in the Town Centre also enables more office workers to use public transport to get to work, as more bus services are available into Town Centres, thereby reducing the need to travel by private car, which has positive impacts on the environment. The amended sequential approach ensures that offices are not developed in unsustainable locations, where there is a lack of public transport (NPPF guidance will need to be taken into account – this allows office development in rural areas). The application of the sequential approach will mean that the positive impacts of the policy will still be felt, but the degree to which they are felt will reduce with distance from the Town Centre.		

Policy EP3 – Safeguarding Employment Land

This policy has been revised to reflect the NPPF, which does not support the long-term protection of employment land, and unless there are strong economic reasons, supports its redevelopment. Employment land is vulnerable to development for alternative uses, and between 1st April 2006 and 31st March 2011, 12.5 hectares of employment land has been lost to alternative uses - this land could have delivered in the region of 1,600 - 4,200 jobs (based on English Partnerships maximum employment density ratios). Given the vulnerability of employment land and the need to retain and improve levels of self-containment across the District’s settlements, the policy seeks to retain land and premises that are important for job opportunities in any given settlement, this constitutes a strong economic argument for retention. The policy allows redevelopment if the land/premises are not important for employment opportunities in the area.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A.	0
2. Reduce poverty and social exclusion	The retention of employment land and premises is important for job creation and the health of the economy, therefore has a positive impact on poverty and social exclusion. Second-hand premises are often cheaper, and so appeal to start-ups or businesses trying to keep rental costs low, having such business premises readily available will allow job creation, thereby increasing wealth and reducing social exclusion. Social exclusion is multifaceted and so requires a range of measures to address- providing jobs alone will not address the issue.	+
3. Provide sufficient housing to meet identified needs of the community	A policy protecting employment land and premises may reduce the ability to redevelop old employment sites for housing. The NPPF supports the residential reuse of commercial buildings where there is an identified need for housing. If there is an economic argument to retain the land/premises the policy does not allow residential redevelopment. Recommended mitigation: revise policy wording to remove the sequential approach to redevelopment, which would allow residential use where appropriate.	+
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	Indirectly the policy may have positive impacts on the education and skills of the population by retaining employment opportunities locally.	+
6. Reduce crime and fear of crime	Preventing alternative uses coming forward on redundant/disused employment sites might lead to their blight if they are not reoccupied with alternative employment uses, which could lead to an increased perception of crime/vandalism. Recommended mitigation: revise policy wording to require marketing for a minimum period of 6 months, or a period agreed by the local authority (some sites may need to be marketed for longer for various reasons), this should reduce instances of blight and reduce perceptions of crime/vandalism.	-
7. Support a strong, diverse and vibrant local economy	Preventing the loss of sites to alternative uses ensures a ready supply of sites that can be occupied 'immediately' which are usually cheaper and are very important for small-scale businesses, which are the majority of businesses in the District.	++
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	Any loss of sites/premises will necessitate an increase in the amount of new floorspace required over the plan period, which could include Greenfield land - protecting the land reduces the amount of Greenfield sites required.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0

11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	Minimises pollution by 'recycling' the building.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
<p>Conclusion: This demonstrates an economic benefit - the importance of providing a range of sites, by both type and cost is crucial for the economy. The second-hand employment land/premises market is especially important for small businesses/self-employed who form a large part of the South Somerset economy. Allowing the loss of these sites/premises reduces their overall availability and this, coupled with the fact that allocated employment sites are not coming forward, would push up the cost of premises (based on economics of supply and demand) making running a business more expensive and stifling the market. Without putting a level of protection in place through including a policy in the Local Plan, the economy and businesses would suffer, as alternative, more profitable uses would occupy employment land. This would also increase unemployment and possibly encourage entrepreneurs to move outside of the District. The policy has been revised to prevent the long-term protection of land, which is contrary to the NPPF.</p>		

Policy EP4 - Expansion of Existing Businesses in the Countryside		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A.	0
2. Reduce poverty and social exclusion	The policy will contribute to the reduction in poverty and social exclusion in rural areas by enabling established businesses to not be disadvantaged by their location and enabling their expansion, which could deliver new jobs.	+
3. Provide sufficient housing to meet identified needs of the community	Not directly relevant to this objective, particularly as the policy applies to the countryside where residential development is controlled, but there is an undeniable link between jobs and homes.	0
4. Improve health and well being	The policy may indirectly improve the health and well being of residents by providing economic development opportunities and hence job creation in the countryside - many studies illustrate the positive health benefits of working.	+

5. Improve education and skills of the population	Enabling the delivery of job opportunities in the countryside may lead to the retention locally of the better-educated or more skilled residents.	+
6. Reduce crime and fear of crime	N/A.	0
7. Support a strong, diverse and vibrant local economy	Enabling the expansion of established rural businesses supports a strong and diverse rural economy and supports businesses by ensuring continuity and retention of staff (as it reduces the need to relocate). The policy may also prevent the loss of rural jobs.	+
8. Reduce the effect of traffic on the environment	Economic development in the countryside will generate the need to travel, so will have a cumulative negative impact on this criterion, however enabling businesses in rural areas may reduce distances travelled to work by rural residents as jobs are provided locally.	- / +
9. Protect and enhance the landscape and townscape	The policy requires existing buildings to be reused where possible and focuses new development within the existing curtilage prior to any development outside of the curtilage. The policy also requires any development to not have an adverse impact on the countryside. Therefore the policy does seek to protect the landscape.	+
10. Conserve and where appropriate enhance the historic environment	The reuse of traditional buildings will ensure their continued presence in South Somerset. The historic environment will also be considered through the policy requirement that development be of a scale that is appropriate to its location and that there is no adverse impact on the character of the countryside, although this will have less of a direct impact on the SA objective.	+
11. Reduce contribution to climate change and vulnerability to its effects	If buildings are reused, less embodied energy, but this policy also allows for new buildings. The location of rural buildings will generate a need to travel (see objective 8).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	The reuse of a building and its curtilage is a better use of resources, and does not result in the use of Greenfield sites for new development, however, this policy also allows for Greenfield development and the location of rural buildings will generate a need to travel and therefore increase air pollution from motor vehicles. There is the potential for adverse effects from noise and light pollution, particularly given the rural location of this type of development. Recommended mitigation: incorporate sensitive design measures (Policy EQ2).	- / +
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	The policy will not directly deliver this SA objective, but the policy requires that there is no adverse impact on sites designated for wildlife and conservation reasons.	0
Conclusion: An economic benefit of supporting existing rural businesses and creating jobs and prosperity in rural areas (in line with NPPF strategy) is likely as a result of this policy. Whilst the policy may generate the need to travel, in reality the distances travelled by employees may be less than travelling to a Primary/Local Market Town or Rural Centre. Negative effects still remain in sustainability objectives 8, 11 and 12, but it is considered that these effects could be mitigated by other plan policies on travel, design and climate change and this mitigation will counter any negative impacts arising from development. On balance, supporting local economies is the most sustainable option.		

Policy EP5 - Farm Diversification		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	It allows farm enterprises that may require financial support the opportunity to improve their economic circumstances	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	Allowing further economic diversification has the potential to not only assist the individual enterprise but also support other local business and the wider rural economy.	++
8. Reduce the effect of traffic on the environment	The provision of additional business interests in rural areas is likely to create increased traffic movements.	-
9. Protect and enhance the landscape and townscape	Rural development has the potential to have a detrimental impact on landscape, but the first criterion of the policy should ensure mitigation measures protect the landscape.	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Rural development has the potential to have a detrimental impact on climate change, Recommended mitigation: incorporate measures to address climate change (Policy EQ1).	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	Rural development has the potential to have a detrimental impact on pollution, Recommended mitigation: incorporate measures to minimise pollution (Policy EQ2).	-
13. Manage and reduce the risk of flooding	N/A	0

14. Conserve and enhance biodiversity and geodiversity	Rural development has the potential to have a detrimental impact on biodiversity and geodiversity, however this will be assessed and mitigated through other policies. The HRA identified a potential adverse effect due to proximity of farms to the Somerset Levels and Moors and the types of potential diversification - mitigation measures are recommended to ensure no adverse impact. Recommended mitigation: amend the policy text to further protect not only international, but national wildlife and landscape designations.	-
Conclusion: This policy seeks to give support to existing farm enterprises and their rural economies. The sustainability appraisal of the policy demonstrates an economic benefit. Negative effects still remain in sustainability objectives 8, 9, 11, 12 and 14. It is considered that these effects could be mitigated by other policies on travel, climate change, design and biodiversity.		

Policy EP6 - Henstridge Airfield This provides further detail for a specific site, in line with the strategic policies in the plan that direct development to the main settlements in the District. Following publication of updated national policy (the NPPF) it was considered that this policy should be added to the plan.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A.	0
2. Reduce poverty and social exclusion	There are existing employment uses on Henstridge Airfield and extant planning permission for others, these existing uses provide employment opportunities which help to reduce poverty. Policy HA1, through the Masterplan seeks to direct new employment uses to particular areas of the site.	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	N/A.	0
5. Improve education and skills of the population	N/A.	0
6. Reduce crime and fear of crime	N/A.	0

7. Support a strong, diverse and vibrant local economy	There are existing employment uses on Henstridge Airfield and extant planning permission for others. If all the extant consent were implemented the majority of the site would be occupied, however it is uncertain when or if these permissions will be implemented. These existing employment uses help to support the local economy. Many of the businesses on the airfield are large land take uses which could be difficult to locate on a traditional industrial estate. However, the airfield is located in open countryside close to the Somerset / Dorset border. It is remote from any large centres of population, its nearest settlement being the village of Henstridge. Henstridge Airfield is served by a network of rural roads and lanes making access to the major road network an issue. Whilst seeking to control new development on the airfield because of its countryside location, Policy HA1, through the Masterplan, does allow new employment (B uses) if a number of criteria are met including locating the employment use in a more sustainable location.	0
8. Reduce the effect of traffic on the environment	One of the key concerns from the residents of the settlements surrounding Henstridge Airfield in both South Somerset and North Dorset, is the impact of development on traffic generation. Criterion L of the Masterplan addresses this by seeking to control the number of additional vehicle movements to and from the airfield on planning permissions granted after 1 st April 2006 this provides the context for the application of Policy HA1 in terms of level of activity. By seeking to control the number of vehicle movements the policy helps to reduce the impact on the traffic environment in the surrounding area particularly from HGV traffic.	+
9. Protect and enhance the landscape and townscape	By seeking to control the amount of new built development at Henstridge Airfield Policy HA1 can potentially have a positive impact on the landscape. However, the extent to which this will be positive is uncertain given that a significant area of built development is already permitted. The policy will help to mitigate any further negative impact on the landscape. The Masterplan identifies the most sensitive areas of landscape and protects them from built development.	+
10. Conserve and where appropriate enhance the historic environment	N/A.	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A.	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	By seeking to control the number of vehicle movements to and from Henstridge Airfield this in the future could have a positive impact on air pollution although this is uncertain as it is not clear which existing planning permissions will be implemented and what new proposals may come forward.	?
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	By identifying areas where no built development should occur the Henstridge Airfield Masterplan the opportunity to conserve and enhance biodiversity and geodiversity in those areas could be increased.	?

Conclusion: By seeking to control the number of additional traffic movements and limit new built development in a countryside location this policy will bring about a number of positive impacts particularly on the landscape and traffic environment.

Policy EP7 - New Build Live/Work Units		
Live/work forms of development are supported nationally (paragraph 21 NPPF), but local evidence demonstrates that they do not work. Between 1997-2010, 18 approvals were granted for live/work units which were expected to deliver 36 live/work units, but to-date only 1 unit has been delivered and is operating as a true live/work unit, others have sought a change of use to residential.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	As live/work forms of development will not be permitted in unsustainable locations where residential development would not be permitted, residents of live/work units will have improved access to essential services and facilities (as by default they will occur in Yeovil, the Market Towns & Rural Centres) than if live/work units were supported throughout the District (as potentially recommended by the NPPF).	++
2. Reduce poverty and social exclusion	Whilst the policy 'controls' the location of new live/work units, it still allows the opportunity for people to live and work 'together' (in the appropriate locations) which will reduce poverty by providing cheaper opportunities to set up your own business. There are opportunities in larger live/work schemes to produce affordable live/work units which would help start-ups to incubate their business.	++
3. Provide sufficient housing to meet identified needs of the community	There is growing evidence that there is demand for live/work units in Market Towns and rural locations, so the policy will provide partially for that 'market'.	+
4. Improve health and well being	Less commuting, which can be stressful, costly and time wasting will improve health and well being. Live/workers can save the equivalent of up to one day a week by avoiding commuting.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	Live/work units can potentially reduce the fear of crime by increasing natural surveillance, having people present at the properties for a longer period of time than normal creates more 'eyes on the street' of neighbouring homes and public spaces.	+

7. Support a strong, diverse and vibrant local economy	Many people running a business from home lack space and a professional environment, live/work units provide this type of environment. Live/work clusters also provide economic advantages as businesses can share facilities, reducing costs. Alternative ways of working allows for diversification of the economy, live/work units tend to be occupied by professionals, or niche product providers. Could help start-up businesses as combined live/work space has lower costs. Additionally, live/workers stimulate the local daytime economy, and have a higher demand for local services as they spend locally rather than elsewhere.	++
8. Reduce the effect of traffic on the environment	Reduces the need to travel to and from work. Average UK worker commutes 2,960 miles a year, 1,622 miles of which are for business. Travel makes up a quarter of UK greenhouse gas emissions. ² Live/workers not only travel less but the number of trips they make are less, as are the trips at the most congested periods of the day.	++
9. Protect and enhance the landscape and townscape	The approach to controlling the location of live/work units will prevent development occurring in unsustainable countryside locations.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Reducing the need to travel. Only one property built instead of two (home and workplace) and only one property is fuelled. Live/work makes it possible to reduce carbon by encouraging the smarter use of fewer buildings in the first place and reducing the need to travel by car.	++
12. Minimise pollution (including air, water, land, light, noise) and waste production	The use of fewer buildings minimises pollution, as does the reduction in travelling.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy demonstrates overwhelmingly the economic, social and environmental benefits of live/work units and an approach to restricting their development to sustainable locations where standard housing is allowed, which will ensure that they do not 'spring up' all over the countryside, which would not be sustainable. There are no negative outcomes of the policy.		

² Tomorrow's Property Today, April 2008.

Policy EP8 - New and Enhanced Tourist Facilities		
Policy EP8 combines Draft Core Strategy Policy EP7 (New Tourism Proposals) and EP8 (Major New Tourist Facilities). In combining these policies into one, there is no negative impact in sustainability terms as the combined policy seeks to achieve the same principles as the two original policies. The revised policy does not address the displacement of visitors or locating facilities to the national road route network, but it is felt that these are implicit in the revised policy. The criteria have also been revised to reflect paragraph 28 of the NPPF.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The local community will benefit through increased access to services and facilities.	+
2. Reduce poverty and social exclusion	Policy supports economic development and job creation, which can reduce poverty and social exclusion. It also seeks to diversify the existing tourism offer and extend the tourism season, which should also generate additional wealth into the District.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	Indirectly the provision of enhanced and new (diversified) tourism services and facilities may lead to an improvement in qualifications and skills and an increase in the supply of skilled workers. This is however an unknown quantity.	?
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	Policy directly seeks to support a strong, diverse and vibrant local economy by supporting appropriately scaled tourist facilities.	++
8. Reduce the effect of traffic on the environment	The preferred location for new and enhanced tourist facilities are Yeovil, the Market Towns and Rural Centres as these are the most sustainable settlements, and offer greater opportunities to access sustainable modes of travel (a requirement of the policy is to increase accessibility to tourist assets by sustainable modes of transport). Tourism facilities and services are also supported in countryside locations, subject to scale, to facilitate a prosperous rural economy. Development in the countryside has greater potential to increase the need to travel and generate road congestion (despite the criteria relating to sustainable modes of travel), but this negative impact needs to be weighed against the potential economic benefits.	0
9. Protect and enhance the landscape and townscape	Rural development has the potential to have a detrimental impact on the landscape. Recommended mitigation: ensure no adverse impacts on the character of the countryside.	-
10. Conserve and where appropriate enhance the historic environment	The policy seeks to re-use existing buildings where possible. Tourism development could on this basis support the maintenance and enhancement of historic buildings.	0
11. Reduce contribution to climate	This approach makes no allowances for incorporating climate change measures, although this issue is covered	0

change and vulnerability to its effects	specifically by other policies.	
12. Minimise pollution (including air, water, land, light, noise) and waste production	Policy makes no allowance for minimising pollution as this issue is covered elsewhere within the plan and in other legislation. In terms of pollution related to car usage, see objective 8 above.	0
13. Manage and reduce the risk of flooding	Policy makes no allowance for flood risk as the issue is covered elsewhere within the plan.	0
14. Conserve and enhance biodiversity and geodiversity	Rural development has the potential to have a detrimental impact on the biodiversity. The HRA states that would be a likely significant negative effect on the Levels and Moors designations and therefore recommends mitigation. Recommended mitigation: ensure no adverse impacts on biodiversity.	-
Conclusion: This policy seeks to sustain and enhance the vitality and viability of tourism in the District. This will have significant positive economic effects by supporting a strong, diverse and vibrant tourist economy. The policy is also considered to have a positive effect in terms of improving access to service and facilities and reducing poverty and social exclusion. Negative effects are apparent in objectives 9 and 14, but it is considered that these effects could be mitigated by other policies on design and biodiversity.		

Policy EP9 - Retail Hierarchy		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The scale of growth in town centre activities in each settlement is related to its role in the retail hierarchy. This policy should support the appropriate level of new development in each settlement, but will also protect existing services and facilities by ensuring that the town centre hierarchy is not unbalanced. Recommended mitigation: amend policy text to refer to town centre uses, rather than just retail and leisure, as the role and function of town centres is much greater and includes offices and 'other uses'.	++
2. Reduce poverty and social exclusion	Indirectly through job creation and providing a range of town centre facilities and services in a range of settlements.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0

7. Support a strong, diverse and vibrant local economy	The policy will support a strong, diverse and vibrant economy by enabling Yeovil, the Market Towns and Rural Centres to be more sustainable by supporting the development of a range of retail and leisure facilities, appropriate to the role and function of each settlement. The policy seeks to ensure that not only do the right services and facilities develop in settlements, but that they promote self containment and do not harm the overall retail hierarchy.	++
8. Reduce the effect of traffic on the environment	The policy will reduce the need to travel by allowing the provision of facilities in a range of settlements. These settlements are more likely to be served by public transport facilities and so provide the opportunity for people to use modes other than the private car to undertake their shopping.	+
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Indirectly through reducing car journeys.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
<p>Conclusion: The retail hierarchy is based on evidence and reflects the current and future role of town centres across the District – its application will have significant positive economic effects by supporting a strong, diverse and vibrant economy. The policy seeks to make Yeovil, the Market Towns, District and Local Centres more sustainable by ensuring that a range of town centre uses, appropriate to the role and function of the settlement in question, are encouraged, and that not only do the right services and facilities develop in settlements, but that they promote self containment and do not harm the overall retail hierarchy. The policy will support strong and vibrant town centres and their local economies, encourage self-containment, reduce the need to travel and improve access to essential services and facilities thereby reducing exclusion.</p>		

Policy EP10 - Convenience and Comparison Shopping in Yeovil

SA objective	Commentary	Score
1. Improve access to essential services and facilities	Placing a limit on Yeovil will protect the overall retail hierarchy and therefore help the retention of shops, services and facilities in the Market Towns, District Centres and Local Centres.	+
2. Reduce poverty and social exclusion	Indirectly reduce social exclusion through aiding the retention of shops, services and facilities in the Market Towns, District Centres and Local Centres.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy supports a strong, diverse and vibrant local economy by supporting the retail hierarchy, and preventing the overtrading of Yeovil. Allowing additional retail development in Yeovil without limit could be at the expense of other settlements in the District, as Yeovil has the potential to draw trade from other settlements. Retention of the retail hierarchy is crucial as it supports the development of a range of retail and leisure facilities, appropriate to the role and function of each settlement. The policy seeks to ensure that not only do the right services and facilities develop in Yeovil, but that the retail hierarchy is retained and promotes self-containment across the District.	++
8. Reduce the effect of traffic on the environment	The policy will reduce the need to travel by protecting a range of shops, services and facilities across the District's settlements. These settlements are more likely to be served by public transport facilities and so provide the opportunity for people to use modes other than the private car to undertake their shopping.	+
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Indirectly through reducing car journeys.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0

13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: There should be significant positive economic effects by supporting a strong, diverse and vibrant Yeovil, Market Towns, District and Local Centres. By placing an upper limit on new retail development in Yeovil the policy seeks to make the District's Town Centres more sustainable by allowing a retention of a range of main town centre uses, appropriate to the role and function of the settlement in question, which promotes their self containment. The policy seeks to protect the overall retail hierarchy. The policy will support strong and vibrant town centres and their local economies, encourage self-containment, reduce the need to travel and improve access to essential services and facilities thereby reducing exclusion.		

Policy EP11 - Location of Main Town Centre Uses (the sequential approach) (this was previously named Policy EP12: Retail Vitality and Viability)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy will improve access to essential services and facilities by supporting their development in the most sustainable settlements in the District.	++
2. Reduce poverty and social exclusion	Indirectly through providing a range of retail facilities and services in locations that are more accessible through sustainable modes of travel.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy supports the town centres first approach advocated in the NPPF, this in-turn will support a strong, diverse and vibrant economy by enabling Yeovil, the Market Towns and Rural Centres to be more sustainable by ensuring that a range of retail and leisure facilities, appropriate to the role and function of each settlement, are encouraged in the right locations. The requirement to demonstrate that there are no significant adverse impacts on existing centres ensures that there is no harm to the overall retail hierarchy.	++

8. Reduce the effect of traffic on the environment	The Policy will reduce the need to travel by seeking the provision of services and facilities in the town centre first, followed by locations that are more accessible and well served by a choice of sustainable modes of travel. If out-of-centre locations are deemed acceptable, the co-location next to existing retail warehousing should reduce the overall impact in terms of traffic generation, by allowing more linked trips. Recommended mitigation: revised wording to include a requirement that out-of-centre sites be well served by sustainable modes of travel. Also include reference to co-location of new uses next to existing retail warehousing.	+
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Indirectly through reducing car journeys.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This should have significant positive economic effects by supporting a strong, diverse and vibrant Town Centre economy. The approach focuses development on the town centre first, which will generate more business for existing commercial enterprises and is generally the most sustainable location, in terms of access via sustainable modes of travel. The policy approach to out-of-centre development and the co-location next to existing retail warehousing should reduce the overall impact in terms of traffic generation, by allowing more linked trips.		

Policy EP12 – Floorspace Threshold for Impact Assessments		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy seeks to ensure that full consideration is given to the scale of new proposals and whether they would have any significant adverse impacts on existing town centres. Through an Impact Assessment it may be demonstrated that new proposals would improve access to services and facilities.	+

2. Reduce poverty and social exclusion	If a Retail Impact Assessment is required, the option is there to consider how the proposed development could contribute to matters such as reducing social inclusion and regenerating areas, if these are deemed to be significant by the Council. This is an unknown factor though.	0
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy aims to support a strong, diverse and vibrant local economy, by seeking to ensure that large-scale developments do not jeopardise existing centres.	+
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The SA findings demonstrate the policy aims to support a strong, diverse and vibrant local economy, by seeking to ensure that large-scale developments do not jeopardise existing centres, and that their impact contributes to the retail/town centre offer, rather than detracts from it.		

Policy EP13 - Protection of Retail Frontages

SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy is seeking to retain a core retail function in our Town Centres, indirectly this would support the retention and possibly improvement in essential services and facilities such as banks, post offices because it supports a strong and vibrant Town Centre.	+
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy will support a strong, diverse and vibrant local economy by defining Primary Shopping Frontages, and where these have been defined, protecting A1 Uses (retailing) to ensure a dominant retail function.	++
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0

Conclusion: This policy should support a strong, diverse and vibrant Town Centre economy. The policy defines Primary Shopping Frontages, locations where retail (A1 uses) should dominate, this will protect the retail function of the District's Town Centre and therefore the policy will support strong and vibrant local economies.

Policy EP14 - Neighbourhood Centres (this policy was previously named EP15: District and Local Centres)		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy will improve access to essential local services and facilities by supporting their development in locations such as large residential estates that currently lack access to day-to-day items. Recommended mitigation: revise wording to make Policy applicable universally to large residential developments coming forward in South Somerset and not restricted to Yeovil and Chard, as there are other locations such as Ilminster or Somerton where there may be a need for services more locally.	++
2. Reduce poverty and social exclusion	Supporting a small range of retail facilities locally will reduce social exclusion amongst groups that lack access the transport to get to large centres.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	Indirectly by providing local facilities and services which provide opportunities to make contact with people, which could reduce feelings of social exclusion and improve well-being.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy will support a strong, diverse and vibrant economy by ensuring that any local services and facilities that develop in suburban locations do not harm the retail provision in the main Town Centres.	++
8. Reduce the effect of traffic on the environment	The policy will reduce the need to travel for essential and top-up goods by allowing the provision of local facilities.	+
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0

11. Reduce contribution to climate change and vulnerability to its effects	Indirectly through reducing car journeys for essential and top-up goods.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The findings demonstrate support for strong and vibrant local economies, reduce the need to travel and improve access to essential services and facilities thereby reducing exclusion by providing local shopping facilities to serve day-to-day needs.		

Policy EP15 – Protection and provision of local shops, community facilities and services		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Across South Somerset there are many settlements where the last remaining shop, post office, public house or other service of facility is in danger of being closed. These services and facilities are vital to the communities that they serve and their loss can significantly affect the ability of local residents to access services – the draft policy seeks to protect these services and facilities from closure. Recommended Mitigation: Amend the Policy to also apply to cultural facilities, as these are also important for community welfare.	+
2. Reduce poverty and social exclusion	The protection of community facilities can help to foster social inclusion.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0
4. Improve health and well being	'Community facility' could incorporate health facilities so positive impact if these are protected.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0

7. Support a strong, diverse and vibrant local economy	Local shops, services and facilities make a vital contribution to the local economy, development of appropriately scaled new ones and the retention of existing ones will support the vitality of existing centres. Recommended mitigation: require marketing etc for a maximum of 18 months. The period can be increased by the LPA if there are sound reasons, but it is considered that long-term protection without sufficient justification is contrary to the NPPF.	+
8. Reduce the effect of traffic on the environment	The retention of local shops, services and facilities will help to reduce the need to travel to other settlements to access these facilities.	+
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Reduction in need to travel to access services should minimise CO2 emissions.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Potential reduction in noise and air pollution as the need to travel is reduced through the protection of local services.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The protection of local shops, community facilities and services and the development of appropriately scaled new ones would have several sustainability benefits across the range of social, economic and environmental effects.		

Housing

Policy HG1 Strategic Housing Site

Nb. At preferred options stage this policy also included key sites at Lufton and Thorne Lane in Yeovil but these have removed from this policy as they now have planning permission.

SA objective	Commentary	Score
1. Improve access to essential services and facilities	This site will provide a primary school, country park, employment, community facilities and a new road.	+

2. Reduce poverty and social exclusion	Community sports and leisure are provided at all sites with accessibility by walking, cycling and public transport. However, the site will not achieve such high % of affordable housing due to construction costs of new road.	+
3. Provide sufficient housing to meet identified needs of the community	The site will achieve a lower percentage of affordable housing provision due to the other costs necessary in delivering the site.	+
4. Improve health and well being	The site will provide major new open space and formal and informal recreation space with footpaths and cycleways.	+
5. Improve education and skills of the population	A primary school is proposed, along with contributions to secondary education.	+
6. Reduce crime and fear of crime	The detailed design of the site will have input from Secured by Design.	+
7. Support a strong, diverse and vibrant local economy	A range of B1, B2 and B8 uses will be delivered as part of scheme. General medium to long term economic benefits that development will bring, with specific job creation at construction stage in the short term.	+
8. Reduce the effect of traffic on the environment	Although there is likely to be increased traffic due to additional development, the site is reasonably self-contained and self-sufficient, in close proximity to the town centre. The site will be accessible by walking, cycling and public transport.	+ / 0
9. Protect and enhance the landscape and townscape	The site will be well landscaped, but is currently 'greenfield'. Recommended mitigation: incorporate sensitive design and landscaping (Policy EQ2).	-
10. Conserve and where appropriate enhance the historic environment	Existing listed buildings and conservation areas will be protected and archaeology is conditioned on the relevant outline planning permissions.	0
11. Reduce contribution to climate change and vulnerability to its effects	Additional development will lead to increased CO2 emissions, but solar orientation has been encouraged and affordable homes will all have either solar panels or air source heat exchange. SuDS are also encouraged.	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	All greenfield sites so likely to be an impact, although Grade 1 agricultural land is avoided.	0
13. Manage and reduce the risk of flooding	Although part of the site has a high flood risk, this will be open space, with residential and employment away from this area. SuDS will be employed where practicable.	+
14. Conserve and enhance biodiversity and geodiversity	Ecological surveys accompany the outline permissions with mitigation where appropriate, e.g. dormice bridge over link road that will travel through the site.	+
Conclusion: Generally positive effects would arise from developing this strategic housing/employment Local Plan allocation through economic benefits, the provision of additional homes, additional services and facilities. Likely to be negative impact on the landscape as all are greenfield sites, but landscaping schemes should help mitigate this effect, and biodiversity mitigation should minimise impact on dormice.		

Policy HG2 Previously Developed Land (PDL) for New Housing Development

This Policy was appraised as part of SS7 – see above.

Policy HG3 Provision of Affordable Housing and Policy HG4 Provision of Affordable Housing – sites of 1-5 dwellings

SA objective	Commentary	Score
1. Improve access to essential services and facilities	The provision of additional affordable housing will contribute towards reducing the social exclusion of those who are currently in housing need. Affordable housing will be provided in locations where there is access to at least basic facilities such as a convenience shop.	+
2. Reduce poverty and social exclusion	Home Finder Somerset Monitoring Board Statistical Report, January 2012 identifies that there are approximately 5,000 households on the Housing Register in South Somerset. The provision of additional affordable housing will contribute towards reducing the social exclusion of those who are currently in housing need. A district wide target will maximise provision across the whole district and Registered Providers will be working towards directing provision where it is most needed. The provision of affordable housing is more likely to result in younger members of the community continuing to live locally. The introduction of an affordable housing commuted sum on sites of 1-5 dwellings as a result of the evidence in the Small Sites Affordable Housing Financial Contributions Economic Viability Appraisal, January 2012, will provide additional funds towards affordable housing provision.	+

3. Provide sufficient housing to meet identified needs of the community	<p>This policy would result in the number of affordable homes in the District being increased and contribute towards reducing homelessness. The SHMA (2009) indicates that in light of the evidence gathered a case can be made on supply and viability grounds (SHLVA) for a general threshold of 10 dwellings in South Somerset. The evidence suggests that in rural areas thresholds should be set as low as possible however any threshold below 10 would require further economic appraisal. The Annex to the SHLVA shows that a threshold of 6 dwellings would be viable.</p> <p>Since the draft Core Strategy, additional financial viability assessment work demonstrates that on sites below the 6 dwelling threshold, in addition to the standard CIL payment, a commuted sum equivalent to a 5% affordable housing on site provision in Yeovil and the Market Towns is viable, and a 10% equivalent on site contribution in Rural Centres and Rural Settlements is viable (£20 per sq m and £40 per sq m respectively). The addition of the requirement for this commuted sum has therefore been added to the policy to ensure that affordable housing provision is maximised.</p> <p>The evidence in the SHMA suggests that the maximum district wide target based on the evidence of need and viability is 35%. The SHMA also identifies that 659 affordable homes are needed annually in South Somerset and this will contribute to meeting that need. The ability to take viability into account, whilst potentially leading to reduced provision in some instances, will help to ensure that at least some level of affordable housing is provided on qualifying developments whilst allowing for market conditions to be taken into account.</p>	++
4. Improve health and well being	If provision is made for suitable affordable housing, those in sub-standard accommodation may have the opportunity to relocate to a better standard of housing and as a consequence this could bring about health benefits. Access to open space may also be improved.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	35% affordable housing will contribute to the creation of mixed and inclusive communities, which is more likely to lead to a reduction in anti social behaviour.	+
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0

11. Reduce contribution to climate change and vulnerability to its effects	Registered Providers are already expected to build to a higher level of the Code for Sustainable Homes (Code 3) than market housing therefore affordable housing will make a more positive contribution to reducing the impact of climate change than most market housing.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	N/A.	0
<p>Conclusion: Whilst the impacts of any threshold lower than 15 (e.g. 10) would be positive, the imposition of a threshold of 6 dwellings would lead to more sites being expected to contribute towards affordable housing provision than at present (currently 15 dwellings is being applied), this would have the positive impact of increasing the supply of affordable housing subject to viability and is supported by the evidence. The requirement to pay a commuted sum per sq metre on developments of 1-5 dwellings is supported by viability evidence and means that additional money will be available to contribute towards affordable housing provision thus increasing supply. The provision of 35% affordable housing will meet the need identified in the SHMA (taking viability into account). Additional affordable housing will help to reduce social exclusion.</p>		

Policy HG5 Achieving a Mix of Market Housing		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	By stating that a range of housing types and sizes should be provided across the district based on evidence from the SHMA, the needs of the housing market will be most appropriately met. This will maximise opportunities for those who want to access the housing market. Whether or not this will benefit those from the most deprived areas will depend on where the growth is located (this is assessed elsewhere). The delivery of some small starter homes should provide additional opportunities.	+
3. Provide sufficient housing to meet identified needs of the community	Evidence in the SHMA (2009) indicates that the proportion of demand for detached houses, semi-detached houses and bungalows is in excess of the supply whereas in the case of terraced houses and flats/maisonettes supply is in excess of demand. A mix of all housing types and sizes should be achieved across the district reflecting the most recent evidence and applies specific percentages to strategic sites which ensures that where the most significant growth is being delivered where it will most appropriately meet the needs of the market (the delivery of affordable housing is dealt with elsewhere).	++

4. Improve health and well being	By ensuring that a mix of market housing is provided the residents of South Somerset should be able to have access to the type of housing that best meets their health needs e.g. by ensuring that a number of bungalows are built those who have difficulty using stairs might be better able of access housing that does not require them to climb stairs which will in turn will have overall health benefits.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	Additional smaller dwellings within the housing market will contribute the creation of mixed and inclusive communities, which is more likely to lead to a reduction in anti social behaviour.	+
7. Support a strong, diverse and vibrant local economy	Whilst being at the mercy of the overall economic climate, the provision of a balanced supply of housing types and sizes is more likely to ensure a buoyant local housing market which would have a positive impact on the local economy generally although it is uncertain if this would occur.	?
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy presents a number of positive effects, it provides the opportunity for the delivery of the size and type of market housing that is required for the district based on the most recent evidence. By ensuring that a mix of market housing is provided the residents of South Somerset should be more able to have access to the type of housing that best meets their health needs.		

Policy HG6 Care Homes and Specialist Accommodation		
Option H6 and question QH3 of the Core Strategy Issues and Options document (March 2008) addressed Lifetime Homes and specialist housing for the elderly. Whilst the supporting text in the Draft Core Strategy (incorporating Preferred Options) refers to the challenge of coping with an increasingly elderly population and to Lifetime Homes standards no specific policy was included to address specialist housing for the elderly. As a result of representations received to the Draft Core Strategy it was considered that it would be appropriate to have a new policy to address the specialist housing needs of the elderly.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	ONS mid year population estimates for 2008 show that 20.9% of the population of South Somerset is aged 65 plus (as opposed to 16% in 2005). Introduction of a policy supporting proposals for care homes and other specialist accommodation to meet an identified need will help to improve access to this type of facility for those who require it. Such accommodation if located within Yeovil, Market Towns and Rural Centres will have the best access to other local services such as shops and health facilities however there may occasionally be a justification for locating such accommodation in a countryside location. A proliferation of such accommodation in the countryside should be prevented by the requirement to demonstrate that alternative sites are unsuitable and/or unviable and the economic benefit the proposal will bring to the locality.	+
2. Reduce poverty and social exclusion	The provision of care homes and other specialist elderly persons accommodation will provide the opportunity for elderly people (who chose to do so) to live somewhere where there are other residents of a similar age, this will help to reduce levels of social exclusion for those who do not wish to live on their own. The choice of accommodation available (once built) will depend very much on the economic circumstances of individuals, some may be excluded from some accommodation options due to lack of funding either private or from the state.	+
3. Provide sufficient housing to meet identified needs of the community	Given that a significant proportion of the population of South Somerset are aged 65 and over the provision of a policy, which allows for the erection of specialist accommodation to meet an identified need will have a positive impact and will contribute to the overall national objective of providing balanced and mixed communities.	+
4. Improve health and well being	Providing elderly people with the choice specialist housing accommodation, should they be able to afford it, will help ensure that they are well cared for and improve their general health and well being by having a safe and caring environment in which to live.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	New specialist elderly persons accommodation can bring jobs to a local area and thus boost the local economy, however such accommodation should firstly be located in the most sustainable locations such as Yeovil, Market Towns and Rural Centres, countryside locations should be the exception.	+

8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	The cumulative impact of a large number of new care homes or other specialist elderly persons accommodation in the countryside would have a negative impact on vulnerability to climate change if a locally based work force were not available and visitors had to travel further distances to visit residents. Recommended mitigation: Require a clear justification for locating such proposals in the countryside.	-
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The introduction of this policy brings about positive impacts for the provision of housing to meet the needs of older people in South Somerset. By directing care homes and other specialist housing accommodation to the most sustainable locations in the district will contribute to the objective of providing balanced and mixed communities and help to ensure that health and well being issues can be addressed.		

Policy HG7 Gypsies, Travellers and Travelling Showpeople		
As a result of a representation received the second bullet point has been amended by the removal of "Land within" and replaced with "Development should not result in an adverse impact on" and the deletion of "should be avoided" this is to address the fact that land outside of a designated area may ecologically support the conservation objectives of a Natura 2000 site.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The inclusion of a criterion relating to accessibility to local services such as shops and schools will help to ensure that Gypsy and Traveller sites and Travelling Showpeople are located where residents will have reasonable access to education and health facilities and shops that cater for their day to day needs.	+ +
2. Reduce poverty and social exclusion	The provision of additional Gypsy, Traveller and Travelling Showpeople sites will contribute to reducing social exclusion by providing accommodation in appropriate locations that are well related to local facilities and therefore settlements so there will be increased opportunities for social integration.	+ +

3. Provide sufficient housing to meet identified needs of the community	Policy provides the context for the location of Gypsy, Traveller and Travelling Showpeople sites as required by Circulars 01/2006 and 04/2007. The criteria can be used to assess planning applications for Gypsy, Traveller and Travelling Showpeople sites until such time as any Gypsy and Traveller/Travelling Showpeople Site Allocation DPD is produced to meet the need identified in the Somerset GTAA (January 2011). Although this option provides criteria against which Gypsy, Traveller and Travelling Showpeople sites can be judged it does not deliver them.	+
4. Improve health and well being	By requiring sites to be located within reasonable proximity to community facilities, which would include health facilities, the opportunity for improved health and well being will be increased. Formal open space provision is not addressed however given that Gypsy, Traveller and Travelling Showpeople sites are primarily located in rural areas it is likely that informal open space will be accessible. The criteria consider the health and safety of future occupants by addressing access to sites, noise pollution and flood risk.	+
5. Improve education and skills of the population	By requiring sites to be located within reasonable proximity to education facilities such as schools, the opportunities for improved education will be increased. There will also be greater opportunities for access to employment although this is not specified by the criterion.	+
6. Reduce crime and fear of crime	Although there is little evidence to suggest that increasing the numbers of Gypsies, Travellers or Travelling Showpeople in an authority will impact upon the crime baseline, there is the potential for baseline conditions in terms of fear of crime to be worsened.	?
7. Support a strong, diverse and vibrant local economy	Uncertain effect. The degree to which the Gypsy, Traveller and Travelling Showpeople communities will impact on local economies is unknown.	?
8. Reduce the effect of traffic on the environment	The criteria may lead to reduced levels of travel by private car, as sites will be located in closer proximity to settlements with key services.	-
9. Protect and enhance the landscape and townscape	The inclusion of a criterion aimed at taking landscaping and visual amenity into consideration will help to protect against any negative impacts although landscape and townscape is unlikely to be enhanced.	0
10. Conserve and where appropriate enhance the historic environment	Not specifically mentioned in the policy although partly covered by the landscaping and visual amenity criterion.	?
11. Reduce contribution to climate change and vulnerability to its effects	May lead to reduced travelling by Gypsies, Travellers and Travelling Showpeople as sites will be located in closer proximity to settlements with key services and therefore the need to travel by car might be reduced.	?
12. Minimise pollution (including air, water, land, light, noise) and waste production	Significantly contaminated land should be avoided.	0
13. Manage and reduce the risk of flooding	Policy does not consider flood risk except in relation to the health and safety of the residents of proposed sites. It will depend on the location of the site. PPS25 should be applied, which directs development to areas at least risk from flooding.	+

14. Conserve and enhance biodiversity and geodiversity	Policy considers conserving biodiversity and geodiversity. The amendment to the second bullet point ensures that the impact on nationally recognised designations is considered whether the proposal is inside or outside the designated area. This will depend on the location of the site, it will be necessary to ensure that bio and geodiversity interest is conserved and enhanced where possible.	0
<p>Conclusion: The Issues and Options document (March 2008) presented 2 options: the first considered a list of criteria including site access and parking, landscape and visual amenity, contaminated land and access to highways network; whilst the second option added a criterion on accessibility to local services including shops and schools. Through sustainability appraisal Option A presented a number of weaknesses in the policy most notably access to local services. Option B sought to address this issue and scored more positively than Option A. Through consultation comments a number of other criteria were suggested to form the Council's preferred Option; these criteria included health and safety the omission of Travelling Showpeople and flood risk. The sustainability appraisal of the preferred option demonstrated improvements to scoring. Negative effects still remain in sustainability objectives 6, 8,10, and 14. It is considered that these effects will be mitigated by other plan policies on transport, biodiversity and historic environment. The further amendment of the policy to allow the consideration of land outside of nationally designated areas as well as inside improves performance in relation to SA Objective 14.</p>		

Policy HG8 – Replacement dwellings in the countryside NPPF (para 50) requires that Local Planning Authorities should set out their policies for ensuring they identify the size, type, tenure and range of housing that is required in particular locations, reflecting local need. This policy aims to set the parameters to allow for suitably located and designed developments that respects the rural character of the countryside, whilst maintaining the range of suitable housing in rural locations, as identified in the Strategic Housing Market Assessment.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	Will not add to existing housing stock as the policy restricts the replacement of dwellings to a one to one basis.	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0

8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	Suitably designed replacement dwellings which are sympathetic to the surroundings and appropriate to the landscape character will maintain environmental quality and the quality and character of the wider countryside.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy seeks to ensure that replacement dwellings maintains environmental quality and respects the landscape character. The sustainability appraisal demonstrates a benefit to the ability to maintain the character of the area.		

Policy HG9 – Housing for Agricultural and related workers		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Rural location means the property is likely to be isolated from services and facilities. Recommended mitigation: set strict criteria in order to limit the scale of such housing to that which can be clearly justified.	--
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	Provides for a specific and identified need.	+
4. Improve health and well being	N/A	0

5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The provision of such housing should support the viability of rural businesses.	+
8. Reduce the effect of traffic on the environment	Providing accommodation for rural workers at or near their place of work will reduce the need for them to travel. However they would be removed from services resulting in increased traffic movements, so neutral effect overall.	0
9. Protect and enhance the landscape and townscape	Suitably designed dwellings that are sympathetic to the surroundings and appropriate to the landscape character will mitigate the new development in the open countryside.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Likely increase in CO2 emissions due to the need to travel to access services, although travel to work emissions will be zero/minimal. Therefore neutral effect overall.	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy enables the provision of housing where there is a proven essential need for the house to be in a rural location. The sustainability appraisal reflects the unsustainable location of such housing.		

Policy HG10 – Removal of agricultural and other occupancy conditions		
NPPF para 55 advises that Local Planning Authorities should provide for a rural worker accommodation where it is necessary at or near their place of work. This policy aims to retain existing accommodation in rural locations where there is a need.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0

2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	This is specialist housing that has a reduced market value making it more affordable for rural workers. As such it is essential to try to retain this type of housing and ensure that there is every opportunity to establish there is no longer a need for this type of dwelling in that area.	+
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy ensures that all reasonable efforts are made to ensure there is no longer a need for this type of housing is in that location. The sustainability appraisal of the preferred option demonstrates that there is a net benefit of the policy in its ability to maintain housing facilities.		

Transport and Accessibility

Policy TA1 Low Carbon Travel		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy should ensure a higher level of accessibility to key services by walking, cycling and public transport. Choice and ease of access to essential services and facilities should therefore be greatly improved.	++
2. Reduce poverty and social exclusion	Increased walking and cycling increases social interactivity and at little or no cost to the user. In respect of home working there is potential that active involvement in the community may not be encouraged, however converse could be true as groups may take advantage of the improved opportunity to network through IT. Whilst it would reduce travel costs it would inevitably increase home fuel costs.	+
3. Provide sufficient housing to meet identified needs of the community	Whilst not directly attributable to housing, owning and running a car or cars can be a significant proportion of living costs for low-income families. Reducing the need to own a car, particularly a second car can reduce these costs and thereby has the potential to improve 'affordability' of housing – it is more affordable to live in a sustainable location because of reduced transport costs.	?
4. Improve health and well being	Positive health benefits of increased walking and cycling. Additionally physical activity is known to increase as walking to bus stops or cycling to train stations often forms part of longer journeys by public transport.	+
5. Improve education and skills of the population	Possible easing of access to further education for those without a car.	?
6. Reduce crime and fear of crime	Probability that the increased social interactivity delivered through walking and cycling could lead to reduced anti-social behaviour. However this is likely to depend on other factors relating to location, proximity and type of services and facilities, general design and safety features such as lighting etc. Access by foot or cycle that's Safe & Secure by design should assist in reducing crime or fear of crime.	?
7. Support a strong, diverse and vibrant local economy	Ensures access to work by walking, cycling and public transport. This should help town and local centre vitality and viability both in terms of reducing congestion and those walking and cycling are more likely to choose to use local facilities or 'pop in to the local shop' en route than those travelling by car. Increased walking and cycling can also assist in the delivery of leisure and sustainable tourism opportunities. Contra argument often voiced that enhanced business competitiveness is dependent on free and unrestrained access by car, although this can be offset by reduced costs to the business of not having to provide extensive and costly (both in terms of land use and construction and maintenance) parking facilities. Additionally encouraging sustainable transport measures can enhance the company's 'green credentials'. Working from home and increased use/improved broadband can increase economic activity, although not necessarily at local level. Rail Freight terminals have the potential to increase local economic activity.	+
8. Reduce the effect of traffic on the environment	Several positive effects are likely to result relating to this objective, including reduced need to travel, increase in sustainable travel, and minimise/reduce congestion.	++

9. Protect and enhance the landscape and townscape	Green corridors will naturally arise from increased provision of cycle paths and footways. Similarly there will opportunities to increase recreational open space and enhance the landscape and townscape.	+
10. Conserve and where appropriate enhance the historic environment	In some locations there may be an opportunity to enhance the historic environment through giving more sustainable access to the site or through preserving our industrial heritage through a different use e.g. using an old railway line as a cycle path. However these opportunities are likely to be rare and therefore of little significant effect.	0
11. Reduce contribution to climate change and vulnerability to its effects	21% of emissions come from personal transport, mostly arising from the use of the car. Sustainable transport modes reduce carbon emissions and also contribute to lifestyle changes need to adapt to climate change. Potential for Rail Freight to reduce CO ₂ emissions. Degree of contribution from electric cars will be dependent on how electricity is generated. Potential benefits of Home Working need to take account of possible increased CO ₂ emission in the home.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Low carbon travel should improve air quality and minimise noise pollution, although for public transport a criteria for modern low emission/hybrid type vehicles would need to be in place.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	In theory sustainable travel should promote green infrastructure although this has to be balanced against possible damage by walkers and cyclist failing to keep to designated paths. Primarily a management issue.	?
Conclusion: Policy TA1 will have numerous positive effects on the objectives either through improving modal shift or through reducing the need to travel.		

Policy TA2 Rail		
This policy arose out of a desire to specifically encourage the use of rail for passenger and freight, and provides further detail on the 'low carbon travel' policy that has been developed, including consideration of alternatives.		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The policy should ensure a higher level of accessibility to key services by public transport. Similarly access to goods can only be enhanced by an improvement to freight distribution. Choice & ease of access to essential services and facilities should therefore be greatly improved.	++
2. Reduce poverty and social exclusion	Increased use of public transport increases social interactivity and offers increased social inclusion especially for those unable to drive or without access to a car.	+
3. Provide sufficient housing to meet identified needs of the community	N/A	0

4. Improve health and well being	Physical activity is known to increase as walking or cycling to train stations often forms part of longer journeys by public transport.	+
5. Improve education and skills of the population	Potential to increase access to further education and training for those without a car.	+
6. Reduce crime and fear of crime	Rail stations, especially when not staffed tend to attract anti-social behaviour. Similarly theft from rail freight hubs has historically been a problem. Recommended mitigation: Adequate measures would need to be in place e.g. through careful design, to ensure stations & freight hubs remained free from crime & perceived as safe (addressed by Policy EQ2).	-
7. Support a strong, diverse and vibrant local economy	New rail passenger facilities would improve access for both commuters and visitors and this would have a knock-on effect on the town and local centre vitality and viability both in terms of reducing congestion and increasing visitor spend. New Rail Freight terminals have the potential to enhance the competitiveness of a centre, increase local economic activity and reduce HGV traffic volumes.	++
8. Reduce the effect of traffic on the environment	Achieves a range of positive effects in relation to this objective.	++
9. Protect and enhance the landscape and townscape	Care needed to ensure protection of townscape, landscape and local distinctiveness when developing additional rail passenger facilities or rail freight hubs. However in some instances where existing disused infrastructure is reused there may well be potential for the enhancement of these.	0
10. Conserve and where appropriate enhance the historic environment	Possibly some potential where existing infrastructure of historical significance can be reused/refurbished. However modern freight operation not conducive to re-use of 19 th century architecture.	0
11. Reduce contribution to climate change and vulnerability to its effects	21% of emissions come from personal transport, mostly arising from the use of the car. More sustainable transport modes such as rail reduce carbon emissions and also contribute to the lifestyle changes needed to adapt to climate change. Rail Freight will similarly reduce CO ₂ emissions.	++
12. Minimise pollution (including air, water, land, light, noise) and waste production	Improves air quality through fewer cars, although light and noise pollution could prove an issue.	?
13. Manage and reduce the risk of flooding	Need to ensure no impact on flooding at design and implementation stage.	0
14. Conserve and enhance biodiversity and geodiversity	Need to ensure no impact on biodiversity and geodiversity at design and implementation stage.	0
Conclusion: Policy TA2 will have a positive effect on the delivery of the SA framework objectives developed for South Somerset by improving sustainable transport alternatives for both passengers and freight.		

Policy TA3 Sustainable travel at Chard and Yeovil		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Quality Bus Partnerships (QBP) in tandem with doubling of frequency on existing routes could achieve significant modal shift. Preferential car parking at employment sites could arguably restrict access to car users. However the benefits are thought to outweigh this especially if some of those car users are encouraged to either car share or travel by more sustainable modes.	++
2. Reduce poverty and social exclusion	Well delivered QBP and walking and cycling initiatives can significantly assist in achieving these objectives.	++
3. Provide sufficient housing to meet identified needs of the community	Owning and running a car or cars can be a significant proportion of living costs for low-income families. Reducing the need to own a car, particularly a second car, can reduce these costs and thereby has the potential to improve 'affordability' of housing – it is more affordable to live in a sustainable location because of reduced transport costs.	0
4. Improve health and well being	Positive health benefits of increased walking & cycling with ease of including regular exercise into daily route. Additionally physical activity is known to increase as walking to bus stops or cycling to train stations often forms part of longer journeys by public transport. Well delivered QBP and walking and cycling initiatives can achieve this. Increased accessibility to health facilities.	++
5. Improve education and skills of the population	Well delivered QBP and walking and cycling initiatives will provide ease of access to further education for those without a car.	+
6. Reduce crime and fear of crime	The increased social interactivity delivered through improved high quality sustainable transport should reduce anti-social behaviour.	+
7. Support a strong, diverse and vibrant local economy	Ensures access to work by walking, cycling and public transport. This in turn will have a knock-on effect on the town and local centre vitality and viability both in terms of reducing congestion and those walking and cycling are more likely to choose to use local facilities or 'pop in to the local shop' en route than those travelling by car. Well delivered QBP and walking and cycling initiatives will also assist in the delivery of leisure and sustainable tourism opportunities. Contra argument often voiced that enhanced business competitiveness is dependent on free and unrestrained access by car, although this can be offset by reduced costs to the business of not having to provide extensive and costly (both in terms of land use and construction and maintenance) parking facilities. Additionally can enhance the company's 'green credentials'.	+
8. Reduce the effect of traffic on the environment	Several positive effects are likely to result relating to this objective, including reduced need to travel, increase in sustainable travel, and minimise/reduce congestion. QBP need to be specific and must deliver the key goals of frequent and appropriate routes with competitive journey times.	++

9. Protect and enhance the landscape and townscape	Green corridors will naturally arise from increased provision of cycle paths and footways. Similarly there will opportunities to increase recreational open space and enhance the landscape and townscape. However the Active and Low carbon travel (UWE) vision for Yeovil Seed Project 5 “Green & Complete” could deliver this.	?
10. Conserve and where appropriate enhance the historic environment	In some locations there may be an opportunity to enhance the historic environment through giving more sustainable access to the site or through preserving our industrial heritage through a different use e.g. using an old railway line as a cycle path. However these opportunities are likely to be rare and therefore of little significant effect.	0
11. Reduce contribution to climate change and vulnerability to its effects	21% of emissions come from personal transport, mostly arising from the use of the car. Sustainable transport modes reduce carbon emissions and also contribute to lifestyle changes need to adapt to climate change. Well delivered QBPs and walking and cycling initiatives can have a significant impact on emissions.	++
12. Minimise pollution (including air, water, land, light, noise) and waste production	Well delivered QBPs and walking and cycling initiatives will reduce pollution.	++
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	In theory sustainable travel should promote green infrastructure although this has to be balanced against possible damage by walkers and cyclist failing to keep to designated paths. Primarily a management issue. Potential to link to the Active and Low carbon travel (UWE) vision for Yeovil Seed Project 5 “Green & Complete”.	0
Conclusion: Policy TA2 could deliver the modal shift needed in both Chard & Yeovil. Additionally there is potential to link with the ongoing work being undertaken by South Somerset Together to improve public transport in Yeovil and also possibly moving forward with any of the Seed Projects within the Active and Low carbon travel (UWE) vision for Yeovil.		

Policy TA4 Travel Plans		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Travel Plan measures provide the mechanisms for raising awareness and enabling a choice of modes. E.g. the provision of cycle parking and showers can mean it's realistic for the user to cycle.	+
2. Reduce poverty and social exclusion	Easier access and/or raising awareness will increase social inclusion. Potential for walking and cycling to reduce travel costs. Increased walking, cycling and use of public transport are also likely to increase social interactivity.	+

3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Positive health benefits of increased walking & cycling with ease of including regular exercise into daily route. Additionally physical activity is known to increase as walking to bus stops or cycling to train stations often forms part of longer journeys by public transport.	+
5. Improve education and skills of the population	Increase awareness of public transport availability and walking and cycling may well enable easier access to further education for those without a car.	0
6. Reduce crime and fear of crime	Probability that the increased social interactivity delivered through walking and cycling could lead to reduced anti-social behaviour. However this is likely to depend on other factors relating to location, proximity and type of services and facilities, general design and safety features such as lighting etc.	?
7. Support a strong, diverse and vibrant local economy	Promotes travel to work by walking, cycling and public transport. This in turn will have a knock-on effect on the town and local centre vitality and viability both in terms of reducing congestion and those walking and cycling are more likely to choose to use local facilities or 'pop in to the local shop' en route than those travelling by car. Contra argument often voiced that enhanced business competitiveness is dependent on free and unrestrained access by car, although this can be offset by reduced costs to the business of not having to provide extensive and costly (both in terms of land use and construction and maintenance) parking facilities. Additionally can enhance the company's 'green credentials'.	+
8. Reduce the effect of traffic on the environment	Several positive effects are likely to result relating to this objective, including reduced need to travel, increase in sustainable travel, and minimise/reduce congestion.	++
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	21% of emissions come from personal transport, mostly arising from the use of the car. Sustainable transport modes reduce carbon emissions and also contribute to lifestyle changes needed to adapt to climate change.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Increased travel by public transport walking and cycling initiatives will reduce pollution.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	In theory sustainable travel should promote green infrastructure although this has to be balanced against possible damage by walkers and cyclist failing to keep to designated paths. Primarily a management issue.	0

Conclusion: Generally Travel Plans are a useful tool in raising awareness, however the degree of effectiveness is dependent on the choice of modes available and therefore they are usually complimentary to other measures within modal shift policy.

Policy TA5 Transport Impact of New Development		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	At least maintains access and mitigates impacts that may otherwise occur from developments. In best cases potential to really improve access.	+ +
2. Reduce poverty and social exclusion	Easier access and/or raising awareness will increase social inclusion. Potential for walking and cycling to reduce travel costs. Increased walking, cycling and use of public transport are also likely to increase social interactivity.	+
3. Provide sufficient housing to meet identified needs of the community	Likelihood of limiting development in certain locations. Additionally there is a potential for conflict in respect of the number of dwellings v car parking spaces. Recommended mitigation: add the provision that the policy should be design-led.	-
4. Improve health and well being	Positive health benefits of increased walking and cycling with ease of including regular exercise into daily route. Additionally physical activity is known to increase as walking to bus stops or cycling to train stations often forms part of longer journeys by public transport. However, wherever there is provision of car parking there is always the potential to discourage the use of sustainable travel modes.	+
5. Improve education and skills of the population	Whilst there is perhaps a tenuous link in providing improved access to educational facilities, little direct benefit is likely to occur from these policies. Very difficult to predict, therefore uncertain effect.	?
6. Reduce crime and fear of crime	The existing infrastructure may not be conducive to reducing the fear of crime. Although securing safe sustainable transport with consequential increased social interactivity should reduce fear of crime and similarly new design should also have a positive effect on motor related crime and general ambience to area. Overall though it is felt that these policies are likely to have a neutral effect.	0
7. Support a strong, diverse and vibrant local economy	A good overall transport infrastructure should achieve this. Generally these policies will deliver the desired positive effect and in the urban areas this should be significant. However the rural nature of the district and its associated problems mean that it's more likely to be positive overall than significant.	+
8. Reduce the effect of traffic on the environment	Overall effect positive given the need to secure safe and convenient access on foot, cycle and public transport but some issues relating to car parking, necessary in a rural area will run contra to this.	+
9. Protect and enhance the landscape and townscape	Should ensure character and amenity of area is protected and where possible enhanced. Again the rural necessity of car travel runs contra.	+

10. Conserve and where appropriate enhance the historic environment	Should be positive providing designed in to use sustainable travel by modes appropriate to site, however it is difficult to see how car use can either protect or enhance the historic environment.	?
11. Reduce contribution to climate change and vulnerability to its effects	21% of emissions come from personal transport, mostly arising from the use of the car. Sustainable transport modes reduce carbon emissions and also contribute to lifestyle changes needed to adapt to climate change. Again the rural necessity of car travel runs contra.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Increased travel by public transport walking and cycling initiatives will reduce pollution.	+
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	Should certainly conserve although doubtful if enhancement would occur.	+
Conclusion: There is a need for cars in a rural district. The balance between achievable sustainable transport measures and ensuring economic viability is delicate and will be challenging to achieve. Generally it is felt that these policies will deliver.		

Policy TA6 – Parking Standards		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	The provision of sufficient levels of parking should ensure good accessibility to services and facilities.	+
2. Reduce poverty and social exclusion	Minimum levels of parking for people with disabilities will be provided. Minimum levels of cycle parking will be provided which will help provide travel opportunities for those without access to a car.	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Lower levels of car parking provision at accessible locations and minimum cycle parking standards has the potential to promote healthy lifestyles by encouraging walking/cycling. Particular opportunities at Yeovil given its relatively high levels of accessibility.	+
5. Improve education and skills of the population	N/A.	0
6. Reduce crime and fear of crime	N/A.	0

7. Support a strong, diverse and vibrant local economy	Adequate levels of good quality secure parking in town centres should help to encourage investment and maintain their vitality and viability.	+
8. Reduce the effect of traffic on the environment	There is potential for lower levels of off-street parking at accessible locations to encourage the use of sustainable travel and minimise traffic congestion, although the rural nature of the District and high car ownership levels means that residents are likely to still own a car. Therefore, some uncertainty.	+ / ?
9. Protect and enhance the landscape and townscape	Potential for car parking provision to detract from the townscape in new development. Recommended mitigation: add the provision that the policy should be design-led.	?
10. Conserve and where appropriate enhance the historic environment	N/A.	0
11. Reduce contribution to climate change and vulnerability to its effects	There is potential for lower levels of off-street parking at accessible locations to encourage the use of sustainable travel, and therefore minimise CO2 emissions, although the rural nature of the District and high car ownership levels means that residents are likely to still own a car. Therefore, some uncertainty.	+ / ?
12. Minimise pollution (including air, water, land, light, noise) and waste production	More stringent car parking standards at Yeovil compared with elsewhere in the District should help to minimise air pollution in the Air Quality Management Area.	+
13. Manage and reduce the risk of flooding	N/A.	0
14. Conserve and enhance biodiversity and geodiversity	N/A.	0
Conclusion: Several positive effects associated with ensuring appropriate parking provision based upon site characteristics, location and accessibility. Secure cycle parking in particular should be encouraged. Several benefits with promotion of lower car parking levels at accessible locations, specifically Yeovil, including minimise air pollution, encourage use of alternative travel modes, minimise CO2 emissions, and potentially reduce the growth of traffic congestion. It is useful to note that Somerset County Council undertook an options appraisal of the Parking Strategy which, although not adhering to SA requirements, does contain some helpful information on the options appraisal process.		

Health and well being

Policy HW1 – Provision of Open Space, Outdoor Playing Space, Sports, Cultural and Community Facilities in New Development		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	When considering facilities that should be provided, national policy (NPPF) allows that any identified deficiencies in existing facilities can also be considered and be provided through developer contributions, thereby not only providing facilities for the new housing but enhancing the accessibility to provision by existing nearby housing.	++
2. Reduce poverty and social exclusion	The provision of play and community facilities with the aim to bring social cohesion within that community could help to reduce social exclusion.	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	The provision of adequate open space and outdoor playing space, and adequate local and strategic sports facilities enables everyone the opportunity to participate in play and leisure activities, which is beneficial to the health and well being of the population.	++
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	The provision of pleasant, well presented and maintained play and open space will enhance the character and appearance of the townscape. However the provision of suitable facilities may have an impact on the landscape and townscape. Recommended mitigation: ensure high quality design (addressed by Policy EQ2).	+ / ?
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Provision of open space especially in conjunction with tree planting, can contribute to flood mitigation proposals and reduce CO2 levels.	+

12. Minimise pollution (including air, water, land, light, noise) and waste production	Trees act as carbon filters and reduce pollution levels, however the provision of new built facilities could have a potentially detrimental impact on pollution, although this may be assessed and mitigated through other Development Management policies.	+ / ?
13. Manage and reduce the risk of flooding	Provision of open space especially in conjunction with tree planting, can contribute to flood mitigation proposals and reduce CO2 levels. However provision of facilities may have a potential flood risk and this would be assessed and mitigated through other Development Management policies	+ / ?
14. Conserve and enhance biodiversity and geodiversity	Provision and maintenance of open space within the townscape help to maintain areas which promote biodiversity. However provision of facilities may have a potential impact on biodiversity and geodiversity and this would be assessed and mitigated through other Development Management policies	+ / ?
Conclusion: This policy seeks to ensure the provision of adequate open space and outdoor playing space, local and strategic sports, and cultural and community facilities/provisions in new developments. The SA demonstrates a benefit of the policy in its ability to improve facilities, the health of the population and the advantages to the natural environment. There is some potential for negative effects for aspects of objectives 9, 12, 13 and 14 however it is considered that these effects could be mitigated by other plan policies.		

Policy HW2 – Sport Zone		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	When considering facilities that should be provided, national policy allows that any identified deficiencies in existing facilities can also be considered and be provided through developer contributions, thereby not only providing facilities for the new housing but enhancing the accessibility to provision by existing nearby housing.	++
2. Reduce poverty and social exclusion	N/A	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	The provision of adequate strategic sports facilities enabling everyone the opportunity to participate in play and leisure activities, which is beneficial to the health and well being of the population.	++
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0

8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	The provision of suitable facilities may have an impact on the landscape and townscape. Recommended mitigation: impact should be mitigated through other Development management policies (Policy EQ2).	- / ?
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	The provision of new built facilities could have a potentially detrimental impact on pollution, although this may be assessed and mitigated through other Development Management policies	?
13. Manage and reduce the risk of flooding	The provision of new facilities may have a potential flood risk and this would be assessed and mitigated through other Development Management policies	?
14. Conserve and enhance biodiversity and geodiversity	The provision of facilities may have a potential impact on biodiversity and geodiversity however this would be assessed and mitigated through other Development Management policies	?
Conclusion: The appraisal demonstrates a clear benefit to sports provision and the health and well being of the population. However there are potential negative effects have been identified for aspects of objectives 9, 12, 13 and 14, depending on the proposals' location, although it is considered that these effects could be mitigated by other policies.		

Policy HW3 – Protection of Outdoor Sports, Play Spaces and Youth Provision		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	This policy aims to ensure existing provision is retained or suitable alternatives provided.	+
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0

4. Improve health and well being	The policy may enable the health and well being of the population to be maintained, but not necessarily make provision for improvement.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: The narrow focus of this policy means that most objectives are not relevant in this appraisal. The SA demonstrates positive effects on health and well being and access to facilities in its ability to protect outdoor sports, play space and youth provision.		

Environmental Quality

Policy EQ1 – Addressing Climate Change in South Somerset		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A.	0

2. Reduce poverty and social exclusion	Potential to reduce 'fuel poverty' due to improved energy efficiency of new dwellings and therefore lower the costs of running a home.	+
3. Provide sufficient housing to meet identified needs of the community	Construction cost increase of achieving the Code for Sustainable Homes could potentially inhibit delivery of housing development, although most of the cost of meeting the Code is due to the energy standards that are being implemented through the Building Regulations separately of planning policies.	0
4. Improve health and well being	Credits for daylighting, sound insulation, private space and Lifetime Homes are included in the Code for Sustainable Homes, which would all have possible effects on health and well being. Recommended mitigation: require Code for Sustainable Homes standards for all new homes, not just at specific development areas.	+
5. Improve education and skills of the population	Education and skills of homeowners/occupiers could potentially be improved by inclusion of a 'Home User Guide' to improve understanding and operation of their home efficiently, but generally uncertain effect. Recommended mitigation: as above.	?
6. Reduce crime and fear of crime	Security credits for complying with 'Secured by Design New Homes' are likely to be required in order to achieve the higher levels of the Code for Sustainable Homes, but these are not mandatory so some uncertainty. Recommended mitigation: as above.	? / +
7. Support a strong, diverse and vibrant local economy	The promotion of renewable technologies and sustainable construction techniques will help support the transition to a low carbon economy, improve local business development and enhance competitiveness. However, the additional cost of meeting these standards has the potential to inhibit delivery of development (e.g. BREEAM 'excellent' costs around 7% extra). Recommended mitigation: as above.	+
8. Reduce the effect of traffic on the environment	Bicycle use is encouraged through credits for adequate and secure cycle storage facilities which are likely in order to achieve higher Code for Sustainable Homes levels. Recommended mitigation: as above.	+
9. Protect and enhance the landscape and townscape	Some potential for negative effects on landscape and townscape through encouraging decentralised and renewable or low carbon energy technologies. Recommended mitigation: include the provision that there should be no significant adverse impacts upon landscape character and visual amenity.	?
10. Conserve and where appropriate enhance the historic environment	Some potential for negative effects through encouraging decentralised and renewable or low carbon energy technologies. Recommended mitigation: include the provision to protect designated heritage assets.	?
11. Reduce contribution to climate change and vulnerability to its effects	Positive effects of encouraging CO2 reductions, incorporating sustainable construction methods, and climate adaptation measures. Recommended mitigation: require Code for Sustainable Homes standards for all new homes, not just at specific development areas.	++

12. Minimise pollution (including air, water, land, light, noise) and waste production	An increase in recycling/composting, and reduction construction waste is mandatory at all levels of the Code for Sustainable Homes, and is in BREEAM.	+
13. Manage and reduce the risk of flooding	Policy seeks to avoid areas of medium-high flood risk and requires incorporation of SUDS. Recommended mitigation: add reference in the policy to the Exception Test to provide greater detail on managing flood risk.	++
14. Conserve and enhance biodiversity and geodiversity	Potential negative effect of decentralised and renewable or low carbon energy technology on biodiversity interest. Aims to ensure biodiversity is more resilient to climate change. Recommended mitigation: the HRA reports recommend that text be added relating to the protection of bats and bird species from wind turbine proposals.	+
Conclusion: This policy performs very well across most objectives, with numerous sustainability benefits. There are some potential negative effects arising from the impact of renewable technologies on the landscape and historic environment, although these are uncertain at this stage. The mitigation recommendation to apply Code for Sustainable Homes/BREEAM standards across all new development, rather than just 'development areas', would further improve the positive benefits.		

Policy EQ2 – General Development		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	The policy aims to ensure that development contributes to social sustainability, reducing social exclusion.	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Creating quality places as part of the design process. Combating heart disease, respiratory problems and mental illness for example, relies on factors such as healthy exercise, air quality, fresh food and local social networks, all of which are influenced by the physical nature of localities.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	Good design should have consideration for designing out crime through the creation of safe environments that benefit from natural surveillance, well overlooked streets and open spaces, appropriate lighting and other security measures.	+

7. Support a strong, diverse and vibrant local economy	The policy aims to ensure that development contributes to economic sustainability.	+
8. Reduce the effect of traffic on the environment	Effective design that improves connectivity and reduces the need to travel by car will help to reduce the effect of traffic on the environment.	+
9. Protect and enhance the landscape and townscape	Development proposals are expected to create quality places, and complement and consolidate the landscape character of the area, whilst reinforcing local distinctiveness and respecting local context.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	The policy aims to ensure that development contributes to environmental sustainability and aim to achieve Building for Life objectives and criteria.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy seeks to ensure that development will be designed to achieve a high quality, which promotes South Somerset's local distinctiveness and preserves the character and appearance of the district. The SA demonstrates that it is beneficial to aim of preserving and enhancing the built environment of the area.		

Policy EQ3 – Historic Environment		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0

4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	There should be indirect positive effects on townscape through the conservation and enhancement of the historic environment.	+
10. Conserve and where appropriate enhance the historic environment	There is a requirement to protect and enhance the unique historic environment of the area. All designated heritage assets that contribute positively to the significance of the historic environment shall be protected from inappropriate development that affects the asset or it's setting.	++
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy seeks to ensure that proposals for development relating to the historic environment will protect or enhance the asset.		

Policy EQ4 – Biodiversity		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0

3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	N/A	0
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	The criteria within the policy are likely to help protect and enhance the landscape e.g. to maximise opportunities for restoration, enhancement and connection of natural habitats.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	This policy should help biodiversity adapt to climate change e.g. through minimising habitat fragmentation.	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	Requirements to protect biodiversity value of land and buildings and prevent fragmentation of habitats. Maximise opportunities to restore, enhance and connect natural habitats and incorporate beneficial biodiversity conservation features.	++
Conclusion: This policy should have significant positive effects for the conservation and enhancement of biodiversity and geodiversity, through the criteria listed in the policy, and the measures required when assessing development.		

Policy EQ5 – Green Infrastructure		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	Green Infrastructure aims to bring together all aspects of open space, linked by green corridors and providing greater connectivity within the urban environment.	+
2. Reduce poverty and social exclusion	Create access to open space, parks, playing fields and provision for children and young people provides opportunities for recreation, walking and cycling which is clearly beneficial to the health and sense of well-being of the local community.	+
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Create access to open space, parks, playing fields and provision for children and young people provides opportunities for recreation, walking and cycling which is clearly beneficial to the health and sense of well-being of the local community.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	Creation of open space, parks, playing fields and other green corridors, provides a quality space within the built environment, enhancing the landscape and townscape	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Provision of a network of green spaces, including green corridors, with improved tree planting contribute to flood mitigation proposals and reduce CO2 levels	+
12. Minimise pollution (including air, water, land, light, noise) and waste production	Trees act as carbon filters and reduce pollution levels.	+

13. Manage and reduce the risk of flooding	Provision and management of open space, provides larger permeable areas of land for water storage, also flood plains and creation of attenuation ponds alleviating problems especially in times of peak flow. In conjunction, tree planting can contribute to flood mitigation proposals as they filter rainwater and slow down surface run off, which helps to reduce soil erosion as well as reducing costs for drainage infrastructure.	++
14. Conserve and enhance biodiversity and geodiversity	Requirements to protect existing open space (including natural and formal open space) as well the provision of additional open space in conjunction with new development, plus green corridors to links such areas has a positive impact on biodiversity. Maximise opportunities to restore, enhance and connect natural habitats and incorporate beneficial biodiversity conservation features.	++
Conclusion: As well as significant positive effects on flooding and biodiversity, this policy also has some social benefits through improving access to services and health and well being.		

Policy EQ6 – Woodlands and Forest		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Woodlands and forests can provide recreation opportunities for people, and also help to tackle air pollution.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape		0

10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	Trees filter rainwater and slow down surface run off, which helps to reduce soil erosion and reduce CO2 levels in the atmosphere	++
12. Minimise pollution (including air, water, land, light, noise) and waste production	Trees act as carbon filters and reduce pollution levels.	++
13. Manage and reduce the risk of flooding	Trees can contribute to flood mitigation proposals as they filter rainwater and slow down surface run off, which helps to reduce soil erosion.	++
14. Conserve and enhance biodiversity and geodiversity	Provision and protection of woodlands and forests has a beneficial impact on biodiversity and natural habitats.	++
Conclusion: This is likely to have significant positive effects for several environmental objectives, due to the differing benefits of woodlands and forests e.g. filter rainwater and slow down surface run off which helps to reduce soil erosion and reduce CO2 levels in the atmosphere, reduce pollution levels, and helping biodiversity.		

Policy EQ7 – Pollution Control		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	Improvement in air quality and reduction of pollution levels can be beneficial to health, especially respiratory problems.	+
5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0

7. Support a strong, diverse and vibrant local economy	N/A.	0
8. Reduce the effect of traffic on the environment	N/A	0
9. Protect and enhance the landscape and townscape	N/A	0
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	Giving consideration to the potential impact of development on air quality, allowing the opportunity for minimal impact and mitigation.	++
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	N/A	0
Conclusion: This policy considers the impact of development potential pollution issues and ensures that it will not exacerbate air quality problems in existing and potential AQMAs, and light, noise or other pollution. The policy should help to prevent exacerbation of pollution problems.		

Policy EQ8 – Equestrian Development		
SA objective	Commentary	Score
1. Improve access to essential services and facilities	N/A	0
2. Reduce poverty and social exclusion	N/A	0
3. Provide sufficient housing to meet identified needs of the community	N/A.	0
4. Improve health and well being	N/A	0

5. Improve education and skills of the population	N/A	0
6. Reduce crime and fear of crime	N/A	0
7. Support a strong, diverse and vibrant local economy	The policy should help the rural economy by supporting equestrian enterprises, subject to meeting the set criteria.	+
8. Reduce the effect of traffic on the environment	The policy includes provision for ensuring there is not an unacceptable impact on the highway network.	+
9. Protect and enhance the landscape and townscape	Suitably located and well-designed equine development will provide a positive framework to facilitate sustainable development that supports traditional land-based activities, whilst also maintaining environmental quality and the quality and character of the wider countryside.	+
10. Conserve and where appropriate enhance the historic environment	N/A	0
11. Reduce contribution to climate change and vulnerability to its effects	N/A	0
12. Minimise pollution (including air, water, land, light, noise) and waste production	N/A	0
13. Manage and reduce the risk of flooding	N/A	0
14. Conserve and enhance biodiversity and geodiversity	The policy supports this objective through inclusion of the criteria that proposals will not result in any adverse impact to the integrity of national and international wildlife and landscape designations, including features outside the sites boundaries that ecologically support the conservation objectives of designated sites.	+
Conclusion: This policy seeks to ensure that equine development respects countryside character and protects important ecological features, and should help support the rural economy subject to there being no unacceptable adverse impacts.		