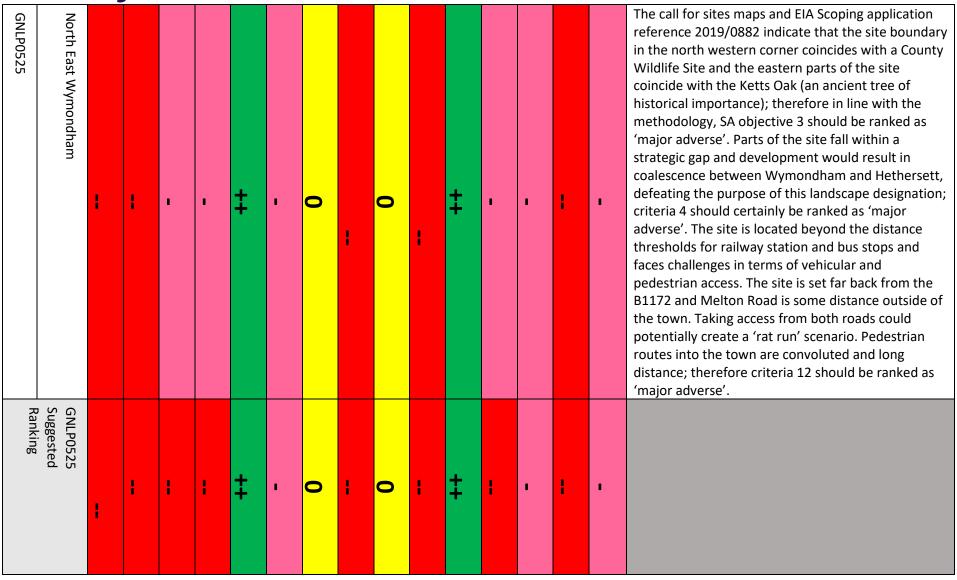
GNLP Sustainability Assessment (2020) Wymondham Housing Site Assessment Matrix February 2020

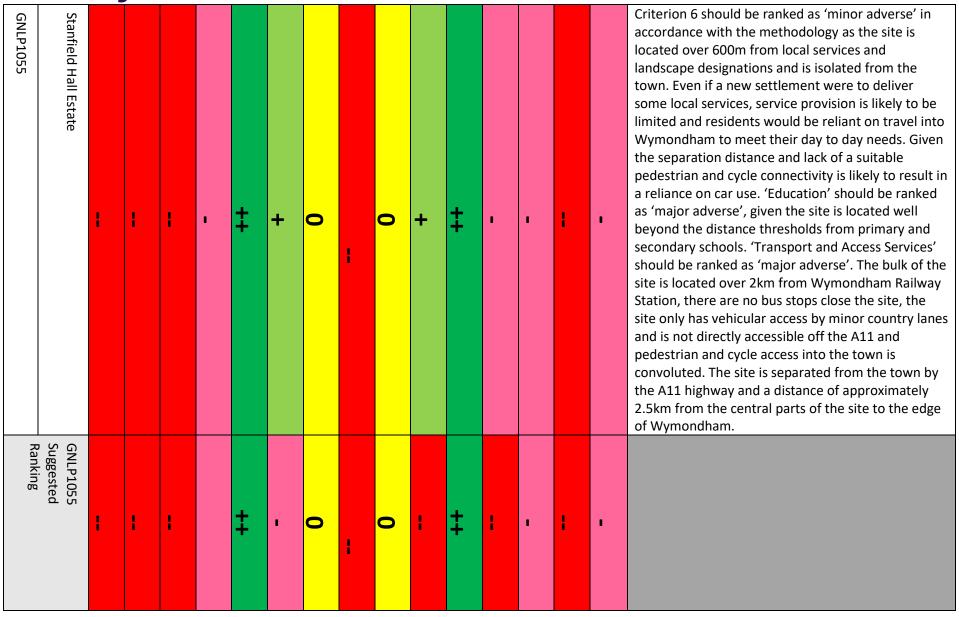
The following table sets out the sites set out in the Sustainability Appraisal (SA) and Strategic Environmental Assessment of the Greater Norwich Local Plan report (January 2020, Lepus Consulting). The sites located around Wymondham are listed in the table in turn, firstly a row indicating the SA's assessments 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.

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	Our Comments
GNLP0006	North of Tuttles Lane East	i	•		ı	‡	ı	0	1	0	1	‡	ı	0	-	-	Assessment seems appropriate, no comments.

GNLP0032	Silfield Road	1	1	0	1	‡	ı	0	1	0	1	+	ı	0	ı	1	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 CWSit is assumed that development would have an impactand a 'minor negative' impact would be expected'.
Ranking	GNLP0032 Suggested	:		•	•	‡	1	0		0	:	+	1	0	•	•	
GNLP0354	Johnson's Farm	:	1	1	1	‡		0	1	0	ł	+		1	1	1	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.
Ranking	GNLP0354 Suggested	•	1	1	1	‡		0	1	0	1	+		1	1	1	

GNLP0355	Rightup Lane		+		•	+	ı	0	ł	0	i	+	0	1	ı	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.
GNLP0507	Browick Road	1	1		•	‡		0	:	0	•	‡		:		Assessment seems appropriate, no comments.
GNLP0515	South Wymondham - north of the A11	1	1		•	‡	ı	0	1	0	1	+	1	ł	1	Assessment seems appropriate, no comments.





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GNLP2150	(Part of North East Wymondham)	:		•		‡		0	:	0	:	+		0		1	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.
Kanking	GNLP2150 Suggested	:			ł	‡		0	:	0	:	+	ı	0			
GNLP2155	West of Carpenter Close	ı	1		ı	+	ı	0	1	0	1	+	1	0	1	1	Assessment seems appropriate, no comments.

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GNLP2168	Park Farm	1	1	•	•	‡	+	0	1	0	+	+	•		-	1	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.
Kanking	GNLP2168 Suggested	:	1		ı	‡		0	1	0	ł	+		ı	:		
GNLP3013	North of Tuttles Lane East	1	+			+	‡	0		0	‡	+		0	ı	1	Assessment seems appropriate, no comments.