

# Carter Jonas

## GNNP Sustainability Assessment (2020) Wymondham Housing Site Assessment Matrix February 2020

The following table sets out the sites set out in the Sustainability Appraisal (SA) and Strategic Environmental Assessment of the Greater Norwich Local Plan report (January 2020, Lepus Consulting). The sites located around Wymondham are listed in the table in turn, firstly a row indicating the SA's assessments and ranking against the sustainability criteria. Secondly, where we would suggest amendments to the site suitability ranking, a second row has been added below each site a second row labelled 'Suggested Ranking', which indicates how we would suggest that the sites should be ranked.

		Our Comments															
Site No.	Address	1. Air Quality and Noise	2. Climate Change Mitigation	3. Biodiversity, Geodiversity & GI	4. Landscape	5. Housing	6. Population & Communities	7. Deprivation	8. Health	9. Crime	10. Education	11. Economy	12. Transport & Access to Services	13. Historic Environment	14. Natural Resources, Waste	15. Water	
GNNP0006	North of Tuttle Lane East	--	--	-	-	++	-	0	-	0	-	++	-	0	--	-	Assessment seems appropriate, no comments.

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GNLPO032	Siffield Road	--	-	0	-	++	-	0	-	0	--	+	-	0	-	-	Biodiversity should be ranked as a 'minor negative' impact, given that the site is located close to a County Wildlife Site (to the south west). The Sustainability Appraisal methodology (page 29) states that 'where development proposals are adjacent to a CWS...it is assumed that development would have an impact...and a 'minor negative' impact would be expected'.
GNLPO032	Suggested Ranking	--	-	-	-	++	-	0	-	0	--	+	-	0	-	-	
GNLPO354	Johnson's Farm	--	--	--	-	++	-	0	--	0	--	+	-	-	--	-	Arguably, historic environment impacts should be ranked as 'major adverse' on the basis that the north eastern parts of the site are located very close / adjacent to the grade I listed Cavick House.
GNLPO354	Suggested Ranking	--	--	--	-	++	-	0	--	0	--	+	-	--	--	-	

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GNLPO355	Rightup Lane	-	+	-	-	+	-	0	--	0	--	+	-	0	-	-	Ranking air quality as 'minor negative' is appropriate having regard to the methodology, given the site is within 200m of the A11 Bypass. However, the whole of this site falls within approximately 90m of the edge of the highway and therefore in reality, noise impacts are likely to be major. Given the size and shape of the site, following the installation of suitable noise attenuation such as a bund the site may have limited space for housing provision and may prove a challenge to deliver a successful layout.
GNLPO507	Browick Road	--	--	-	-	++	-	0	--	0	-	++	-	-	--	-	Assessment seems appropriate, no comments.
GNLPO515	South Wymondham - north of the A11	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-	Assessment seems appropriate, no comments.

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GNLP0525	North East Wymondham	--	--	-	-	++	-	0	--	0	--	++	-	-	--	-	<p>The call for sites maps and EIA Scoping application reference 2019/0882 indicate that the site boundary in the north western corner coincides with a County Wildlife Site and the eastern parts of the site coincide with the Ketts Oak (an ancient tree of historical importance); therefore in line with the methodology, SA objective 3 should be ranked as 'major adverse'. Parts of the site fall within a strategic gap and development would result in coalescence between Wymondham and Hethersett, defeating the purpose of this landscape designation; criteria 4 should certainly be ranked as 'major adverse'. The site is located beyond the distance thresholds for railway station and bus stops and faces challenges in terms of vehicular and pedestrian access. The site is set far back from the B1172 and Melton Road is some distance outside of the town. Taking access from both roads could potentially create a 'rat run' scenario. Pedestrian routes into the town are convoluted and long distance; therefore criteria 12 should be ranked as 'major adverse'.</p>
GNLP0525 Suggested Ranking	GNLP0525 Suggested Ranking	--	--	--	--	++	-	0	--	0	--	++	--	-	--	-	

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GNLP1055	Stanfield Hall Estate	--	--	--	-	++	+	0	--	0	+	++	-	-	--	-	<p>Criterion 6 should be ranked as 'minor adverse' in accordance with the methodology as the site is located over 600m from local services and landscape designations and is isolated from the town. Even if a new settlement were to deliver some local services, service provision is likely to be limited and residents would be reliant on travel into Wymondham to meet their day to day needs. Given the separation distance and lack of a suitable pedestrian and cycle connectivity is likely to result in a reliance on car use. 'Education' should be ranked as 'major adverse', given the site is located well beyond the distance thresholds from primary and secondary schools. 'Transport and Access Services' should be ranked as 'major adverse'. The bulk of the site is located over 2km from Wymondham Railway Station, there are no bus stops close the site, the site only has vehicular access by minor country lanes and is not directly accessible off the A11 and pedestrian and cycle access into the town is convoluted. The site is separated from the town by the A11 highway and a distance of approximately 2.5km from the central parts of the site to the edge of Wymondham.</p>
GNLP1055 Suggested Ranking	GNLP1055 Suggested Ranking	--	--	--	++	-	0	0	--	0	--	++	--	-	--	-	

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GNLP2150	(Part of North East Wymondham)	--	-	-	-	++	-	0	--	0	--	+	-	0	-	-	Landscape should be ranked as red. Whilst most of the site is located outside of the strategic gap, a strip in the southern portion is located within the strategic gap and development of any part of this site is likely to contribute towards coalescence with Hethersett.	
GNLP2150 Suggested Ranking		--	-	-	--	++	-	0	--	0	--	+	-	0	-	-		
GNLP2155	West of Carpenter Close	-	--	-	-	+	-	0	--	0	--	+	--	0	-	-		Assessment seems appropriate, no comments.

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GNLP2168	Park Farm	--	--	-	-	++	+	0	--	0	+	+	-	-	--	-	SA criterion 6 (Population & Communities) should be ranked as 'minor negative' on the basis that it falls outside of the 600m required distance from local services and landscape designations. Whilst a small amount of local services could in theory be provided on site, there are alternative sites closer to the edge of Wymondham which have better connectivity and accessibility to existing services in the town. Criterion 10 (Education) should be ranked as 'major adverse' as the site is more than 1.5km from Wymondham High School and over 800m from the nearest primary school. The site is remote and disconnected from Wymondham by the A11 highway.
GNLP2168	Suggested Ranking	--	--	-	-	++	-	0	--	0	--	+	-	-	--	-	
GNLP3013	North of Tuttle Lane East	-	+	-	-	+	++	0	-	0	++	+	-	0	-	-	Assessment seems appropriate, no comments.