

Carter Jonas

GNLP Sustainability Assessment (2020) Marsham/Fengate 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 Marsham/Fengate 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	
15. Water	
14. Natural Resources, Waste	
13. Historic Environment	
12. Transport & Access to Services	
11. Economy	
10. Education	
9. Crime	
8. Health	
7. Deprivation	
6. Population & Communities	
5. Housing	
4. Landscape	
3. Biodiversity, Geodiversity & GI	
2. Climate Change Mitigation	
1. Air Quality and Noise	
Address	
Site No.	

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GNLP3035	Fengate Farm			-	-	-	+	-	0	-	0	-	+	-	-	+	-								
<p>Climate change mitigation should be ranked as 'negligible'. The site can accommodate up to approximately 35-40 dwellings. The scale of development is therefore relatively small and its contribution to carbon emissions is likely to be negligible applying the SA methodology. The site is in a Flood Zone 1 with a very low risk of river flooding and there are only small patches of low-medium surface water flood risk on the site. The site currently includes areas of hardstanding and a proposed development could introduce SuDS features to manage surface water impacts.</p> <p>'Landscape' should be assessed as 'minor positive'. The site does not fall within a designated landscape. The site is well contained within the settlement and comprises a brownfield site with fire damaged buildings which presently detracts from the character of the settlement. It does not reflect the defining characteristics of the LCA within which the wider area falls. This is acknowledged in paragraph B.32.4.1 of the SA report (although the site is mistakenly referred to as GNLP2143) but is not reflected in the ranking. Furthermore, a carefully designed development could have the potential to enhance the character of the site and improve public views. The site therefore has the potential to contribute a 'minor positive' impact.</p> <p>'Health' should be ranked as 'minor negative'. The site is close to local public footpaths and opens spaces and it is not close to an AQMA. The SA methodology states that the site must exceed the distance thresholds for all of the stated health facilities in order to score 'major negative'; however, this site is located close (approx. 200m)</p>																									

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																from the Velocity gym and Mayhem soft play centre.	
																<p>'Historic Environment' should be ranked as 'negligible'. The site has no relationship with the setting of the nearest grade II listed heritage assets. The redevelopment of the site which currently hosts unattractive fire damaged poultry sheds with a high-quality designed housing scheme has the potential to enhance the historic environment. Furthermore, previous appeals / planning decisions have not raised heritage as an issue.</p>	
	GNLP3035 Suggested Ranking	-	0	-	+	+	-	0	-	0	-	+	-	0	+	-	
GNLP2143	South of Le Neve Road	-	+	-	-	+	-	0	--	0	-	+	-	--	-	0	Assessment seems appropriate, no comments

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GNLPO229	Land north, east, west and south of Marsham (four sites)	--	--	-	-	++	-	0	--	0	-	+/-	-	--	--	-	Assessment seems appropriate, no comments
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