

Appendix IV: SA of Significant Changes

Categories of Significance		
Symbol	Meaning	Sustainability Effect
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
+	-	The SA Objectives 1, 4, 8, 11 & 12 consider more than one topic such that there could be different effects. For example, Objective 12 includes pollution (air, land, water, light, noise, waste, and protection of soil quality). An option could have a negative effect through loss of agricultural land but also have a neutral effect on pollution through adequate protection mechanisms – thus resulting in two symbols being shown.

Policy YV2 - Yeovil Sustainable Urban Extensions				
Sustainability Objective	Assessment of Effects and Potential Mitigation		Residual Effects	Key recommendations for lower level planning (Masterplans/ Planning Briefs)
	Nature of the likely sustainability effect (including positive/ negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/ temporary, secondary, cumulative and synergistic), including mitigation provided by plan policies			
1. Improve access to essential services and facilities	<p>Both of the proposed sites have reasonable access to services and facilities. The southern site is within 1.6km of the Town Centre, 2.2km from Yeovil District Hospital and approx 2.4 km from Yeovil College. The north east site is approx 3km from the Town Centre and Yeovil District Hospital and approx 2km from Yeovil College. It should be noted that the topography in the south would make walking and cycling difficult as the routes into the Town Centre, Hospitals and Leisure Centre are steep, particularly along Hendford Hill.</p> <p>The policy has the potential to increase pressure on existing facilities; however, it requires proposed development at each site to provide a primary school, health centre and neighbourhood centre on both sites. This has the potential for a minor long-term positive effect against this SA Objective. It is assumed that the proposed level of development could contribute to the extension/upgrade of existing services and facilities where necessary.</p> <p>Policy YV6 seeks that any proposals for development provide intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car.</p>		+	
2. Reduce poverty and social exclusion	<p>The provision of housing, employment, a primary school, health centre and neighbourhood centre has the potential for an indirect long-term positive effect for the Yeovil West, Central and East Wards, which are identified as being the most deprived areas within the Town¹.</p>		+	

¹ Somerset Intelligence (accessed on 10/09/13) Indices of Multiple Deprivation. Available online: <http://www.somersetintelligence.org.uk/imd/>

<p>3. Provide sufficient housing to meet identified needs of the community</p>	<p>There is the potential for a significant long-term positive effect against this SA Objective through the provision of 1,565 dwellings, which will help to meet the objectively assessed need for housing during the life of the Local Plan.</p>	<p>++</p>	
<p>4. Improve health and well being</p>	<p>There is the potential for a minor long-term positive effect on health through the provision of housing, employment and a health centre in the north east and south of the town. The policy also has the potential for temporary short-term negative effects on health during construction as waste, noise and dust pollution may be created. It is considered that suitable mitigation is provided through Local Plan policies and is also available at the project level to ensure that there are no significant effects on health during construction. Proposed Submission Local Plan (June 2012) Policy EQ2 (General Development) seeks that development proposals use sustainable construction principles.</p> <p>The southern site is approximately 2.1km from the Yeovil District Hospital and the north east site slightly further at 2.2km away. The southern site is less than 1km from Goldenstones Leisure Centre and the north east site is less than 800m from Bucklers Mead Sports Centre.</p> <p>The topography of the southern site makes walking and cycling difficult as the routes into the Town Centre, Hospitals and Leisure Centre are steep, particularly along Hendford Hill. People would also have to travel across the town centre to reach the Yeovil District Hospital. There are opportunities to link to existing cycle routes on Watercombe Lane to the north and Dorchester Road to the east as well as opportunities to provide links to the adjacent Yeovil Country Park, which has the potential for a minor long-term positive effect on health. There is the potential for significant long-term positive effects on health for the wider Town if development could also contribute to improvements to pedestrian links (including walking, cycling and disabled access) between the Country Park and Town Centre. Particularly if this is implemented in a way that makes the topography easier to manage for the public to walk and cycle between the Country Park and Town Centre. There are also opportunities to provide new and improve existing walking and cycling links to the</p>	<p>+</p>	<p>It is recommended that the Council requires any proposal within the southern area to:</p> <ul style="list-style-type: none"> • be accompanied by a Construction Management Plan. • provide pedestrian links to the Yeovil Country Park. • seek improvements to pedestrian links (walking, cycling and disabled access) between the Country Park and Town Centre. <p>It is recommended that the Council requires any proposal within the north east area to:</p> <ul style="list-style-type: none"> • be accompanied by a Construction Management Plan. • provide/improve pedestrian links from existing development to the south of this option area to the wider countryside. • provide/improve

	<p>north of the site.</p> <p>The distance to the Hospital and town centre is slightly further from the north east site than the south east; however, topography is potentially less of a barrier to walking and cycling. However, people living in the northern section of this option area would need to walk up hill to get over the northern escarpment. There are opportunities to provide improved pedestrian links to the surrounding countryside and open space for existing residents in the north east of Yeovil. Pedestrian links with the Wyndham Park Development and wider countryside should also be sought.</p> <p>Proposed Submission Local Plan (July 2012) Policy EQ5 (Green Infrastructure) aims to provide a network of connected and multifunctional open spaces that improve recreational opportunities and support physical health and mental wellbeing as well as ensure that all children and young people have reasonable access to a range of play and leisure opportunities. The policy also aims to provide opportunities for enhanced, attractive walking and cycling routes linking urban areas and the wider countryside. Policy YV6 seeks that any proposals for development provide intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car.</p> <p>There is the potential for enhanced positive effects if either of the sites could be linked to the development of a Sports Zone as set out in Proposed Submission Local Plan Policy HW2.</p>		<p>pedestrian links to the Town Centre and Yeovil District Hospital.</p> <ul style="list-style-type: none"> • provide/improve pedestrian links with the Wyndham Park Development and wider countryside.
<p>5. Improve education and skills of the population</p>	<p>The policy seeks the provision of a primary school on each of the proposed sites, which has the potential for a minor long-term positive effect against this SA Objective.</p> <p>The closest secondary school (Preston) to the southern site is approximately 2km away to the north off Larkhill Road and Yeovil College is approximately 2.4 km away. The closest secondary school to the north east site is approximately 700m away from</p>	<p>+</p>	<p>?</p>

	<p>and Yeovil College is approximately 2km away. It is considered that there is also uncertainty against this SA objective as proposed development will increase pressure on existing secondary schools. The County Council's PMM response was that the overall housing numbers mean a new secondary school is required in Yeovil, and detailed studies would be required to inform where and when². It is assumed that development could contribute to the extension/upgrade of existing secondary schools where necessary.</p> <p>Policy SS6 (Infrastructure Delivery) allows the Council to secure the provision of (or financial contributions towards) affordable housing, social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed. This includes Early Years, Primary and Secondary educational provision as part of community facilities.</p>			
<p>6. Reduce crime and fear of crime</p>	<p>The policy is not considered likely to have a significant effect against this SA objective. Proposed Submission Local Plan (July 2012) Policy EQ2 (General Development) seeks development proposals to create safe environments and address crime prevention and community safety. The supporting text of Policy EQ2 states that development will need to demonstrate a commitment to designing out crime through the creation of safe environments (both private and public) that benefit from natural surveillance, well overlooked streets and open spaces, appropriate lighting and other security measures.</p>	<p>0</p>		
<p>7. Support a strong, diverse and vibrant local economy</p>	<p>The policy proposes the provision of 5ha of employment to be delivered between two sustainable urban extensions. This along with the provision of housing and two neighbourhood centres has the potential for a significant long-term positive effect on the economy. Both of the proposed sites have good access to existing employment, with the southern site within 1 km of the Lynx Trading Estate and Augusta Westlands and the north east site approx 700 metres away from The Pen Mill Trading Estate.</p> <p>Policy YV6 seeks that any proposals for development provide intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car. It also seeks sustainable links to be designed to enable easy access from the Yeovil</p>	<p>++</p>		

² South Somerset District Council (Feb 2014) Analysis of responses from Specific Consultation Bodies and Prescribed Bodies
<http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-%28formerly-core-strategy%29-project-management-board-reports/pmb-24-february-2014/>

	Sustainable Urban Extensions to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.		
8. Reduce the effect of traffic on the environment	<p>The potential impacts of growth around Yeovil on the existing highway network were considered through a transport report and subsequent addendums^{3,4,5}. The Council has commissioned further traffic modelling to understand the traffic impacts of the proposed quantum and location of development in Policy YV2 in order to compare it with previous evidence. The further modelling has shown that, as previously identified, background traffic growth to 2026 is the major contributor to deterioration of highway network performance, rather than the specific impacts of the proposed development sites⁶. From the options that were assessed, impacts on the highway network are considered less significant where the development is spread over two sites as the impact is diluted.</p> <p>Proposed development has the potential to exacerbate current congestion issues within the existing road network by contributing to background traffic growth, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p> <p>Proposed Submission Local Plan (July 2012) Policy TA5 (Transport Impact of New Development) requires all new development to address its own transport implications and be designed to maximise the potential for sustainable transport. This includes safeguarding existing and new transport infrastructure as well as ensuring that the nature and volume of traffic and parked cars generated by the development would not have a detrimental impact on the character or amenity of the area, and would not compromise the function of the local or strategic road networks in terms of both volume and type of traffic generated. The policy also requires new development to assess their transport impact and ensure delivery of the necessary transport infrastructure. The level of development proposed in this option area would mean that any proposal would be required to prepare Transport Assessments (Policy TA5) as well as a Travel Plan (Policy TA1).</p>	-	It is recommended that the Council requires any proposal within the southern area to provide pedestrian links (walking, cycling and disabled access) to the Yeovil Country Park and between the Country Park and Town Centre as part of an overall integrated GI Strategy.

³ Somerset County Council (Feb 2011) Non-Technical Forecasting Report (Final v2a) - Review of Yeovil Eco-Urban Extension.

⁴ Somerset County Council (June 2011) Non-Technical Forecasting Addendum Report (Final) - Review of Yeovil Eco-Urban Extension.

⁵ Somerset County Council (Jan 2012) Non-Technical Forecasting Addendum Report (Final) - Review of Yeovil Eco-Urban Extension.

⁶ South Somerset District Council (February 2014) Yeovil Sustainable Urban Extension - Traffic Modelling Non-Technical Forecasting Addendum Report 3.

	<p>There are also policies that seek to encourage sustainable and low carbon modes of travel. Proposed Submission Policy TA1 (Low Carbon Travel) seeks all new development to ensure sustainable transport measures are in place and operational concurrent with first occupancy and to enable ease of working from home. The policy also seeks planning obligations to deliver improved public transport connections (commensurate with the scale of development) and provide bus stops and pedestrian routes (including cycling). Policy TA3 (Sustainable Transport at Chard and Yeovil) also seeks development to contribute to the sustainable transport interchange within the town and contribute to either the improvement of existing public transport services or new services. In order to deliver at least 30% of travel originating from the Yeovil Sustainable Urban Extensions by non-car modes, Policy YV6 seeks that development provides:</p> <ul style="list-style-type: none"> • Intrinsically linked well-designed infrastructure for footpaths and cycle ways ensuring filtered permeability that delivers journey times that are better or more comparable to those by car. • Car parking management at the Yeovil Sustainable Urban Extension's facilities, employment sites and neighbourhood centre, which gives priority to electric vehicles, low emission and shared vehicles and non car modes and which discourages car use for these short journeys. • Encouragement for a traffic-free immediate environment with residential parking separated from the residential areas where it accords with the wider design principles established for the Yeovil Sustainable Urban Extensions. • Contributions to a Quality Bus Partnership to deliver modern desirable bus routes with a frequent service that is designed to establish end to end journey times that are better or more comparable to those by private car together with clean vehicle technology and improvements to public transport information. <p>Policy YV6 also seeks sustainable links to be designed to enable easy access from the Yeovil Sustainable Urban Extensions to the town centre, main employment sites, transport interchanges, health and educational establishments and other community facilities.</p> <p>It is considered that this policy mitigation along with potential mitigation available at the project level to address localised transport impacts, will mitigate the potential significant negative effect on transport as a result of development in this option area. This would result in residual minor long-term negative effects on this SA Objective.</p>		
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<p>9. Protect and enhance the landscape and townscape</p>	<p>The Peripheral Landscape Study (PLS) Addendum (Aug 2013)⁷ identified that development within the areas that the sites are proposed could have significant landscape and visual effects. The Addendum sets out a range of mitigation measures to address these effects, which firstly focused on avoidance (screening out the areas with the highest sensitivity) and then reduction and then remediation. These should help to address the identified long-term significant negative effects resulting in minor long-term negative effects. Proposed mitigation includes the following for both of the identified directions of growth:</p> <ul style="list-style-type: none"> • Mature trees and robust hedgerows should be retained; • Breaking up development areas to avoid the steeper slopes and create separation by incorporation of open space and tree planting. <p>For the southern area proposed mitigation included the following:</p> <ul style="list-style-type: none"> • Precluding development from the vicinity of Burton, North Coker, North Coker Park and Naish Priory. Sensitive skylines above Barwick Historic Park & Garden and by Freebarrow should remain free of development; • Open space can be utilised to intervene between development and sensitive areas, in particular the faces to North Coker and the Coker Brook, with tree planting included where visual sensitivities are noted; • Breaking up the built-form by used of local open space within the development and street orientation; and <p>For the north east area proposed mitigation included the following:</p> <ul style="list-style-type: none"> • Precluding development from the vicinity of Mudford and Up Mudford; • Development should be held back from the line of the A359, which would help to mitigate negative visual effects from the central Yeo vale; • Use the 40% allocation of green space within the most prominent faces of the site; • Developed a linked network of GI; and • Sensitive integration of street patterns, correspondence of open space and tree planting areas will enable assimilation with the town. <p>Some of this mitigation will not be relevant as the areas considered in the Yeovil Peripheral Landscape Study Addendum (Aug 2013) were much larger than the directions of growth proposed for development in Policy YV2.</p>	-	<p>It is recommended that the Council requires any proposal to:</p> <ul style="list-style-type: none"> • demonstrate that it has taken into account the findings and mitigation set out in the Peripheral Landscape Study Addendum (August 2013). • demonstrate that development can be satisfactorily assimilated into the setting of the town. • include appropriate planting and GI provision to minimise impacts on the landscape. • include 40% open space. <p>It is recommended that the Council produces a GI Strategy to optimise potential possibilities for GI at this site and ensure that it contributes to a network of connected and multifunctional open spaces.</p>
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⁷ South Somerset District Council (30 August 2013) Yeovil Peripheral Landscape Study Addendum Draft 2.

	<p>Mitigation is also provided by Proposed Submission Local Plan (July 2012) Policy EQ2 (General Development), which seeks to ensure that development is designed to achieve a high quality that preserves and enhances the character and appearance of the district. Development proposals will be considered by the Council if they conserve and enhance the landscape character of the area. Policy EQ 5 (Green Infrastructure) promotes the provision of GI and aims to provide a network of connected and multifunctional open spaces. The policy also seeks all residential development to at least meet Natural England 'Accessible Natural Greenspace Standard' (ANGSt) or otherwise appropriately contribute to improving access to natural greenspace such that the overall aims are met.</p> <p>Despite the mitigation provided by Local Plan Policies and available at the project level, it is still considered that there is the potential for a residual minor medium to long-term negative effect on this SA Objective.</p>		
<p>10. Conserve and where appropriate enhance the historic environment</p>	<p>There is a Grade II Listed Building adjacent to the A359 (Mudford Hill) to the west of the north east direction of growth⁸. The Historic Environment Assessment of Yeovil Periphery (July 2010)⁹ identified the area¹⁰ as having a high historic landscape sensitivity (presence of predominantly anciently enclosed fields) and low historic asset sensitivity (no Scheduled Monuments or Historic parks and Gardens). The study concluded that the capacity of this area to accommodate new development without loss or damage to key historic landscape sensitivities and historic assets is moderate. The County Council's Archaeological Issues Report in response to the</p>	<p>?</p>	<p>It is recommended that the Council requires any proposal to:</p> <ul style="list-style-type: none"> • be accompanied by an archaeological assessment.

⁸ The National Heritage List for England (Accessed 13/09/13) Map Search. Available online: <http://list.english-heritage.org.uk/mapsearch.aspx>

⁹ Historic Environment Assessment of Yeovil Periphery (2010) Prepared by Chris Blandford Associates on behalf of South Somerset District Council.

¹⁰ It should be noted that the area considered in the study is larger than the area proposed by this Option.

	<p>PMMs identifies that the north east site is likely to contain buried archaeological remains¹¹.</p> <p>The impact of development will be dependent on implementation; however, based on available evidence it is considered that there is unlikely to be any significant effects as long as the potential significant negative effects on landscape, set out against SA Objective 9, are suitably mitigated. Any potential negative effects on listed buildings or other heritage assets can be mitigated at the lower level of planning. Mitigation is also provided by Proposed Submission Local Plan (July 2012) Policy EQ3 (Historic Environment), which expects all new development to safeguard and enhance the significance, character, setting and local distinctiveness of heritage assets. The Council also seeks to produce a Heritage Strategy to provide comprehensive advice to ensure high standards of development at the development management level. Mitigation provided by Local Plan policies along with mitigation available at the project level should ensure that effects are not significant.</p> <p>There is one Scheduled Monument (Roman Villa North of Dunnock's Lane) adjacent to and two Listed Buildings within the southern direction of growth. The Barwick Park Historic Park and Garden is approx 190m away from the eastern edge of the southern direction of growth, separated by the A37. However, the Historic Environment Assessment of Yeovil Periphery identifies that the southern direction of growth is outside of the setting of Barwick Park. The County Council's Archaeological Issues Report in response to the PMMs identifies that the southern site has high potential for buried archaeological remains¹².</p> <p>The Historic Environment Assessment of Yeovil Periphery (July 2010)¹³ identified the southern area (study area 3)¹⁴ as having a moderate historic landscape sensitivity and moderate to high historic asset sensitivity. The study concluded that the capacity of this area to accommodate new development without loss or damage to</p>		<p>It is recommended that the Council requires any proposal within the southern area to:</p> <ul style="list-style-type: none"> • seek opportunities to enhance the setting of, accessibility to and community involvement with the Roman Villa North of Dunnock's Lane. • contribute to the production of a Conservation Management Plan for the Roman Villa North of Dunnock's Lane.
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¹¹ South Somerset District Council (Feb 2014) Analysis of responses from Specific Consultation Bodies and Prescribed Bodies <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-%28formerly-core-strategy%29-project-management-board-reports/pmb-24-february-2014/>

¹² Ibid.

¹³ Historic Environment Assessment of Yeovil Periphery (2010) Prepared by Chris Blandford Associates on behalf of South Somerset District Council.

¹⁴ This option is predominantly contained in study areas 3 & 4, as well as small parts of study areas 6 & 7.

	<p>key historic landscape sensitivities and historic assets is moderate.</p> <p>English Heritage (EH) has noted¹⁵ the importance of the Roman Villa, stating that it “clearly contributes to the areas identity, its local distinctiveness and is an important part of the area’s cultural heritage - its history”. EH recognise that there is scope for some development in the area but it would need to be subject to a large area being drawn around the villa site at Dunnock’s Lane to safeguard it’s setting. According to an EH assessment¹⁶ of the Roman Villa (Dunnock’s Lane) there could be opportunities to enhance the immediate setting of the monument and achieve some gains through placing interpretation and encouraging community involvement in the management of the Scheduled Monument. Any proposal for development in this area should also seek opportunities to enhance the setting of the Roman Villa (Dunnock’s Lane) and achieve gains through placing interpretation and encouraging community involvement in the management of the Scheduled Monument. It should also be noted that English Heritage has stated that they have no outstanding objections to proposed development in their response to the PMMs¹⁷.</p> <p>The County Council considers that appropriate mitigation can be applied with regard to the Villa and that while no development should take place in its immediate environs, landscaping and enhancement of the immediate setting could promote a positive use of the site through land management and community engagement¹⁸.</p> <p>Based on existing constraints and current evidence it is considered that development in the southern area has the potential for a significant medium to long-term negative effect on this SA objective. Key mitigation will include an appropriate buffer between any proposed development and the adjacent Roman Villa. Potential negative effects on landscape will also need to be addressed to ensure that there are no significant negative effects on the setting of important heritage (Please refer to the appraisal for SA Objective 9).</p>		
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¹⁵ Letter (06 Dec 2012) English Heritage (Caroline Power) to South Somerset District Council (Mr Foyne) - South Somerset Proposed Submission Plan: English Heritage’s Response to Outstanding Matters relating to Assessment wok regarding the proposed urban extension in Yeovil.

¹⁶ Ibid.

¹⁷ South Somerset District Council (Feb 2014) Analysis of responses from Specific Consultation Bodies and Prescribed Bodies <http://www.southsomerset.gov.uk/planning-and-building-control/planning-policy/local-plan-2006-2028/local-plan-%28formerly-core-strategy%29-project-management-board-reports/pmb-24-february-2014/>

¹⁸ Ibid.

	<p>Mitigation is also provided by Proposed Submission Local Plan (July 2012) Policy EQ3 (Historic Environment), which expects all new development to safeguard and enhance the significance, character, setting and local distinctiveness of heritage assets. The Council also seeks to produce a Heritage Strategy to provide comprehensive advice to ensure high standards of development at the development management level.</p> <p>It is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects. However, until further detail is known with regard to proposed development and further project level surveys carried out it is considered that the effect of this policy on this SA Objective is uncertain.</p>		
<p>11. Reduce contribution to climate change and vulnerability to its effects</p>	<p>Proposed development has the potential to increase levels of carbon emissions through increased traffic and embodied energy in providing development (materials and construction methods used). Potential for a minor long-term negative effect on this SA objective.</p> <p>Proposed Submission Local Plan (July 2012) Policy EQ1 (Addressing Climate Change in South Somerset) supports proposals for new development where they have demonstrated how climate change mitigation and adaptation will be delivered, through inclusion of a variety of measures, which includes minimising carbon dioxide emissions through energy efficiency measures and low carbon and renewable energy. The policy also requires Code for Sustainable Homes Level 4 from 2013 and level 5 from 2016 as well as BREEAM rating of 'excellent' for non-domestic buildings, which set standards for energy and water efficiency. The development of renewable and low carbon energy generation will also be encouraged. This along with other Local Plan mitigation provided by Policies TA1, TA3 and TA5 to minimise the impacts of development on traffic should help to reduce the significance of potential negative effects. However, it is still considered that a minor residual negative long-term effect will remain.</p>	<p>-</p>	<p>It is recommended that the Council requires any proposal within this area to:</p> <ul style="list-style-type: none"> • meet the zero carbon standard through either providing on-site measures or the use of 'Allowable Solutions'. • seek opportunities for passive solar gain.

<p>12. Minimise pollution (including air, water, land, light, noise) and waste production</p>	<p>There is the potential for short-term negative effects on this SA objective during construction as waste, noise and dust pollution may be created. It is considered that suitable mitigation is available at the project level to ensure that there are no significant effects during construction.</p> <p>Proposed Submission Local Plan (July 2012) Policy EQ2 (General Development) seeks that development proposals use sustainable construction principles. The supporting text of Policy EQ2 also notes that South Somerset has published a range of Development Management advice guides to give guidance on how design should complement local architectural traditions and how sustainable construction techniques can be incorporated within the context of the existing built heritage.</p> <p>There is also the potential for proposed development to have negative effects on air, water, land, light and noise pollution in the medium to long-term. Mitigation provided by Proposed Submission Local Plan policies EQ2 and EQ7 (Pollution Control) along with mitigation available at the project level should ensure that effects are not significant.</p> <p>It should be noted that the entire built up area of Yeovil is declared as an Air Quality Management Area (AQMA). Policy EQ7 recognises this and requires that new development should not exacerbate air quality problems in existing and potential AQMA's. This should include consideration of the potential impacts of new developments and increased traffic levels on internationally designated nature conservation sites, and adopt mitigation measures to address these impacts.</p> <p>The southern direction of growth is entirely Grade 1 agricultural land¹⁹ and the north east direction of growth predominantly contains Grade 3b agricultural land along with some Grade 3a and 2. Proposed development would lead to the loss of the best and most versatile agricultural land, which has the potential for permanent significant long-term negative effect on this SA Objective.</p>	<p>0 --</p>	<p>It is recommended that the Council requires any proposal for development to:</p> <ul style="list-style-type: none"> • be accompanied by a Construction Management Plan. • be accompanied by a site waste management plan.
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¹⁹ Defra - Magic Map (Accessed on 11/09/13) Available online: <http://magic.defra.gov.uk/>

13. Manage and reduce the risk of flooding	There are no significant areas of flood risk on either the southern or north east direction of growth ^{20, 21} . Proposed Submission Local Plan (July 2012) Policy EQ1 (Addressing Climate Change in South Somerset) supports proposals for new development where it directs development away from medium and high flood risk areas and reduces and manages the impact of flood risk by incorporating Sustainable Drainage Systems, and through appropriate layout, design, and choice of materials.	0	
14. Conserve and enhance biodiversity and geodiversity	<p>The southern direction of growth is predominantly arable land with some improved grassland. There are also some mature trees and hedgerows. There are no statutory designated sites for biodiversity within, adjacent or in close proximity to the area²².</p> <p>The Strategic Ecological Assessment of Potential Housing Sites (Nov 2009) identified that this area could potentially contain/support Serotine and/or Pipistrelle Bats. The study assessed that the area was not significant in terms of importance but that the likelihood of an impact is probable. The study identifies that there is a Serotine roost in the Helena Road area, in the North West area of this option. Bats from this roost are likely to be feeding over the pastures towards North Coker, to the north west of the A30 and around Constitution Hill to the east. Two large Pipistrelle maternity roosts are identified in the Southwood area so bats could be using the area to the west of the A37 for foraging. However, the study notes that this option area is predominantly arable fields and is therefore of limited prey potential. Mitigation proposed by the Strategic Ecological Assessment of Potential Housing Sites to address negative effects on the Serotine Bat includes allowing for semi natural greenspace corridors to run to North Coker and along the northern boundary of this option area and this should consist of tree planting with unimproved grassland. Similarly for the Pipistrelle Bat the study proposes the inclusion of semi natural greenspace to the west of the A37.</p> <p>It should be noted that the Yeovil Ecotown Biodiversity Baseline and Scoping Report (July 2010) does not identify any likely habitat use in the proposed southern direction of growth by Serotine or Pipistrelle Bats. The report does however; identify likely habitat use by the Sandy Stilt Puffball, a fungus, which is a UK BAP Priority Species.</p>	?	<p>It is recommended that the Council requires any proposal within the proposed directions of growth to:</p> <ul style="list-style-type: none"> • be accompanied by a bat survey and assessment. • incorporate semi natural greenspace corridors (consisting of tree planting with unimproved grassland) as part of an overall integrated GI Strategy. • Retain mature trees and hedgerows where possible.

²⁰ South Somerset District Council (Aug 2008) Strategic Flood Risk Assessment.

²¹ Environment Agency (Accessed on 09/09/13) What's in your Backyard. Available online: <http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>

²² Defra - Magic Map (Accessed on 06/09/13) Available online: <http://magic.defra.gov.uk/>

	<p>The likely habitat is identified in the southern boundary of the area along Pavyotts Lane. Any project level ecological assessments that accompany a proposal for development in the southern area should consider the potential presence of Sandy Stilt Puffball or suitable habitat along Pavyotts Lane and propose appropriate mitigation measures if necessary. Any proposal for development in this area should also take account of the potential presence of the Serotine and Pipistrelle Bats and seek to minimise impacts. Mature trees and hedgerows should be maintained where possible along with any other habitats that provide a link to the surrounding area. Careful planning and design will help to mitigate potential effects on any important biodiversity or geodiversity. Mitigation is also provided by Proposed Submission Local Plan (July 2012) Policy EQ4 (Biodiversity), which requires all proposals to protect and enhance biodiversity and minimise fragmentation of habitats.</p> <p>The north east direction of growth is predominantly arable land with some mature trees and hedgerows. There are no statutory designated sites for biodiversity within or adjacent to the area²³. The Strategic Ecological Assessment of Potential Housing Sites (Nov 2009) identified that this area could potentially contain/support Otters and/or Daubenton's Bats. The study assessed that the importance of the site for Otters was not significant and that an impact was extremely unlikely. For the Daubenton's Bats the site is considered significant and impacts probable. Mitigation proposed by the study to address negative effects on the Daubenton's Bat includes directional street lighting (low-pressure sodium) away from the River Yeo as well as the planting of trees along the eastern boundary. However, the area considered in the study extends much further east than the area proposed through this strategic option, which does not include the River Yeo. Despite this any proposal in this area should take account of the potential presence of the Daubenton's Bat and seek to minimise the loss and fragmentation of linear habitat features, such as hedgerows.</p> <p>It is considered that significant effects as a result of proposed development are unlikely given the mitigation available at the project level and provided by Local Plan policies. However, there is still an element of uncertainty until project level surveys and assessments have been completed. Mature trees and hedgerows should be maintained where possible along with any other habitats that provide a link the surrounding area. Careful planning and design will help to mitigate potential</p>		
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²³ Magic Map (Accessed on 06/09/13) Available online: <http://magic.defra.gov.uk/>

	<p>effects on any important biodiversity or geodiversity. Mitigation is also provided by Proposed Submission Local Plan (July 2012) Policy EQ4 (Biodiversity), which requires all proposals to protect and enhance biodiversity and minimise fragmentation of habitats.</p>		
<p>Summary of Key Negative & Positive Effects:</p> <p>The policy has the potential for significant long-term positive effects on SA Objectives relating to housing and the economy through the provision of 1,565 dwellings and 5ha of employment land. There is the potential for minor long-term positive effects on access to services and facilities and health through the provision of a primary school, health centre and neighbourhood centre to the south as well as north east of Yeovil.</p> <p>There is the potential for proposed development to have significant negative effects on the landscape and the historic environment; however, it is considered that suitable mitigation is available through the Local Plan and at the project level to address the potential significant negative effects, with minor residual negative effects. Proposed development will lead to the loss of best and most versatile agricultural land with significant permanent long-term negative effects against SA Objective 12. There is uncertainty with regard to the effects of proposed development on the historic environment and biodiversity until project level surveys have been carried out. However, it is considered that there is likely to be suitable mitigation available at the project level to address significant effects.</p>			