

MARTON MOSS NEIGHBOURHOOD FORUM

Marton Moss Housing Site Allocations Appraisal Draft

Summary

This is a summary of the report that was produced for the Neighbourhood Forum by planning consultants Envisionuk.

The Appraisal builds on the work done for the Site Options and Assessment produced by consultants AECOM. Both the Appraisal and the Assessment consider the parcels of land suggested for housing development in the original Call for Sites. However, the Appraisal does not include two sites, numbered MM12 and MM17a. In both cases AECOM found these to be not 'available' either because they had planning permission for another use or were already being developed for housing.

Also, neither document takes account of two later submitted and now published site suggestions (at Stan's Mowers, New Hall Avenue and Grazing Land at Jubilee Lane North) received by the Forum in January and February 2022 respectively. Importantly, the Appraisal does take account of the comments on the original suggested sites made by key agencies at the Evidence and Policy Options stage consultation held in the Summer of 2020. It also covers all but one of the eleven 'suitability' criteria that were also consulted on and widely supported at that stage – see Appendix A of the full Appraisal Report.

The exception is the criterion related to the economic viability of developing each site for housing. Following the Evidence and Policy Options consultation it was decided it was more appropriate to consider this matter more generally through the Housing Site Viability Study subsequently produced by consultants AECOM and the Local Commentary on that produced by Envisionuk.

The Site Allocations Appraisal briefly explains the main development opportunities and constraints related to developing sites for housing on Marton Moss and using the ten remaining criteria appraises them for each site following a traffic light system from dark red (very poor/negative) to bright green (positive) to signify likely the outcomes/impacts of housing development. Each site appraisal goes on to conclude whether such development would be unacceptable or acceptable and in terms of the latter in relation to what scale and form of housing.

Before the Plan is finalised there is an opportunity for local people and other interested parties to put forward other suggestions or to comment on the outcomes of this Appraisal within the six weeks set aside from when the report was published. The full report 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 this Appraisal has appropriately considered the suitability of housing development of each site?

Do you disagree?