



Somerset County Council

---

# LANGPORT OR SOMERTON STATION

Environmental Constraints Report





Somerset County Council

---

# LANGPORT OR SOMERTON STATION

## Environmental Constraints Report

**TYPE OF DOCUMENT (VERSION) CONFIDENTIAL**

**PROJECT NO. 70083807**

**OUR REF. NO. 70083807**

**DATE: SEPTEMBER 2021**

WSP

The Forum  
Barnfield Road  
Exeter, Devon  
EX1 1QR

Phone: +44 1392 229 700

Fax: +44 1392 229 701

WSP.com

---



# QUALITY CONTROL

---

| <b>Issue/revision</b> | <b>First issue</b>   |
|-----------------------|--|
| Remarks               | Draft  |
| Date                  | 23/09/2021   |
| Prepared by           | Jasmine Humphrey   |
| Signature             |  |
| Checked by            | Samuel Johnson   |
| Signature             |  |
| Authorised by         | Matt Whalley   |
| Signature             |  |
| Project number        | 70083807   |
| Report number         | v.1  |
| File reference        | \\uk.wspgroup.com\central<br>data\Projects\70083xxx\70083807 - Langport<br>RNR SOBC\03 WIP\EAC\Environmental<br>Constraints Report |

# CONTENTS

---

|            |  |          |
|------------|--|----------|
| <b>1</b>   | <b>INTRODUCTION</b>                      | <b>1</b> |
| <b>1.2</b> | <b>SITE DESCRIPTION AND BACKGROUND</b>   | <b>1</b> |
|            | BACKGROUND                               | 1        |
|            | SITE DESCRIPTION                         | 1        |
| <b>2</b>   | <b>SCOPE AND METHODOLOGY</b>             | <b>3</b> |
| <b>2.2</b> | <b>STUDY AREA</b>                        | <b>3</b> |
| <b>3</b>   | <b>ENVIRONMENTAL CONSTRAINTS</b>         | <b>4</b> |
| <b>3.1</b> | <b>AIR QUALITY</b>                       | <b>4</b> |
| <b>3.2</b> | <b>ARCHAEOLOGY AND CULTURAL HERITAGE</b> | <b>4</b> |
|            | LISTED BUILDINGS                         | 4        |
|            | SCHEDULED MONUMENTS                      | 4        |
|            | CONSERVATION AREAS                       | 5        |
| <b>3.3</b> | <b>ECOLOGY</b>                           | <b>5</b> |
|            | DESIGNATED SITES                         | 5        |
|            | INTERNATIONAL AND EUROPEAN DESIGNATIONS  | 5        |
|            | Ramsar Sites                             | 5        |
|            | Special Protection Areas                 | 5        |
|            | NATIONAL DESIGNATIONS                    | 6        |
|            | Sites of Special Scientific Interest     | 6        |
|            | NON-STATUTORY DESIGNATED SITES           | 6        |
|            | Ancient Woodland                         | 6        |
|            | Priority Habitats                        | 6        |
| <b>3.4</b> | <b>FLOOD RISK AND DRAINAGE</b>           | <b>7</b> |
|            | FLOOD ZONES                              | 7        |

---



|            |                                     |           |
|------------|-------------------------------------|-----------|
|            | AQUIFERS AND GROUNDWATER RESOURCES  | 8         |
|            | GROUNDWATER SOURCE PROTECTION ZONES | 9         |
| <b>3.5</b> | <b>LANDSCAPE AND VISUAL</b>         | <b>9</b>  |
|            | LANDSCAPE SETTING                   | 9         |
|            | NATIONAL CHARACTER AREAS            | 10        |
| <b>3.6</b> | <b>NOISE AND VIBRATION</b>          | <b>11</b> |
| <b>3.7</b> | <b>POPULATION AND HUMAN HEALTH</b>  | <b>11</b> |

---

*TABLES*

|  |  |   |
|--|--|---|
|  | Table 3-2 – Priority Habitat Inventory | 6 |
|--|--|---|

---

*FIGURES*

|  |   |   |
|--|---|---|
|  | Figure 1-1 - Proposed Station Locations | 2 |
|--|---|---|

# 1 INTRODUCTION

---

- 1.1.1. WSP has been commissioned by Somerset County Council (SCC) to prepare a Strategic Outline Business Case (SOBC) to support the development of a new station at either Langport or Somerton. The SOBC will be submitted to the DfT Restore Your Railway Ideas fund as SCC's preferred Scheme and will set out the five-case approach in line with DfT Transport Business Case guidance.
- 1.1.2. The principal objective of this report is to present a high-level desk-based review of the environmental constraints relating to the shortlisted station locations to provide a new station in either Langport or Somerton.

## 1.2 SITE DESCRIPTION AND BACKGROUND

### BACKGROUND

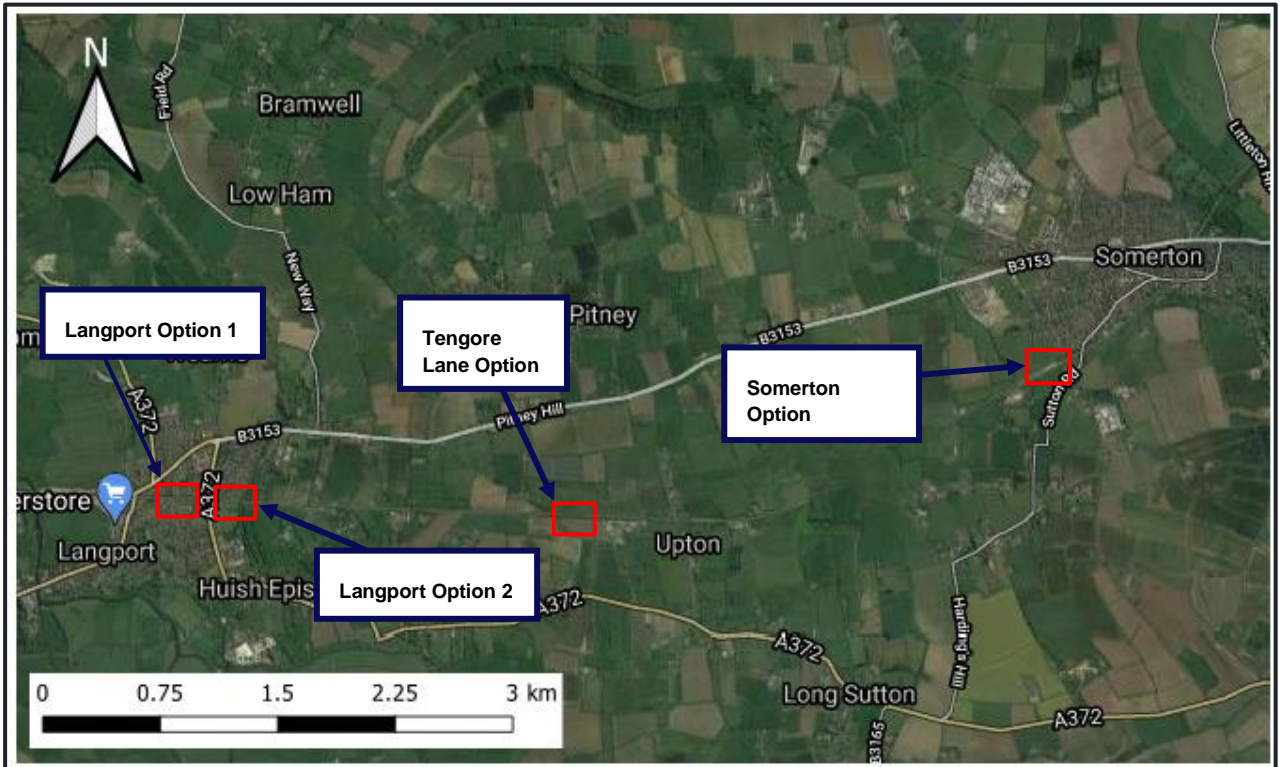
- 1.2.1. The SOBC would seek funding for the reinstatement of a station ("The Scheme") to serve the towns of Langport and Somerton on the existing dual track Great Western Line between London Paddington and the South West.
- 1.2.2. Langport East and Somerton stations, along with four smaller stations, opened in 1906 when a new stretch of line was built to shorten the Paddington-Exeter route - which until then had been via Bristol. The stations closed in 1962 as part of the Beeching cuts, though the line remains in full service as a major rail trunk route.
- 1.2.3. An initial assessment of the case for provision of a new station has been made by the Langport Transport Group. To progress the Scheme further, a feasibility study is required to examine the implications of constructing a new station, to identify a suitable train service for the station and to assess the passenger demand and economic case should a new station and train service be provided.
- 1.2.4. A basic station with two 46 metre platforms to accommodate two-carriage Sprinter-type trains is envisaged at this stage. However, the platform length would be dependent on the local service operated. If the service required longer trains then either the platforms would need to be longer or passengers would need to use two designated cars in a four or six car multiple unit formation train.
- 1.2.5. Any future station location must be attractive to both communities of Langport and Somerton to provide a large enough catchment to justify a rail station. Provision of good parking will therefore be essential to draw in sufficient demand not just from Langport and Somerton but from all the surrounding villages.

### SITE DESCRIPTION

- 1.2.6. The following four locations, or 'sites' are being considered for the Scheme. These are shown on **Figure 1-1**:
  - **Langport Option 1** – The most easterly of the sites and located within Langport to the east of the A378 Somerton Road Underbridge. A high number of residential dwellings are situated directly north and west of the station site, and north and west of the proposed carpark site. The carpark site lies on agricultural land;

- **Langport Option 2** – This site is situated west of the A372 road overbridge and on agricultural land. Residential dwellings along Barrymore Close and Brookland Road is located north and northwest of the site and agricultural land to the east and south;
- **Tengore Lane** – This site is equidistant between Langport and Somerton and surrounded by rural agricultural land and a small number of residential dwellings to the northwest; and
- **Somerton** – This site is situated southwest of Somerton. There are a high number of residential dwellings north and northeast of the site, and an industrial yard southwest of the site along Ricksey Lane. Agricultural land lies to the north and south of the site.

**Figure 1-1 - Proposed Station Locations**



## 2 SCOPE AND METHODOLOGY

---

2.1.1. This Environmental Constraints Report provides a summary of the environmental conditions that surround the four proposed station locations. The desk-based information reviewed as part of this report has been sourced from the following locations and is all based on publicly accessible data sources:

- Defra's Magic Maps<sup>1</sup>;
- Environment Agency's Flood Map for Planning<sup>2</sup>;
- Google - Satellite imagery and Streetview<sup>3</sup>;
- British Geological Survey (BGS)<sup>4</sup> - Solid and drift geology digital map and online BGS geological borehole record data; and
- Somerset County Council – Interactive Map<sup>5</sup>.

2.1.2. This data has then been collated within an environmental constraints map for each of the station options (see **Appendix A**).

## 2.2 STUDY AREA

2.2.1. In order to identify the environmental constraints present around the shortlisted station locations, buffer zones have been used, referred to in this report as site study areas. For general environmental constraints this constitutes a site study area of 1km, for ecological designations a site study area of 2km has been used, and a 10km site study area has been used for internationally designated sites. Site study areas are based upon available best practice guidance as applicable to environmental topic areas, as well as previous project experience.

---

<sup>1</sup> Defra (2021). Magic Maps. Available online at: <https://magic.defra.gov.uk/> Last accessed [09/09/2021].

<sup>2</sup> Environment Agency (2021). Flood Map for Planning. Available online at: <https://flood-map-for-planning.service.gov.uk/>. Last accessed [09/09/2021].

<sup>3</sup> Google (2021). Streetview. Available online at: <https://www.google.co.uk/maps>. [Last accessed 09/09/21].

<sup>4</sup> British Geological Survey (2021). Geology of Britain viewer. Available online at: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Last accessed 09/09/2021].

<sup>5</sup> Somerset County Council (2021). Interactive Map. Available online at: <https://roam.somerset.gov.uk/roam/map> [Last accessed 09/09/2021].

## 3 ENVIRONMENTAL CONSTRAINTS

---

### 3.1 AIR QUALITY

- 3.1.1. Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area (AQMA)<sup>6</sup>.
- 3.1.2. The nearest AQMA relates to the Yeovil AQMA that was declared by South Somerset District Council for exceeding the NO<sub>2</sub> annual mean objectives and covers the whole of the built-up area of Yeovil, including the airfield, areas identified in the emerging local plan as potentially subject to development and the main road network in and around the town. The AQMA is greater than 10km to southeast from all sites.

### 3.2 ARCHAEOLOGY AND CULTURAL HERITAGE

- 3.2.1. The following section presents the historical constraints present for the four proposed station locations.

#### LISTED BUILDINGS

- 3.2.2. No listed buildings are present within the anticipated works area of any proposed station option, however, there are a number of listed buildings within the 1km site study areas as shown in **Appendix B**.

#### SCHEDULED MONUMENTS

- 3.2.3. A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport<sup>7</sup>.
- 3.2.4. There is one scheduled monument within the site study area for Langport Option 1 and 2. 'The Hanging Chapel and a medieval gateway at 'The Hill' is approximately 443m south of Langport Option 1 and 745m southwest of Langport Option 2.
- 3.2.5. There is one scheduled monument within the study area for Somerton Option; 'Melbury Roman Villa' which lies approximately 445m south.
- 3.2.6. These two scheduled monuments are shown in **Appendix A - Figure 1 and Figure 2**.

---

<sup>6</sup> Department for Food and Rural Affairs (n.d.). Air Quality Management Areas. Available online at: <https://uk-air.defra.gov.uk/agma/>. [Last accessed 23/09/2021].

<sup>7</sup> Historic England (2021). Scheduled Monuments. Available online at: <https://historicengland.org.uk/advice/hpg/has/scheduledmonuments/>. [Last accessed 09/09/2021].

## CONSERVATION AREAS

- 3.2.7. Conservation areas are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance<sup>8</sup>.
- 3.2.8. The Langport and Huish Episcopi Conservation Area is approximately 233m south of Langport Option 1 and 320m southwest of Langport Option 2.
- 3.2.9. Somerton Conservation Area is approximately 759m southwest of Somerton Option.

## 3.3 ECOLOGY

### DESIGNATED SITES

- 3.3.1. The relevant ecological constraints for the proposed station options are shown in **Appendix A**.
- 3.3.2. Statutory designated sites have protection under UK law, European Directives and International agreements, while non-statutory sites are recognised in local planning as being of importance in the local area.

### INTERNATIONAL AND EUROPEAN DESIGNATIONS

#### Ramsar Sites

- 3.3.3. Ramsar Sites are wetland sites designated to be of international importance under the Ramsar Convention, a treaty for the conservation and sustainable use of wetlands.
- 3.3.4. There is one Ramsar Site within the site study area of Langport Option 1 and 2, and Tengore Lane Option. Somerset Levels & Moors Ramsar Site is approximately 1,980m southeast from Langport Option 1, 1,570m southeast from Langport Option 1, and 1180m southwest from Tengore Lane Option.

#### Special Protection Areas

- 3.3.5. Special Protection Areas (SPAs) are protected sites classified in accordance with the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species.
- 3.3.6. There is one Special Protection Area (SPA) with the site study area of Langport Option 1 and 2, and Tengore Lane Option. Somerset Levels & Moors SPA is approximately 1,980m southeast from Langport Option 1, 1,570m southeast from Langport Option 1, and 1180m southwest from Tengore Lane Option.

---

<sup>8</sup> Historic England (n.d.) Conservation Areas. Available online at: <https://historicengland.org.uk/advice/hpg/has/conservation-areas/> [Last accessed: 09/09/2021]

## NATIONAL DESIGNATIONS

### Sites of Special Scientific Interest

- 3.3.7. Sites of Special Scientific Interest (SSSIs) describe areas that are of particular interest to science, due to the rare species of flora or fauna it contains, and/or the important geological or physiological features present.
- 3.3.8. There are multiple SSSIs within the site study areas of the station options:
- Langport Railway Cutting SSSI is approximately 170m east of Langport Option 1, however, the SSSI is within the indicative development boundary of the associated station carpark. It is also approximately 230m west of Langport Option 2;
  - Wet Moor SSSI is approximately 1,980m southeast of Langport Option 1, 1,570m southeast of Langport Option 2, and 1,180m southwest of the Tengore Lane Option;
  - Low Ham SSSI is approximately 2,000m northeast from Langport Option 2, 1,990m northwest of Tengore Lane Option; Tengore or Tangore?
  - Aller Hill SSSI is approximately 1,100m northwest from Langport Option 1, and 1,430m northwest of Langport Option 2.

## NON-STATUTORY DESIGNATED SITES

### Ancient Woodland

- 3.3.9. Ancient woodland is defined as an area of woodland that has persisted since 1600 in England and Wales<sup>9</sup>. Ancient woodland is considered to be irreplaceable and has strong planning policy protection under national planning policies.
- 3.3.10. An area of Ancient Woodland is present within the site study area of Langport Option 1; Bowdens wood is approximately 1,850m northeast of the Site (see **Appendix A – Figure 1**).

### Priority Habitats

- 3.3.11. Priority Habitat Inventory habitats replaced Natural England's previous separate Biodiversity Action Plan (BAP) habitat inventories and identify habitat types that are recognised as being the most threatened and requiring conservation<sup>10</sup>.
- 3.3.12. None of the four shortlisted station locations are within an area of Priority Habitat Inventory. However, the following Priority Habitat Inventory 'main habitats' are present within the 2km site study areas, shown in **Table 3-2** below. For the location of these Priority Habitat Inventory areas see **Appendix A**.

### Table 3-1 – Priority Habitat Inventory

---

<sup>9</sup> Woodland Trust (2021). Ancient Woodland. Available online at: <https://www.woodlandtrust.org.uk/trees-woods-and-wildlife/habitats/ancient-woodland/>. [Last accessed 09/09/2021].

<sup>10</sup> JNCC (n.d.) UK BAP Priority Habitats. Available online at: <https://jncc.gov.uk/our-work/uk-bap-priority-habitats/> [Last accessed 23/09/2021].

| Priority Habitat Inventory           | Present within 2km of Langport Option 1 | Present within 2km of Langport Option 2 | Present within 2km of Tengore Lane Option | Present within 2km of Somerton Option |
|--------------------------------------|---|---|---|---------------------------------------|
| Coastal and floodplain grazing marsh | ✓                                       | ✓                                       | ✓   | ✓                                     |
| Deciduous woodland                   | ✓                                       | ✓                                       | ✓   | ✓                                     |
| Good quality semi-improved grassland | ✓                                       | ✓                                       | ✓   |                                       |
| Lowland calcareous grassland         | ✓                                       | ✓                                       |   | ✓                                     |
| Lowland meadows                      | ✓                                       | ✓                                       | ✓   |                                       |
| Traditional orchards                 | ✓                                       | ✓                                       | ✓   | ✓                                     |

## 3.4 FLOOD RISK AND DRAINAGE

### FLOOD ZONES

3.4.1. Flood zones are geographical areas that the Environment Agency has defined according to their varying levels of flood risk. The areas are defined as follows<sup>11</sup>:

- **Flood Zone 1** - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%);
- **Flood Zone 2** - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year; and
- **Flood Zone 3** - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

<sup>11</sup> Environment Agency (2015). Flood Map for Planning Risk. Available online at: <http://apps.environment-agency.gov.uk/wiyby/cy/151263.aspx>. [Last accessed 14/09/2021].

- 3.4.2. There are areas of Flood Zone 2 and 3 present within the site study areas of each station option which are shown in **Appendix A**:
- **Langport Option 1** – Flood Zones 2 and 3 are situated within large parts of the site study area, in particular within the floodplains of the River Parrett to the west and south of the site. Flood Zones 2 are located directly north and south of the station indicative development boundary. The southern extent of the associated carpark indicative development boundary is located within Flood Zone 2 with the remainder located within Flood Zone 1.
  - **Langport Option 2** – The western extent of the indicative development boundary is located within Flood Zones 2 and 3 given the proximity of Mill Brook to the west, which runs north and south of the site. There are also areas of Flood Zones 2 and 3 within the site study area to the west and south of the site, within the floodplain of the River Parrett, and to the east of the site, within the floodplain of Wagg Rhyne;
  - **Tengore Lane Option** – The site sits within Flood Zone 1. Areas of Flood Zones 1 and 2 are located within the site study area to the west of the site within the floodplain of Wagg Rhyne, and south of the site, within the floodplain of River Yeo; and
  - **Somerton Option** - The site sits within Flood Zone 1. Areas of Flood Zones 1 and 2 are located within the site study area to the east of the site, within the floodplain of Mill Stream.

## AQUIFERS AND GROUNDWATER RESOURCES

- 3.4.3. Aquifers are defined by the Environment Agency as underground layers of water-bearing permeable rock or drift deposits from which groundwater can be extracted<sup>12</sup>. Aquifer designations are split into two types:
- Superficial (Drift) – permeable unconsolidated (loose) deposits; and
  - Bedrock – solid permeable formations e.g. sandstone, chalk and limestone.
- 3.4.4. Principal Aquifers are layers of rock or drift deposits that have high intergranular and/or fracture permeability and therefore usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as a major aquifer.
- 3.4.5. Secondary Aquifers include a wide range of rock layers or drift deposits with an equally wide range of permeability and storage. These can be subdivided into two types:
- **Secondary A** – permeable layers capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers. These are generally formally classified as minor aquifers;
  - **Secondary B** – predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers; and

---

<sup>12</sup> Environment Agency (n.d.). Aquifers. Available online at: <http://apps.environment-agency.gov.uk/wiyby/117020.aspx>. [Last Accessed 14/09/2021].

- **Secondary Undifferentiated** – has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
- All four station options lie within bedrock and superficial (drift) aquifers:**Langport Option 1** – lies within Secondary B bedrock aquifer and contain bands of Secondary A superficial (drift) aquifer to the south of the site study area running west and east, and to the north;
- **Langport Option 2** – lies within Secondary B bedrock aquifer and contain bands of Secondary A superficial (drift) aquifer to the south of the site study area running west and east, and to the northeast;
- **Tengore Lane** – lies within Secondary A bedrock aquifer and contain bands of Secondary A superficial (drift) aquifer to the west of the site study area running north and south, and another located to the south; and
- **Somerton Option** – lies within Secondary A bedrock aquifer and contains no superficial (drift) aquifers within the site study area.

## GROUNDWATER SOURCE PROTECTION ZONES

- 3.4.6. Groundwater Source Protection Zones (SPZs) are zones which show the risk of contamination from any activities that might cause pollution in the area. The closer the activity is, the greater the risk. Inner, outer and total catchment are the three main zones with a fourth zone of special interest which is occasionally applied to a groundwater source. The zones are used to help set up pollution prevention measures in line with the Environment Agency Groundwater Protection Policy.
- 3.4.7. There are no SPZs within the study area of the station options.

## 3.5 LANDSCAPE AND VISUAL

### LANDSCAPE SETTING

- 3.5.1. There are no National Parks or Areas of Outstanding Natural Beauty (AONB) within the site study areas.
- 3.5.2. The station options are surrounded by multiple AONB; however, none sit within the respective site study areas. The Dorset AONB, Blackdown Hills AONB, Quantock Hills AONB, Cranborne Chase & West Wiltshire Downs AONB, and the Mendip Hills AONB are all within a 20kmdistance from the proposed station options.
- 3.5.3. Langport Option 1 proposed station location is situated within the centre of Langport. The site is bordered by residential dwellings directly north, south, and east, and the A378 to the west. The River Parrett runs approximately 0.8km west of the site.
- 3.5.4. Langport Option 2 proposed station location is situated within an area of fields and hedgerows on the eastern outskirts of Langport. Residential dwellings are situated to the north and northwest of the site. The River Parrett runs approximately 1km to the south of the site.
- 3.5.5. The Tengore Lane proposed station location is situated within an area of rural agricultural land. To the north lies Tengore House and Tengore Farm buildings and solar farm. To the south, beyond the agricultural fields and hedgerows, lies Rose Cottage Farm, and approximately 0.8km east lies the village of Upton.

- 3.5.6. The Somerton proposed station location is situated on the western outskirts of Somerton. The site is primarily surrounded by rural agricultural fields and hedgerows. There is a housing development to the north of the site and a high number of residential dwellings associated with the outskirts of Somerton to the east.

### **NATIONAL CHARACTER AREAS**

- 3.5.7. Natural England has produced 159 National Character Area (NCA) profiles for East of England, used to describe and shape objectives for the countryside, its planning and management.
- 3.5.8. Langport Option 1 falls within the Somerset Levels and Moors NCA (NE451). Natural England describes it as follows<sup>13</sup>:

*“The Somerset Levels and Moors National Character Area (NCA) is a flat landscape extending across parts of the north and centre of the historical county of Somerset, reaching from Clevedon near Bristol in the north to Glastonbury in the east and Ilchester and Langport in the south. The Somerset Levels and Moors NCA is dissected by the Mendip Hills NCA and the Mid Somerset Hills NCA, notably the limestone ridge of the Polden Hills. The western boundary is formed by Bridgwater Bay and the Bristol Channel beyond. The landscape blends almost seamlessly into the Vale of Taunton in the south-west and into the Yeovil scarplands to the south. This is a landscape of rivers and wetlands, artificially drained, irrigated and modified to allow productive farming.*

*The coastal Levels were once mostly salt marsh and the meandering rhynes and irregular field patterns follow the former courses of creeks and rivers. They contrast with the open, often treeless, landscape of the inland Moors and their chequer-board-like pattern of rectilinear fields, ditches, rhynes, drains and engineered rivers, and roads. Today, the Levels and Moors have many similarities but their histories are quite distinct. The Levels landscape was probably established by the time of the Norman Conquest while the Moors remained an open waste until enclosure and drainage between 1750 and 1850. Water is an ever-present element in the NCA; water from a catchment area four times the size of the Levels and Moors flows through the area, often above the level of the surrounding land. Much of the area lies below the level of high spring tides in the Bristol Channel”.*

- 3.5.9. Langport Option 2, Tengore Lane Option, and the Somerton Option fall within the Mid Somerset Hills NCA (NE564). Natural England describes it as follows<sup>14</sup>:

*“The Mid Somerset Hills form a number of low hills and ridges rising out of the Somerset Levels and Moors. They lie between the Blackdowns National Character Area (NCA) to the south and the Mendip Hills NCA to the north. The hills have a distinctive, predominantly pastoral character rich in hedgerows, farms and small villages, and often with expansive views over the flat Somerset Levels and Moors NCA to the west. Farming is now mixed, but the area was known for its sheep and leather used in connection with the shoe-making industry at Street.”*

---

<sup>13</sup> Natural England (2013) NCA Profile:142: Somerset Levels and Moors (NE451) Available online at: <http://publications.naturalengland.org.uk/publication/12320274?category=587130> [Last Accessed 16/09/2021].

<sup>14</sup> Natural England (2014) NCA Profile:143 Mid Somerset Hills (NE564) Available online at: <http://publications.naturalengland.org.uk/publication/4718827694718976?category=587130> [Last Accessed 16/09/2021].

## 3.6 NOISE AND VIBRATION

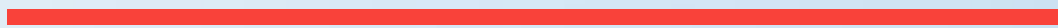
- 3.6.1. EU Directive 2002/49/EC has been transposed into UK law as the Environmental Noise (England) Regulations 2006 (as amended). As part of this process, noise mapping has been undertaken and Noise Important Areas (NIAs) have been identified at locations where the 1% of the population that are affected by the highest noise levels are located, in order to identify the areas which, require potential action.
- 3.6.2. There are no NIAs within the site study areas for any of the proposed station locations. The closest NIA is approximately 9km south east of the Somerton proposed station location.

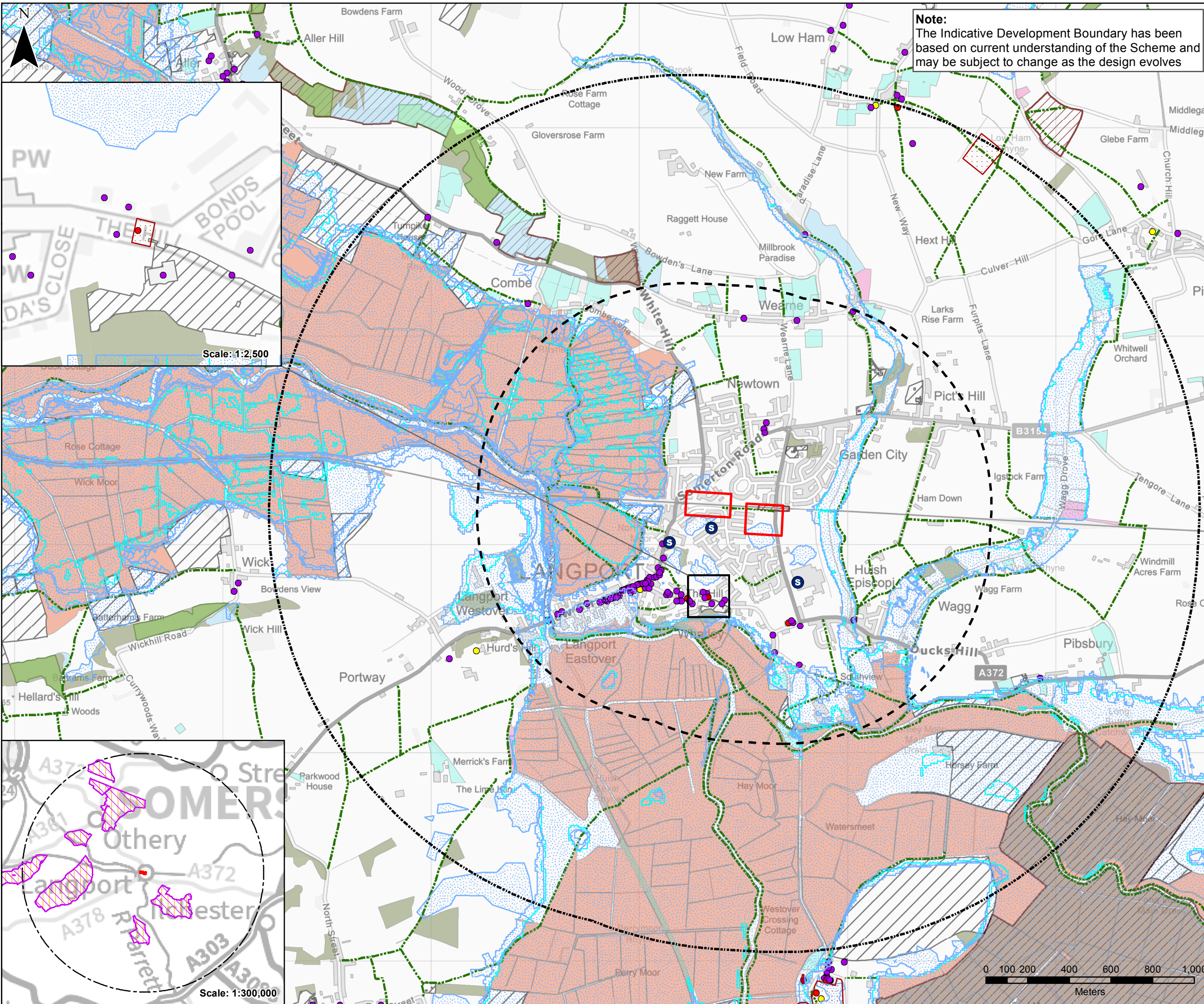
## 3.7 POPULATION AND HUMAN HEALTH

- 3.7.1. The main settlement associated with Langport Option 1 and 2 is Langport, and Somerton is the nearest settlement to the Somerton Option. Tengore Lane Option is situated in between the two settlements. Both Langport and Somerton are within the South Somerset District.
- 3.7.2. According to Public Health England's Local Authority Profile, the health of people in the South Somerset District is varied compared with the England average. Life expectancy for both men and women are significantly higher (better) than the England average.
- 3.7.3. The four sites fall within the following wards:
- Langport Option 1 falls within the Curry Rivel, Huish and Langport Ward;
  - Langport Option 2 falls within the Curry Rivel, Huish and Langport Ward;
  - Tengore Lane Option falls within both the Curry Rivel, Huish and Langport Ward, and the Trun Hill Ward; and
  - Somerton Option falls within the Wessex Ward.
- 3.7.4. There are two schools within the study area of both Langport Option 1 and 2, one school within the study area of Somerton Option, and none in the study area of the Tengore Lane option:
- Huish Episcopi Primary School (within the study area of Langport Option 1 and Langport Option 2);
  - Huish Episcopi Academy (within the study area of Langport Option 1 and Langport Option 2);
  - King Ina Church of England Academy (within the study area of Somerton Option).
- 3.7.5. There are a number of defined Public Rights of Way (PRoW) contained within the 1km site study area of each site, these are shown in **Appendix A**.
- 3.7.6. There are multiple bus stops within the site study areas, predominately connecting Langport and Somerton to Yeovil, Taunton and Bridgewater. There are no national cycle routes within the site study areas.

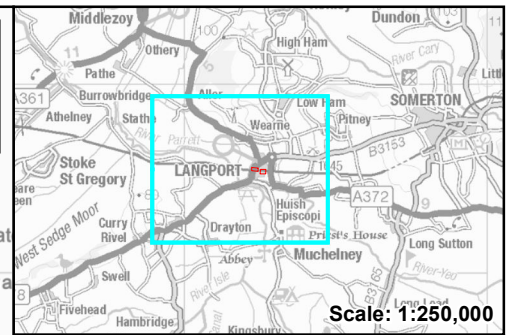
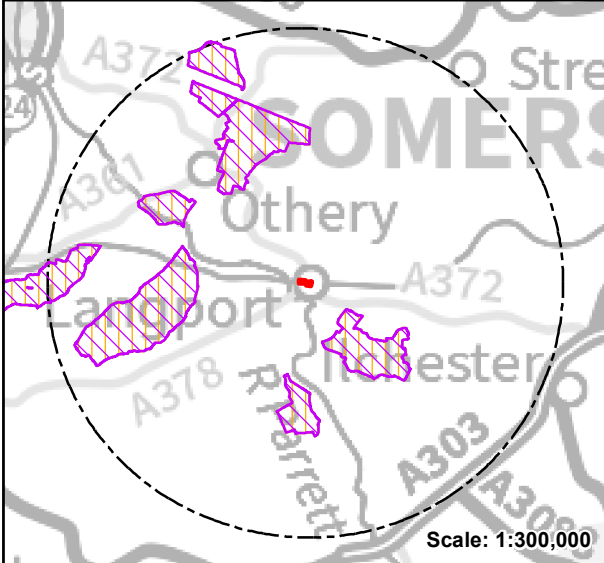
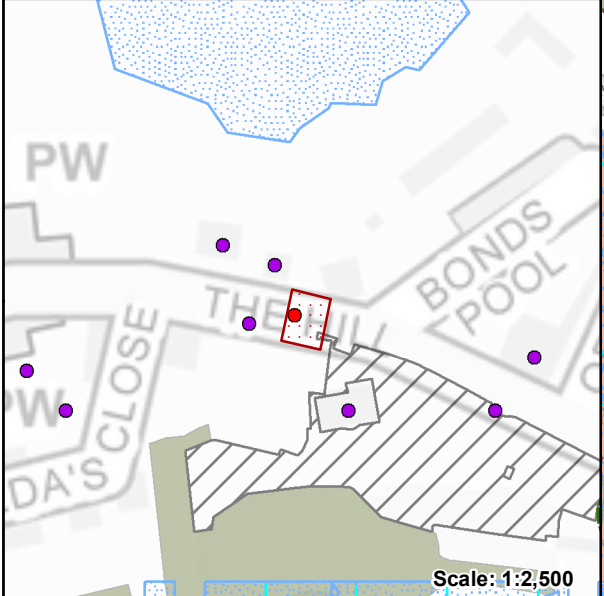
# Appendix A

## FIGURES





**Note:**  
The Indicative Development Boundary has been based on current understanding of the Scheme and may be subject to change as the design evolves



**Legend**

- Indicative Development Boundary
- 1km Buffer
- 2km Buffer
- 10km Buffer
- Scheduled Monument
- Schools
- Flood Zone 2
- Flood Zone 3
- Grade I - Listed Building
- Grade II\* - Listed Building
- Grade II - Listed Building
- Public Rights of Way
- Ancient Woodland Inventory
- Site of Special Scientific Interest
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Priority Habitats Inventory
- Coastal and floodplain grazing marsh
- Good quality semi-improved grassland
- Deciduous woodland
- Lowland calcareous grassland
- Lowland meadows
- Traditional orchard
- No main habitat but additional habitats

CONTAINS OS DATA © CROWN COPYRIGHT [AND DATABASE RIGHT] [2021].

| P01               | AP    | JH      | SJ       | 24/09/2021 |
|-------------------|-------|---------|----------|------------|
| FIRST DRAFT ISSUE |       |         |          |            |
| REVISION          | DRAWN | CHECKED | APPROVED | DATE       |
| DESCRIPTION       |       |         |          |            |



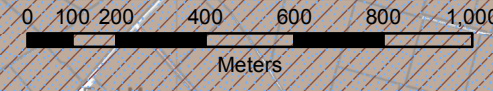
PROJECT TITLE:  
**LANGPORT OR SOMERTON  
NEW STATION SOBC**

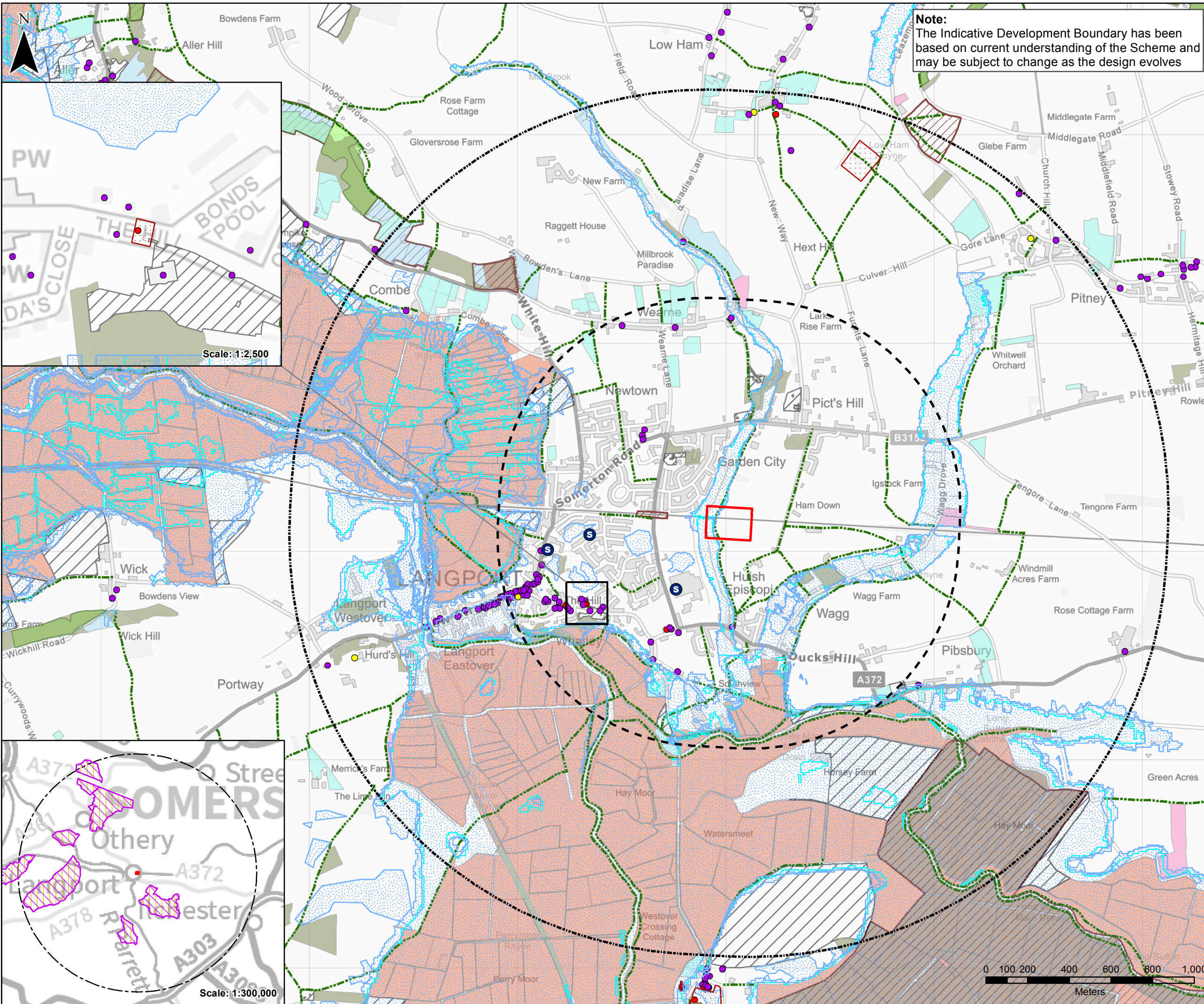
DRAWING TITLE:  
**LANGPORT OPTION 1**

CONFIDENTIALITY: PUBLIC

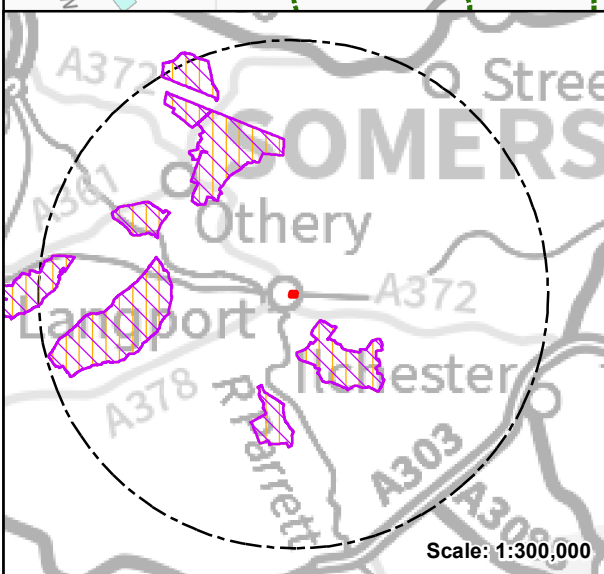
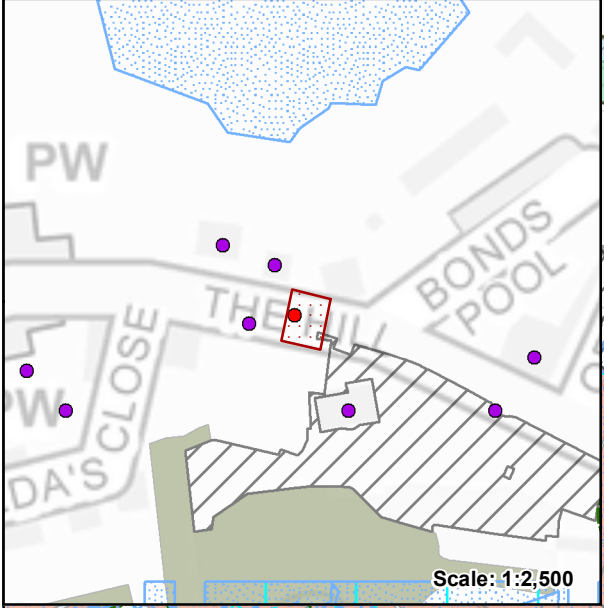
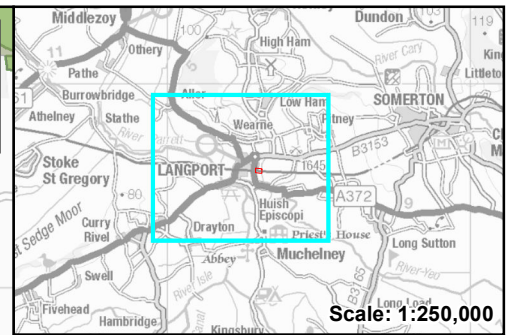
|                              |                |                     |                   |
|------------------------------|----------------|---------------------|-------------------|
| DRAWN:<br>AP                 | CHECKED:<br>JH | APPROVED:<br>SJ     | AUTHORISED:<br>SJ |
| SCALE @ A3 SIZE:<br>1:17,000 |                | DATE:<br>24/09/2021 | REVISION:<br>P01  |

DRAWING NUMBER:  
ENV-WSP-70083807-LAN-001





**Note:**  
The Indicative Development Boundary has been based on current understanding of the Scheme and may be subject to change as the design evolves



**Legend**

- Indicative Development Boundary
- 1km Buffer
- 2km Buffer
- 10km Buffer
- Scheduled Monument
- S Schools
- Flood Zone 2
- Flood Zone 3
- Grade I - Listed Building
- Grade II\* - Listed Building
- Grade II - Listed Building
- Public Rights of Way
- Ancient Woodland Inventory
- Site of Special Scientific Interest
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Priority Habitats Inventory
- Coastal and floodplain grazing marsh
- Good quality semi-improved grassland
- Deciduous woodland
- Lowland calcareous grassland
- Lowland meadows
- Traditional orchard
- No main habitat but additional habitats

CONTAINS OS DATA © CROWN COPYRIGHT [AND DATABASE RIGHT] [2021].

| P01               | AP    | JH      | SJ       | 24/09/2021 |
|-------------------|-------|---------|----------|------------|
| FIRST DRAFT ISSUE |       |         |          |            |
| REVISION          | DRAWN | CHECKED | APPROVED | DATE       |
| DESCRIPTION       |       |         |          |            |



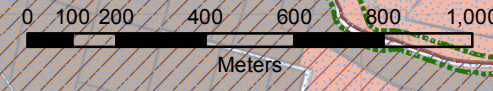
PROJECT TITLE:  
**LANGPORT OR SOMERTON  
NEW STATION SOBC**

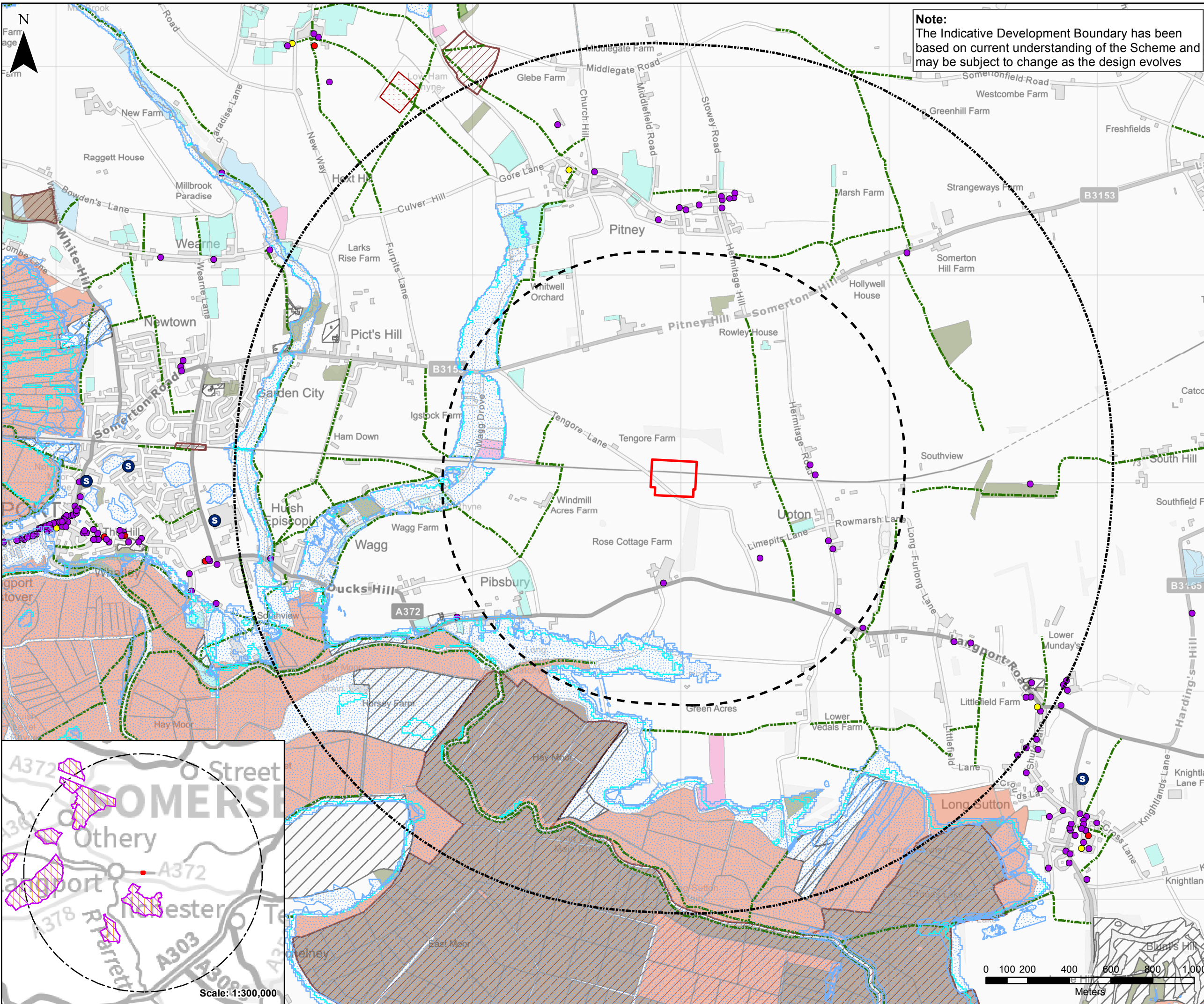
DRAWING TITLE:  
**LANGPORT OPTION 2**

CONFIDENTIALITY: PUBLIC

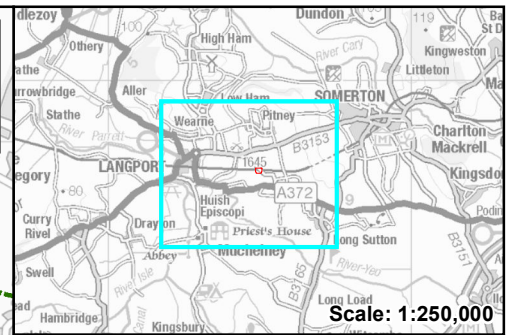
|                              |                |                     |                   |
|------------------------------|----------------|---------------------|-------------------|
| DRAWN:<br>AP                 | CHECKED:<br>JH | APPROVED:<br>SJ     | AUTHORISED:<br>SJ |
| SCALE @ A3 SIZE:<br>1:17,000 |                | DATE:<br>24/09/2021 | REVISION:<br>P01  |

DRAWING NUMBER:  
ENV-WSP-70083807-LAN-002





**Note:**  
The Indicative Development Boundary has been based on current understanding of the Scheme and may be subject to change as the design evolves



**Legend**

- Indicative Development Boundary
- 1km Buffer
- 2km Buffer
- 10km Buffer
- Scheduled Monument
- Schools
- Flood Zone 2
- Flood Zone 3
- Grade I - Listed Building
- Grade II\* - Listed Building
- Grade II - Listed Building
- Public Rights of Way
- Ancient Woodland Inventory
- Site of Special Scientific Interest
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Priority Habitats Inventory
- Coastal and floodplain grazing marsh
- Good quality semi-improved grassland
- Deciduous woodland
- Lowland calcareous grassland
- Lowland meadows
- Traditional orchard
- No main habitat but additional habitats

CONTAINS OS DATA © CROWN COPYRIGHT [AND DATABASE RIGHT] [2021].

| P01               | AP    | JH      | SJ       | 24/09/2021 |
|-------------------|-------|---------|----------|------------|
| FIRST DRAFT ISSUE |       |         |          |            |
| REVISION          | DRAWN | CHECKED | APPROVED | DATE       |
| DESCRIPTION       |       |         |          |            |



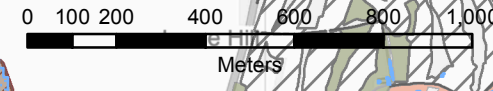
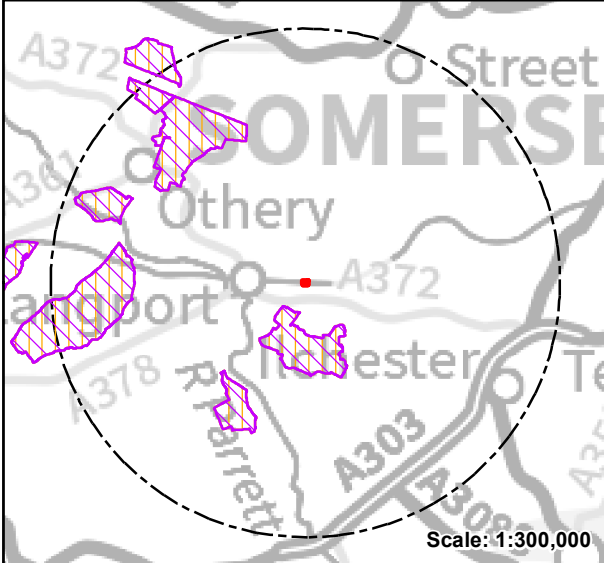
PROJECT TITLE:  
**LANGPORT OR SOMERTON  
NEW STATION SOBC**

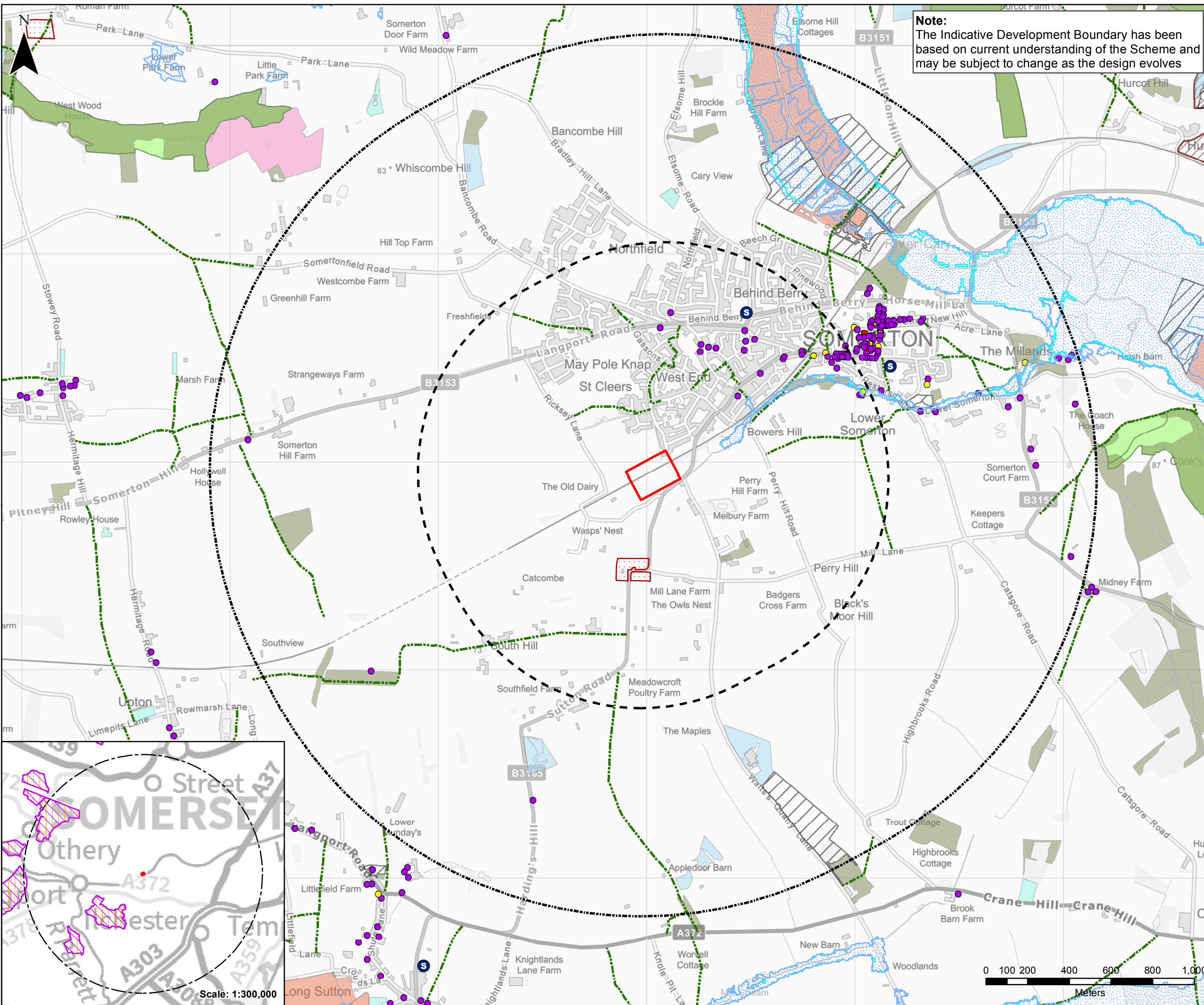
DRAWING TITLE:  
**TENGORE LANE OPTION**

CONFIDENTIALITY: PUBLIC

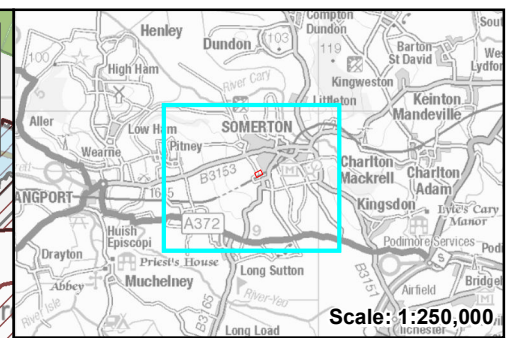
|                              |                |                     |                   |
|------------------------------|----------------|---------------------|-------------------|
| DRAWN:<br>AP                 | CHECKED:<br>JH | APPROVED:<br>SJ     | AUTHORISED:<br>SJ |
| SCALE @ A3 SIZE:<br>1:17,000 |                | DATE:<br>24/09/2021 | REVISION:<br>P01  |

DRAWING NUMBER:  
ENV-WSP-70083807-TEN-004





**Note:**  
The Indicative Development Boundary has been based on current understanding of the Scheme and may be subject to change as the design evolves



**Legend**

- Indicative Development Boundary
- 1km Buffer
- 2km Buffer
- 10km Buffer
- Scheduled Monument
- S Schools
- Flood Zone 2
- Flood Zone 3
- Grade I - Listed Building
- Grade II\* - Listed Building
- Grade II - Listed Building
- Public Rights of Way
- Ancient Woodland Inventory
- Site of Special Scientific Interest
- Ramsar Site
- Special Area of Conservation
- Special Protection Area
- Priority Habitats Inventory
- Coastal and floodplain grazing marsh
- Good quality semi-improved grassland
- Deciduous woodland
- Lowland calcareous grassland
- Lowland meadows
- Traditional orchard
- No main habitat but additional habitats

CONTAINS OS DATA © CROWN COPYRIGHT [AND DATABASE RIGHT] [2021].

| P01               | AP    | JH      | SJ       | 17/09/2021 |
|-------------------|-------|---------|----------|------------|
| FIRST DRAFT ISSUE |       |         |          |            |
| REVISION          | DRAWN | CHECKED | APPROVED | DATE       |
| DESCRIPTION       |       |         |          |            |



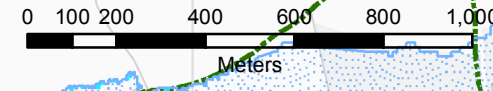
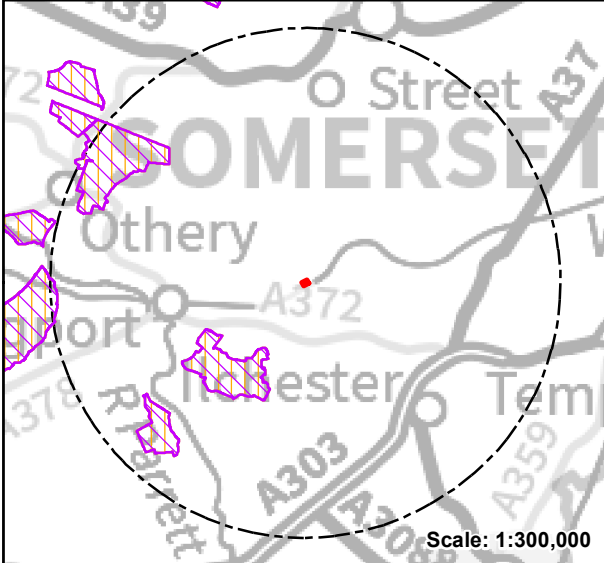
PROJECT TITLE:  
**LANGPORT OR SOMERTON  
NEW STATION SOBC**

DRAWING TITLE:  
**SOMERTON OPTION**

CONFIDENTIALITY: PUBLIC

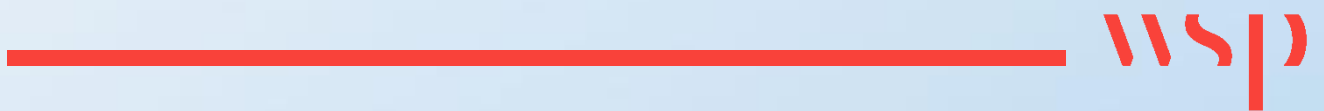
|                              |                     |                  |                   |
|------------------------------|---------------------|------------------|-------------------|
| DRAWN:<br>AP                 | CHECKED:<br>JH      | APPROVED:<br>SJ  | AUTHORISED:<br>SJ |
| SCALE @ A3 SIZE:<br>1:17,000 | DATE:<br>17/09/2021 | REVISION:<br>P01 |                   |

DRAWING NUMBER:  
ENV-WSP-70083807-SOM-003



# Appendix B

## LISTED BUILDINGS



**Table 1: Listed Buildings**

| Ref Number | Name   | National Heritage List for England no. | Designation | Present within 1km of Langport Option 1 | Present within 1km of Langport Option 2 | Present within 1km of Tengore Lane | Present within 1km of Somerton Option |
|------------|--|--|-------------|---|---|------------------------------------|---------------------------------------|
| 1          | Northfield Farmhouse with Laburnum Cottage                   | 1056671                                | II          |   |   |                                    | ✓                                     |
| 2          | Pipers Green   | 1056691                                | II          |   |   |                                    | ✓                                     |
| 3          | The Manse  | 1177914                                | II          |   |   |                                    | ✓                                     |
| 4          | Lomans, with Front Boundary Wall                             | 1056680                                | II          |   |   |                                    | ✓                                     |
| 5          | Maypole Knap House   | 1056681                                | II          |   |   |                                    | ✓                                     |
| 6          | Camden House   | 1056686                                | II          |   |   |                                    | ✓                                     |
| 7          | Coundon House and Sage Cottage                               | 1346031                                | II          |   |   |                                    | ✓                                     |
| 8          | Ballacree  | 1177929                                | II          |   |   |                                    | ✓                                     |
| 9          | Home Farmhouse and Attached Outbuildings                     | 1056682                                | II          |   |   |                                    | ✓                                     |
| 10         | School House   | 1346028                                | II          |   |   |                                    | ✓                                     |
| 11         | The Thatch   | 1346067                                | II          |   |   |                                    | ✓                                     |
| 12         | Town House   | 1307229                                | II          |   |   |                                    | ✓                                     |
| 13         | Hillhaven and Former Chapel Attached and Front Boundary Wall | 1056679                                | II          |   |   |                                    | ✓                                     |
| 14         | Former Bible Christian School room                           | 1177896                                | II          |   |   |                                    | ✓                                     |
| 15         | Bridge house, Trundle Cottage and Iverson                    | 1056652                                | II          |   |   |                                    | ✓                                     |
| 16         | The Roof Tree  | 1056648                                | II          |   |   |                                    | ✓                                     |
| 17         | Gilpins  | 1056647                                | II          |   |   |                                    | ✓                                     |
| 18         | The Hext Almhouses   | 1295258                                | II*         |   |   |                                    | ✓                                     |

|    |   |         |     |  |  |  |   |
|----|---|---------|-----|--|--|--|---|
| 19 | The Unicorn   | 1056646 | II* |  |  |  | ✓ |
| 20 | Shirley Cottage   | 1346051 | II  |  |  |  | ✓ |
| 21 | Sunhouse Farmhouse  | 1056676 | II  |  |  |  | ✓ |
| 22 | Barn about 10 metres south east of Sunhouse Farmhouse                   | 1177716 | II  |  |  |  | ✓ |
| 23 | Pigeon House 4 metres west of Crane Farmhouse                           | 1056677 | II  |  |  |  | ✓ |
| 24 | Barn Attached on South Side of Crane Farmhouse                          | 1177738 | II  |  |  |  | ✓ |
| 25 | Crane Farmhouse   | 1346065 | II* |  |  |  | ✓ |
| 26 | Eddystone House   | 1056645 | II  |  |  |  | ✓ |
| 27 | Church House and House Immediately to West                              | 1178011 | II  |  |  |  | ✓ |
| 28 | Somerton United Reform church, Schoolrooms, and Front Boundary Railings | 1056651 | II  |  |  |  | ✓ |
| 29 | Old Brewery House and First Two Outbuildings Behind to North, Attached. | 1056644 | II  |  |  |  | ✓ |
| 30 | Valetta   | 1178004 | II  |  |  |  | ✓ |
| 31 | 10 West Street  | 1346050 | II  |  |  |  | ✓ |
| 32 | 7 West Street   | 1295251 | II  |  |  |  | ✓ |
| 33 | 6 West Street   | 1056650 | II  |  |  |  | ✓ |
| 34 | 5 West Street   | 1056649 | II  |  |  |  | ✓ |
| 35 | Shop with house at No 4   | 1346049 | II  |  |  |  | ✓ |
| 36 | Church Cottage  | 1177939 | II  |  |  |  | ✓ |
| 37 | Front Boundary Railings 30 metres South of the Methodist Church         | 1177952 | II  |  |  |  | ✓ |
| 38 | Chapel House  | 1056641 | II  |  |  |  | ✓ |
| 39 | Leavers' Court  | 1056642 | II  |  |  |  | ✓ |

|    |  |         |    |   |  |  |   |
|----|--|---------|----|---|--|--|---|
| 40 | House Adjoining to East of Old Brewery House             | 1056643 | II |   |  |  | ✓ |
| 41 | Somerton Methodist Church                                | 1346029 | II |   |  |  | ✓ |
| 42 | Great Bow Bridge (That Portion in Curry Rivel CP)        | 1277510 | II | ✓ |  |  |   |
| 43 | Great Bow Bridge (That Portion in langport Civil Parish) | 1235760 | II | ✓ |  |  |   |
| 44 | Former Stuckey and Bagehot Warehouse                     | 1271727 | II | ✓ |  |  |   |
| 45 | House at Entrance to Former Wharf                        | 1346087 | II | ✓ |  |  |   |
| 46 | The Dolphin Inn  | 1056605 | II | ✓ |  |  |   |
| 47 | Pump Immediately East of Veterinary Surgery              | 1264956 | II | ✓ |  |  |   |
| 48 | Tapestry and Silver Workshops                            | 1056604 | II | ✓ |  |  |   |
| 49 | Pottery Plus   | 1056603 | II | ✓ |  |  |   |
| 50 | Blake House  | 1056602 | II | ✓ |  |  |   |
| 51 | House and Shop Between Norman House and Blake House      | 1056601 | II | ✓ |  |  |   |
| 52 | Norman House, with Front Boundary Railings               | 1056600 | II | ✓ |  |  |   |
| 53 | Shop 8 metres east of Norman House                       | 1346105 | II | ✓ |  |  |   |
| 54 | Bow Street Emporium                                      | 1056640 | II | ✓ |  |  |   |
| 55 | The Old Custom House Inn                                 | 1235787 | II | ✓ |  |  |   |
| 56 | Premises between Ensor House and The Old Custom House    | 1346048 | II | ✓ |  |  |   |
| 57 | Ensor House  | 1264902 | II | ✓ |  |  |   |
| 58 | The Market House Tea Shop                                | 1056639 | II | ✓ |  |  |   |



|    |  |         |     |   |   |  |  |
|----|--|---------|-----|---|---|--|--|
| 59 | Little Bow, and House and Shop Attached to West                                  | 1056638 | II  | ✓ |   |  |  |
| 60 | Register Office  | 1346070 | II  | ✓ |   |  |  |
| 61 | Langport Royal British Legion Club   | 1235852 | II  | ✓ |   |  |  |
| 62 | The Town Hall  | 1056610 | II  | ✓ |   |  |  |
| 63 | Hanover House  | 1264899 | II  | ✓ |   |  |  |
| 64 | Third Shop, 23 metres West of Virginia House                                     | 1056609 | II  | ✓ |   |  |  |
| 65 | Second Shop 18 metres west of Virginia House                                     | 1264898 | II  | ✓ |   |  |  |
| 66 | Shop 12 metres west of Virginia House  | 1346069 | II  | ✓ |   |  |  |
| 67 | National Westminster Bank  | 1235871 | II  | ✓ |   |  |  |
| 68 | House 10 metres west of Langport Arms Hotel                                      | 1346071 | II  | ✓ |   |  |  |
| 69 | The Langport Arms Hotel  | 1056611 | II* | ✓ |   |  |  |
| 70 | Virginia House   | 1235834 | II  | ✓ |   |  |  |
| 71 | Langport Stores and Chemist; fifth buildings west of north east corner premises  | 1056608 | II  | ✓ | ✓ |  |  |
| 72 | Offices of F L Hunt and Sons; Fourth Building West of North East Corner Premises | 1235819 | II  | ✓ | ✓ |  |  |
| 73 | Beaufort Gifts; Third Premises West of North East Corner Premises                | 1346068 | II  | ✓ | ✓ |  |  |
| 74 | Wessex News; Second Premises West of North East Corner Premises                  | 1056607 | II  | ✓ | ✓ |  |  |

|    |  |         |    |   |   |  |  |
|----|--|---------|----|---|---|--|--|
| 75 | House Immediately West of North East Corner Premises                                       | 1346106 | II | ✓ | ✓ |  |  |
| 76 | Premises 10 metre West of Langport Post Office   | 1056606 | II | ✓ | ✓ |  |  |
| 77 | Lloyds Bank, with Dolphin Cottage Attached to South  | 1235854 | II | ✓ | ✓ |  |  |
| 78 | Hill House   | 1346075 | II | ✓ | ✓ |  |  |
| 79 | Langport Post Office   | 1235908 | II | ✓ | ✓ |  |  |
| 80 | Premises 12 metre West of Langport Post Office   | 1346094 | II | ✓ | ✓ |  |  |
| 81 | Herald House   | 1056580 | II | ✓ | ✓ |  |  |
| 82 | The Cottage  | 1056581 | II | ✓ | ✓ |  |  |
| 83 | Virginia with Front Boundary Railings  | 1056618 | II | ✓ | ✓ |  |  |
| 84 | Victoria House, with Front Boundary Railings   | 1056619 | II | ✓ | ✓ |  |  |
| 85 | Newhaven, with front boundary wall and gate  | 1235910 | II | ✓ | ✓ |  |  |
| 86 | Morningside  | 1346076 | II | ✓ | ✓ |  |  |
| 87 | Belgae House   | 1235917 | II | ✓ | ✓ |  |  |
| 88 | The Black Swan   | 1056582 | II | ✓ | ✓ |  |  |
| 89 | Stone House  | 1056620 | II | ✓ | ✓ |  |  |
| 90 | 2 North Street   | 1056583 | II | ✓ | ✓ |  |  |
| 91 | Annandale, with front boundary railings  | 1346072 | II | ✓ | ✓ |  |  |
| 92 | Step, raised pavements, retaining wall and handrails, approximately 55 metres total length | 1056614 | II | ✓ | ✓ |  |  |
| 93 | The French House, with Front Boundary Railings   | 1235877 | II | ✓ | ✓ |  |  |



|     |   |         |    |   |   |  |  |
|-----|---|---------|----|---|---|--|--|
| 94  | Southernhay, with front boundary railings   | 1264880 | II | ✓ | ✓ |  |  |
| 95  | The Pump and Railings enclosing former pound  | 1056613 | II | ✓ | ✓ |  |  |
| 96  | Moorfield   | 1235907 | II | ✓ | ✓ |  |  |
| 97  | Moorfield Cottage   | 1056617 | II | ✓ | ✓ |  |  |
| 98  | Church Cottage  | 1235906 | II | ✓ | ✓ |  |  |
| 99  | Church of all Saints  | 1056616 | II | ✓ | ✓ |  |  |
| 100 | Burt Monument, in Churchyard 4 metres south chapel, church of saints                        | 1346074 | II | ✓ | ✓ |  |  |
| 101 | Bagehot Monument  | 1235904 | II | ✓ | ✓ |  |  |
| 102 | The Gateway   | 1346073 | II | ✓ | ✓ |  |  |
| 103 | The Rectory, with Front Boundary Railings   | 1235872 | II | ✓ | ✓ |  |  |
| 104 | East Gate with Front Boundary Railings  | 1056612 | II | ✓ | ✓ |  |  |
| 105 | The Hanging Chapel  | 1056615 | II | ✓ | ✓ |  |  |
| 106 | 13 metres of wall with gateway extending westwards from south west corner of hanging chapel | 1264844 | II | ✓ | ✓ |  |  |
| 107 | Gate piers and gates 40 metres east of the gateway  | 1235884 | II | ✓ | ✓ |  |  |
| 108 | The Old School House and The Beeches  | 1056635 | II | ✓ | ✓ |  |  |
| 109 | Huish Farm House  | 1265068 | II | ✓ | ✓ |  |  |
| 110 | Pound Cottage   | 1056634 | II | ✓ | ✓ |  |  |
| 111 | Pound Farmhouse   | 1056579 | II |   | ✓ |  |  |
| 112 | Church of the Blessed Virgin Mary   | 1056633 | I  | ✓ | ✓ |  |  |

|     |   |         |    |   |   |   |  |
|-----|---|---------|----|---|---|---|--|
| 113 | Gould Monument in Churchyard, 6 metres north of chancel, church of blessed Virgin Mary  | 1346084 | II | ✓ | ✓ |   |  |
| 114 | Millard Monument in Churchyard, 3 metres east of Chancel, Church of Blessed Virgin Mary | 1235445 | II | ✓ | ✓ |   |  |
| 115 | Huish Episcopi War Memorial   | 1423558 | II | ✓ | ✓ |   |  |
| 116 | The Rose and Crown  | 1235466 | II | ✓ | ✓ |   |  |
| 117 | Front Boundary Wall and Gateway with Overthrow, Kelways Nurseries                       | 1346086 | II | ✓ | ✓ |   |  |
| 118 | Office of Kelways Nurseries   | 1265054 | II | ✓ | ✓ |   |  |
| 119 | Range of Linked Buildings Forming Kelways Nurseries                                     | 1056636 | II | ✓ | ✓ |   |  |
| 120 | Pound Farmhouse   | 1235685 | II | ✓ | ✓ |   |  |
| 121 | Wearne Farmhouse  | 1056637 | II | ✓ | ✓ |   |  |
| 122 | Wearne House  | 1235690 | II |   |   |   |  |
| 123 | Rose Cottage Farmhouse  | 1056585 | II |   |   | ✓ |  |
| 124 | Lime Kiln   | 1119782 | II |   |   | ✓ |  |
| 125 | The Hatch   | 1056593 | II |   |   | ✓ |  |
| 126 | Charity Farmhouse with Attached outbuildings  | 1236129 | II |   |   | ✓ |  |
| 127 | Upton cross   | 1346095 | II |   |   | ✓ |  |
| 128 | Upton Cottage   | 1056584 | II |   |   | ✓ |  |



The Forum  
Barnfield Road  
Exeter, Devon  
EX1 1QR

[wsp.com](http://wsp.com)

CONFIDENTIAL