

**SUSTAINABILITY APPRAISAL
OPTIONS FOR GROWTH AROUND LANGPORT/HUIISH EPISCOPI**

| SA Objective | Option 1: North and East of Old Kelways: Score | Option 2: South of Old Kelways, adj railway, South of St Mary's Church: Score | New Option 3: West of Newtown Road: Score | Commentary |
|--|---|--|--|---|
| 1. Improve access to essential services and facilities | + | + | ++ | New Option 3 scores higher because it is closer to the town centre, major supermarket, primary school, GP Surgery. The site is just 0.7km from the town centre compared with Option 1 being 1km and Option 2 being 0.8km from the town centre. |
| 2. Reduce poverty and social exclusion | + | + | + | Same impact |
| 3. Provide sufficient housing to meet identified needs of the community | ++ | ++ | ++ | Same impact |
| 4. Improve health and well being | + | + | + | Similar impact although New Option 3 is considerably closer to the health centre (0.7 km than Option 1 (0.9km) |
| 5. Improve education and skills of the population | + | + | + | Similar impact although New Option 3 is closer to the Primary School (only 0.5 km) and only 0.9km from the Secondary School whereas Options 1 and 2 are given as approx. 1km distant. |
| 6. Reduce crime and fear of crime | ? | ? | ? | Same impact |
| 7. Support a strong, diverse and vibrant local economy | + | + | ++ | New Option 3 is closer to both the town centre and Westover Trading Estate than Option 1 although marginally further than parts of Option 2. |
| 8. Reduce the effect of traffic on the environment | 0 | + | + | New Option 3 scores better than Option 1 as it is closer to the town centre and other facilities and services. Otherwise similar to Option 2. |
| 9. Protect and enhance the landscape and townscape | - | + | 0 | Option 1 has a negative impact if the northern part of the site is developed as this is in a moderate-low landscape capacity. In addition to the impact on landscape it is also sensitive in terms of its erosion of the gap with Wearne. The perception will be one of effective coalescence. Option 2 is better related to the townscape of the existing settlement than Option 1 with a high landscape capacity although part of the area to the south of St Mary's extends into an area with moderate-low capacity. New Option 3 would score similarly: It falls within an area considered as low landscape capacity within the Peripheral Landscape Study. However, we consider that this Study is not as detailed as it should be - the Floyd Matcham Landscape and Visual Baseline Report considers this in more detail and concludes that there is more limited landscape sensitivity of this |

Scores where ++ = 2; + = 1; 0 = 0; - = -1; -- = -2

**SUSTAINABILITY APPRAISAL
OPTIONS FOR GROWTH AROUND LANGPORT/HUIISH EPISCOPI**

| | | | | |
|--|----------|----------|----------|---|
| | | | | particular site (rather than either Blocks A or C of the Peripheral Study as a whole) This later point is highlighted by the fact that the site of New Option 3 was not assessed within either of these areas. The site relates well to the existing settlement pattern and would be seen against the backdrop of Langport. A well-conceived landscape strategy as set out in the Floyd Matcham report would provide suitable mitigation. |
| 10. Conserve and where appropriate enhance the historic environment | -/? | - | 0 | New Option 3 scores better as there are no identified archaeological sites of interests on the site of new Option 3 |
| 11. Reduce contribution to climate change and vulnerability to its effects | - | - | 0 | New Option 3 scores better as there is no risk of flooding on the site |
| 12. Minimise pollution (including air, water, land, light, noise) and waste production | - | - | - | Same impact |
| 13. Manage and reduce the risk of flooding | 0 | - | 0 | Similar impact although there is no risk of flooding on New Option 3. |
| 14. Conserve and enhance bio-diversity and geo-diversity | 0 | - | 0 | The same impact as Option 1, but cores better than Option 2 by virtue of the fact that Option 2 lies adjacent to an SSSI. |
| TOTAL SCORES | 3 | 4 | 9 | Overall New Option 3 scores considerably better than either Option 1 or Option 2 |

Conclusion: New Option 3, Land at Newport Road, Langport

Positive Impacts:

New Option 3 offers good accessibility to services and facilities, being within 700m of the town centre, and within walking distance of a major supermarket, schools, health and leisure facilities. Significant positive benefit of additional homes to meet the needs of the town. Social benefits of new housing provision and subsequent boost to the economy where additional residents should help promote the town centre's vitality and viability and the local economy – this location is within 700m of potential job opportunities in the town centre and 900m from the Westover Trading Estate.

There are negative archaeological impacts, there will be no risk of flooding and it does not involve the loss of the best and most versatile agricultural land.

The location is well related to the existing settlement pattern and townscape. New development will be screened from view by the natural landscape (landform and woodland) and viewed against the backdrop of Langport.

Whilst the site has not been assessed through the SHLAA process, it is available, being promoted by a developer. It is therefore deliverable and developable.

Negative Impacts:

Scores where ++ = 2; + = 1; 0 = 0; - = -1; -- = -2

SUSTAINABILITY APPRAISAL
OPTIONS FOR GROWTH AROUND LANGPORT/HUISH EPISCOPI

Any impact on the landscape can be suitably mitigated through a well-conceived Landscape Strategy as set out in the Floyd matcham Landcape and Visual Baseline Study.

Conclusion:

The Direction of Growth currently proposed within the Pre Submission Core Strategy (Inset Map 8) places too much emphasis on growth within the existing settlement limits and to the north of Langport/Huish Episcopi.

- There will be negative landscape impact particularly in the north east quadrant and between Langport and Wearne where the gap between settlements will effectively be removed giving the perception of coalescence.
- The green lungs currently provided by open fields within the settlement would be better utilised for the provision of public open space to support leisure and recreation facilities required by the school and community.

Recommendation:

Incorporate New Option 3 into the existing proposed Direction of Growth for Langport/Huish Episcopi encompassing appropriate locations to the northwest and south east of the town, with specific proposals within these options to come forward through the development management process.

A revision to Inset Map 8 (attached) is recommended.