

SUSTAINABILITY APPRAISAL SUMMARY FOR LAND WEST OF BENN'S LANE (SITE G93.3), TERRINGTON ST CLEMENT

This Sustainability Appraisal Summary outlines the findings of an assessment of the suitability of proposals to develop a scheme of circa 200 dwellings at land off Northgate Way, Terrington St Clement. A site location plan is included at Annex A. The entire site was submitted to the Borough Council of King's Lynn and West Norfolk for allocation for housing in the Site Allocations and Development Management Policies Pre-Submission Document (the "SADMPD"). Only a small part of this site has been proposed for allocation by the Borough Council in the SADMPD and is referred to as Land West of Benn's Lane, Terrington St Clement (Site G93.3).

The Borough Council of King's Lynn and West Norfolk's distribution of housing is based upon:

- the settlement hierarchy, which takes account of the facilities within settlements;
- the size of the populations of settlements, although the weight accorded to this was limited by local opinions, the availability of suitable sites in the locality and the need to make efficient use of suitable sites;
- Site Sustainability Factors as identified in the Sustainability Appraisal Report Incorporating Strategic Environmental Assessment for the Site Allocations and Development Management Policies Pre-Submission Document, which take account of economic, social and environmental factors.

The Core Strategy, adopted July 2011, defines the Borough Council of King's Lynn and West Norfolk's settlement hierarchy. The following table outlines the hierarchy, the number of settlements within each level and the proportion of development from the SADMPD that has been proposed to be allocated to each level:

Borough Council of King's Lynn and West Norfolk's settlement hierarchy	Number of settlements	Proportion of development
Sub-regional centre	1	4,199/6,489 64.7%
Main towns	2 (plus Wisbech)	1,273/6,489 19.6%
Settlements adjacent to King's Lynn and the main towns	5	<i>Included within the numbers for Main towns in BCKLWN's SADMPD</i>
Key Rural Service Centres	20	787/6,489 12.1%
Rural villages	34	230/6,489 3.5%
Smaller villages and hamlets	54	0/6,489 0%

Terrington St Clement is identified as a Key Rural Service Centre in the Core Strategy. A significant proportion of allocations are required within the Key Rural Service Centres. According to the ONS census data 2011, Terrington St Clement has a population of 4,125. It is the fifth largest Key Rural Service Centre. The village would be a suitable location for larger-scale residential development.

The Site Sustainability Factor for Terrington St Clement is copied below from the Sustainability Appraisal prepared by the Council

Terrington St Clement - Sustainability Appraisal

Site Ref	Site Sustainability Factor									
	Access to Services	Community & Social	Economy A Business	Economy B Food Production	Flood Risk	Heritage	Highways & Transport	Landscape & Amenity	Natural Environment	Infrastructure, Pollution & Waste
539	++	+	o	xx	+/x	o	x	x	o	#
G93.1 (Part of 539)	++	+	o	xx	+/x	o	#	o	o	#
G93.2 (67/486/696)	++	+	o	+/x	+/x	#	#	o	o	#
1207	x	+	o	xx	+	o	x	o	o	#
533/583	+	+	x	+/x	xx	#	?	x	?	#
G93.3 (Part of 533/583)	+	+	o	+	xx	?	#	#	?	#
60/179	x	+	o	xx	+/x	o	x	x	o	#
453	x	+	o	+/x	+	o	x	x	o	#
760	x	+	o	xx	x	o	?	o	o	#
761	xx	+	o	xx	x	o	?	o	o	#

KEY: ++ very positive; + positive; x negative; xx very negative; ~ negligible; o none; # depending on implementation; ? uncertain.

Having reviewed the Site Sustainability Factor as published by the council, it was felt that it would be important to update this information in light of recent findings from surveys and investigations undertaken by the landowners and on their behalf.

Access to services

Access strategy drawings prepared to inform masterplan proposals for a planning application demonstrate that a Type 2 access road could be satisfactorily achieved onto Northgate Way from the brownfield site. A secondary emergency access could also be achieved from the west. This is in line with the stated preference of the local highway authority for the principal access to the site to be from Northgate Way. The table below shows the proximity of amenities and facilities to the site.

Community and social

The site is located adjacent to the primary school and a short walk away from the secondary school in the village. Draft masterplan proposals for development provide for a new multi-use games area for use by the school and the public. The scheme also shows how a new footpath and cycleway could be provided to link the two parts of the village to encourage walking and cycling help to improve the quality of life of residents.

Services and Facilities at Terrington St Clement

FACILITY/ SERVICE	DISTANCE FROM THE SITE
Surgery	0.3 miles (0.5km) Healthcare provision needs expanding if the development exceeds 20 dwellings
School	0.1 miles (0.18km) - primary The primary school currently needs expansion in light of the allocations. A strategic redevelopment in the village would help to facilitate such expansion. 0.25 miles (0.43km) – high
Bus stops	Bus Stops at Site entrance and adjacent the primary school
Post Office	0.2 mile (0.33km)
Pubs	0.43 miles (0.7km) 0.93 miles (1.5km)
Filling Station	0.56miles (0.9 km)
Various Shops and post office	1.17 miles (0.73km)
Village Hall	0.38 miles (0.6 km)
Garage	0.53 miles (0.85km)
Play area	To be provided on site and within 1mile from the site
Co-operative supermarket	0.85 miles (1.34 km)
Churches	
Church of England	0.3 miles (0.42km)
Methodist	0.87miles (1.4km)

Economy

The intention would be to retain a mixed-use element on the site.

Flood Risk

A flood risk baseline appraisal report has been prepared and submitted in support of the allocation. It shows that the majority of the site could be developed sustainably with appropriate flood mitigation measures, including SUDS.

Heritage

The draft masterplan for the development of the site shows how the setting of the Cathedral of the Marshes would be preserved and enhanced.

Highways and Transport

Previous submissions have illustrated the boundaries of all land owned by the Partnership. Proposals have been submitted demonstrating how the requirements of the local highway authority could be met.

Landscape and amenity, natural environment, infrastructure pollution and waste





Currently, the brownfield part of the site detracts from the character of the setting. A landscape visual impact appraisal would inform a planning submission and frame proposals for the site.

The development of the site proposed would help to address some of the key infrastructure needs of the village.

Land at Northgate Way, Terrington St Clement

The Sutton Partnership

Legend

-  Allocation G93.3
-  Land Owned By Partnership
-  Local Shops
-  Proposed Footway, Cycleway, Emergency Access

Reference	Facility/Service
1	Playing field
2	Co-operative Supermarket
3	The King William and Wildfowler
4	Play pitches
5	Play area
6	Cathedral of the Marshes
7	Scouts
8	Primary School
9	St Clement's High School
10	Allotments
11	Local shops
12	Surgery
A, B, C, D E, F	Potential points of access

