

What Land on the Moss is Suitable for Housing Development?

This is a summary of the Marton Moss Site Options and Assessment report that was produced for the Neighbourhood Forum by planning consultants AECOM

The suitability of land for housing development covers a wide range of factors. For a site to be considered suitable it will be made available by the landowners, be physically capable of being developed without causing harm to environmental features worthy of protection and be appropriately located in respect of policy constraints and accessibility to local services. However, this is not the final word on whether a Neighbourhood Plan should support a site's development nor a guarantee as to whether a planning application will be permitted on a site. It is the start of the process of deciding which sites best qualify to be shown ('allocated') for development in the Plan – see separate criteria paper on that.

The Marton Moss Site Options and Assessment work only covered potential housing sites as this was the only type of use, in response to the 'Call for Sites', mentioned by local landowners and other promoters asking for their land to be assessed. Over 30 sites were considered and appraised against a wide range of factors using readily available public information and by viewing the sites. No detailed site investigations nor consultations with infrastructure agencies were carried out. Therefore, the findings are inevitably not the full story and why further work will need to be done to verify how appropriate development of the sites would be.

The assessment work did however take account of the Marton Moss Design Code report (separately available). Particularly its recommendations concerning major tracts of open land that should not be developed, a requirement for low development densities and to avoid cul-de-sac layouts in the Conservation Area. These design considerations significantly limited the assessed suitability of sites and the numbers of homes that could be built on each site.

Given all that, the research concluded that 17 were suitable for housing development, 4 potentially suitable and 12 unsuitable to be so used. These are coloured-coded green, amber and red respectively in the report. This outcome suggests that between 41 and 46 dwellings could be provided on suitable sites which would exceed the minimum housing requirement for the Neighbourhood Area for the coming 10-year Plan period.

The assessment findings are the start of the process of deciding which sites should be allocated for housing development in the Neighbourhood Plan. However, before then there is an opportunity for local people and other interested parties to put forward other suggestions or to comment on the outcomes of this research within the six weeks set aside from when the report was published. The full report, plus two maps from it (one showing the locations of all the sites and the other coloured according to their suitability) can be viewed on the Forum's website www.martonmossforum.org and comments made using the form available there. The Forum can also be contacted via enquiries@martonmossforum.org or on 07739 517630.

Do you agree with the assessment of each site considered?

Do you disagree or wish to comment on any site? Please use the site reference numbers (MM1 to MM31).