



**FEN DITTON**  
**Summary of SHLAA and SA Assessments**

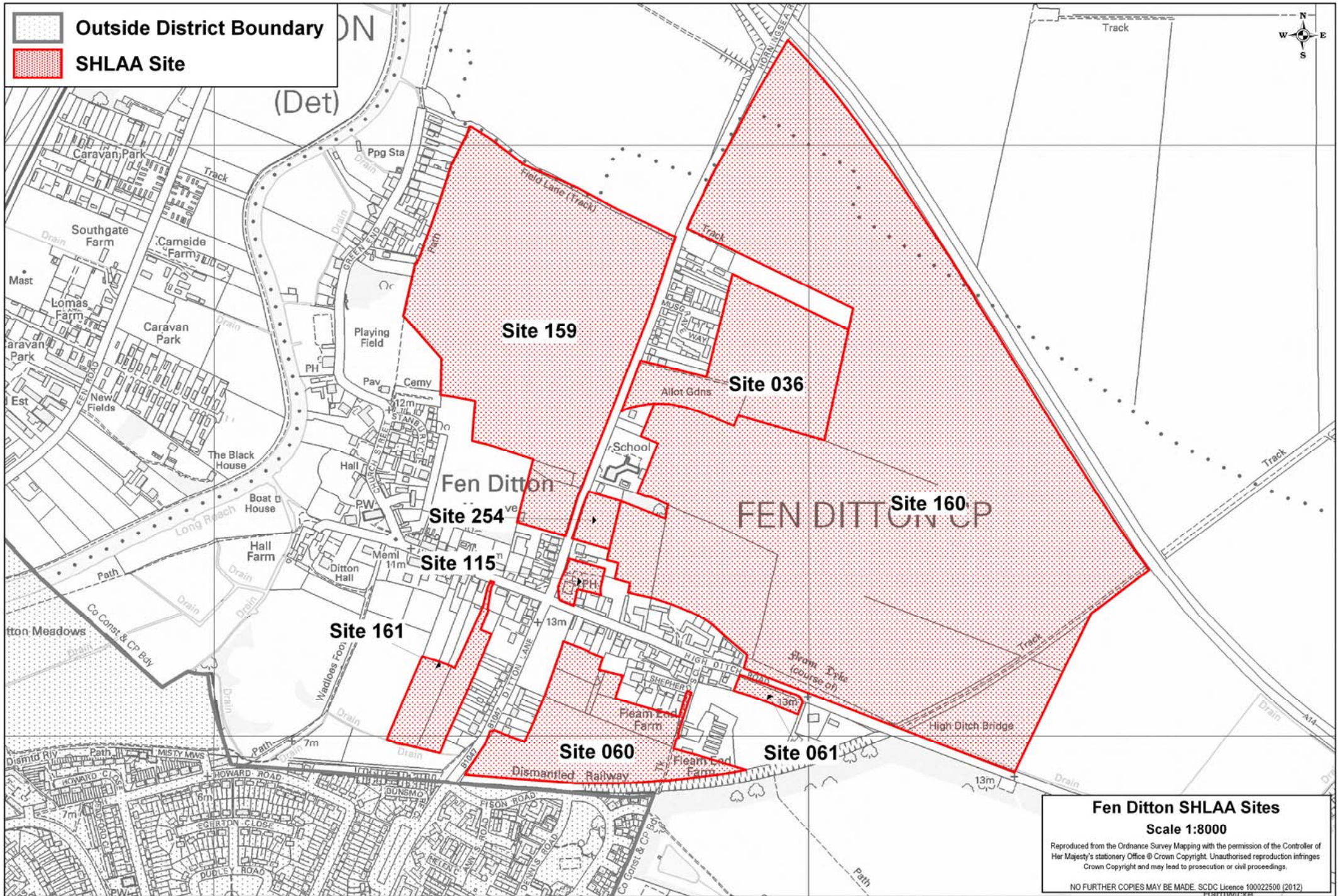
Settlement Category: Group Village

SHLAA Site Reference	Site 036	Site 060	Site 061	Site 115	Site 159	Site 160	Site 161	Site 254
<b>Address (summary)</b>	Land east of Horningsea Road	Land south of Shepherds Close	Land off High Ditch Road	Blue Lion PH, 2 Horningsea Road	Land at Fen Ditton (west of Ditton Lane)	Land at Fen Ditton (east of Ditton Lane)	High Street	Land between 12 and 28 Horningsea Road
<b>Site Size (gross ha)</b>	5.36	5.06	0.32	0.38	17.19	52.44	1.69	0.52
<b>Notional dwelling capacity</b>	121	114	7	9	258	629	34	14
<b>SHLAA strategic considerations</b>	0	0	0	0	0	0	0	0
<b>Green belt</b>	-	-	-	0	---	-	---	-
<b>SHLAA significant local considerations</b>	-	-	-	-	---	---	---	---
<b>Landscape and Townscape impact</b>	---	---	---	-	---	---	---	---
<b>SHLAA site specific factors</b>	---	---	---	-	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+	+++	+	+++	+++	0	+++	+++
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+++	+++	+++	+	+	+++	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	+	+	0	+	+	0	+	+
<b>Sustainable Development Potential</b>	---	---	---	-	---	---	---	---

**Site Comments:**

<b>Site 036</b>	Site located east of Horningsea Road, on the north eastern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts - very visible from the wider landscape, out of scale with, and have a detrimental impact on the linear and rural character of the village. A14 capacity issues.
<b>Site 060</b>	Site located south of High Ditch Road, east of Ditton Lane, on south eastern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts - coalescence as development would reduce separation between village and Cambridge to 0m. A14 capacity issues.
<b>Site 061</b>	Site located south of High Ditch Road on the eastern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts. A14 capacity issues.
<b>Site 115</b>	Site located north east of cross roads of Horningsea Road and High Ditch Road. Former PH with planning permission for 13 dwellings. A14 capacity issues.
<b>Site 159</b>	Site located west of Horningsea Road, on the northern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts. A14 capacity issues.
<b>Site 160</b>	Site located east of Horningsea Road, north of High Ditch Road and south of the A14, on the north eastern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts - very visible from the wider landscape, out of scale with, and have a detrimental impact on the linear and rural character of the village. A14 capacity issues.
<b>Site 161</b>	Site located south of High Street and west of Ditton Lane on the south western edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts. It may not be possible to achieve safe access. A14 capacity issues.
<b>Site 254</b>	Site located east of Horningsea Road on the eastern edge of Fen Ditton. Significant GB, historic environment, townscape and landscape impacts. A14 capacity issues.

 Outside District Boundary  
 SHLAA Site



**Fen Ditton SHLAA Sites**  
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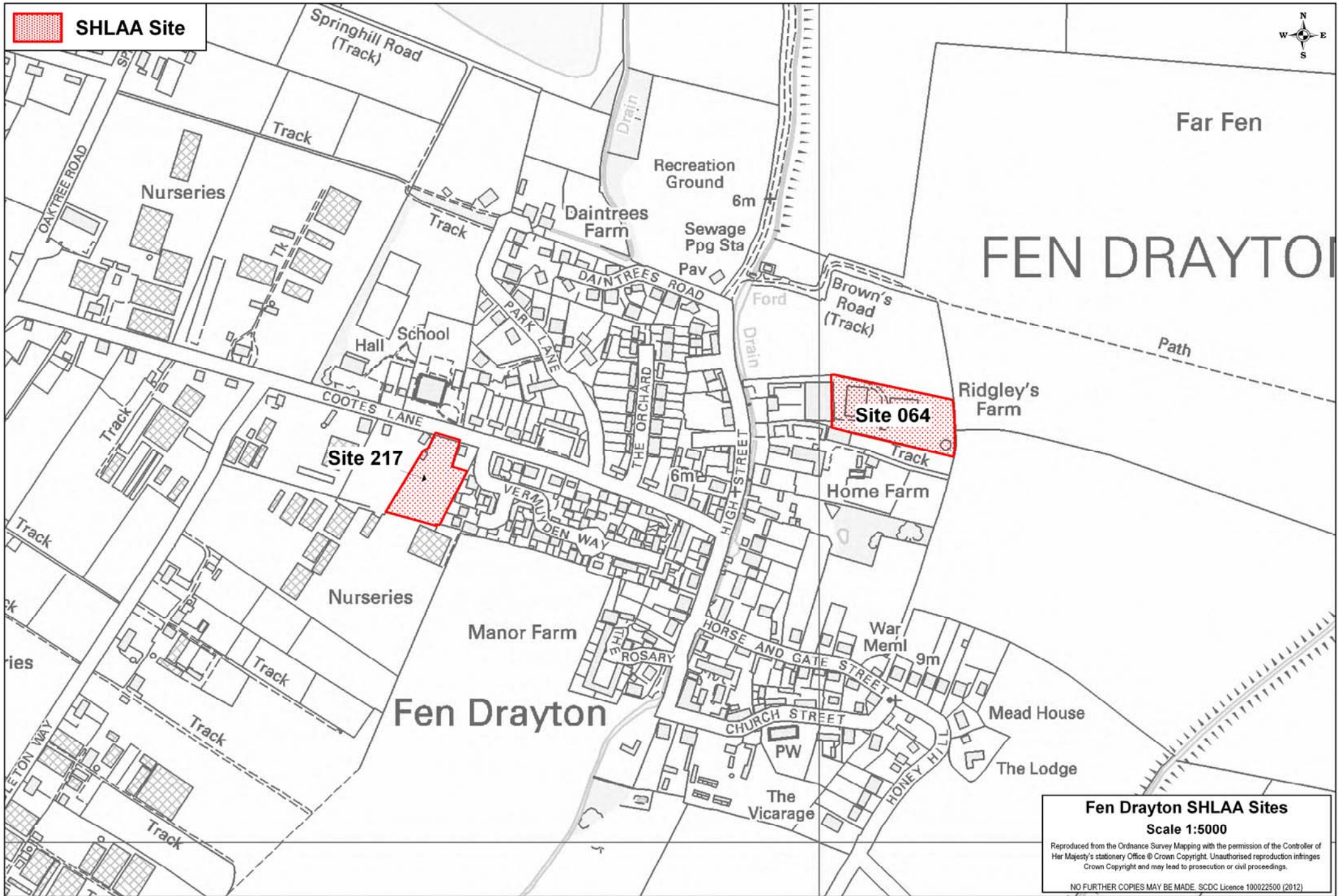
**FEN DRAYTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 064	Site 217
Address (summary)	Land behind Ridgeleys Farm House	Land adjacent to 35 Cootes Lane
Site Size (gross ha)	0.75	0.45
Notional dwelling capacity	20	10
SHLAA strategic considerations	-	0
Green belt	0	0
SHLAA significant local considerations	-	-
Landscape and Townscape impact	-	-
SHLAA site specific factors	+	+
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+++
Accessibility to a range of employment opportunities (SA criteria 48)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+++	+++
Sustainable Development Potential		

<b>Site 064</b>	Located on the eastern edge of the village. Some adverse impacts on the townscape, landscape and settings of listed buildings and Conservation Area. Small area of the site within Flood Zone 2. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path.
<b>Site 217</b>	Located on the western edge of the village within the special policy area for the Fen Drayton Former Land Settlement Association Estate. Some adverse impacts on the townscape and landscape. Grade 1 agricultural land. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path.

 SHLAA Site



FEN DRAYTON

Site 217

Site 064

**Fen Drayton SHLAA Sites**  
Scale 1:5000

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**FOWLMERE**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

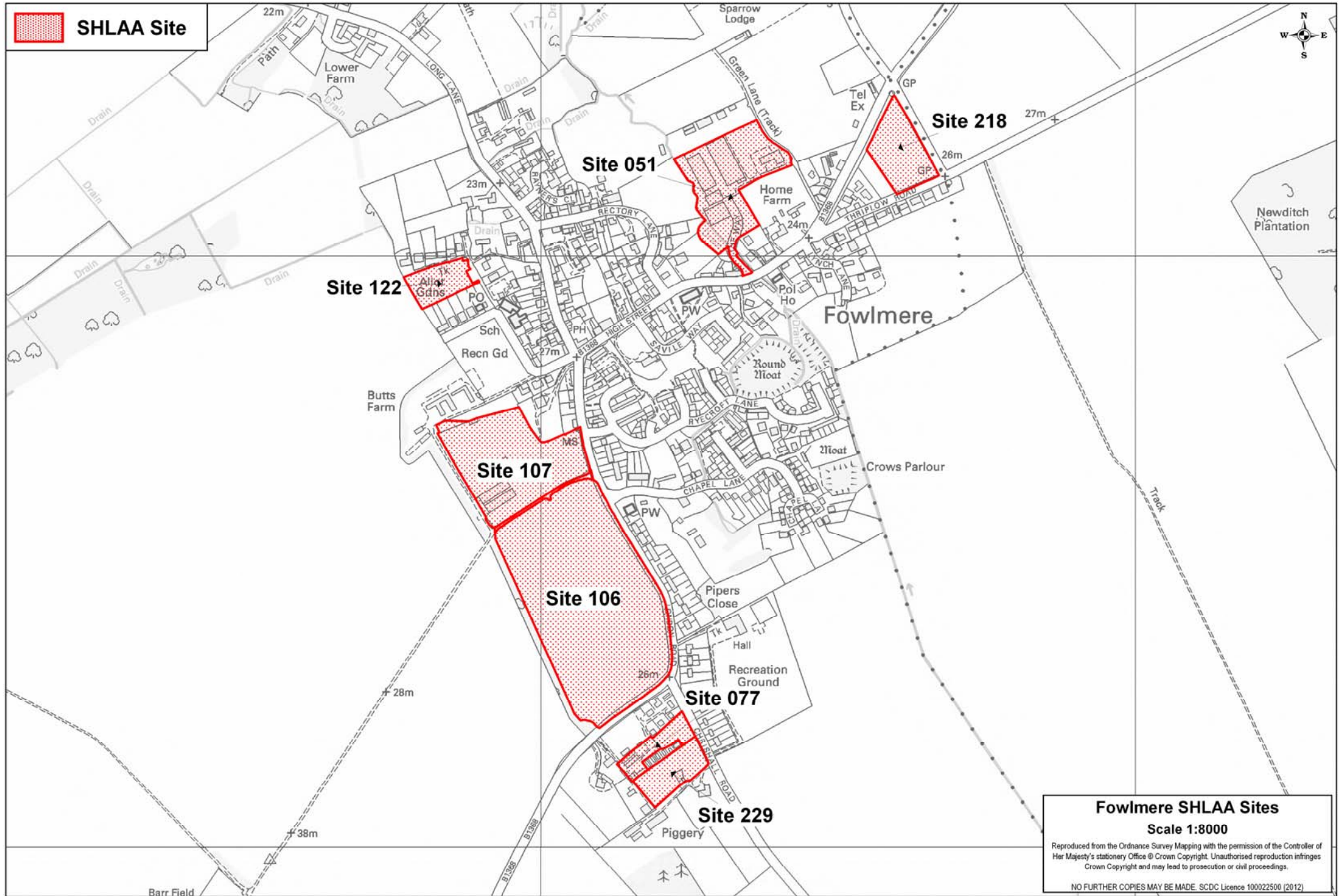
SHLAA Site Reference	Site 051	Site 077	Site 106	Site 107	Site 122	Site 218	Site 229
<b>Address (summary)</b>	Manufacturing Site & Turnbrook	Appleacre Park, London Road	Land north of London Road	Land west of High Street	Land at Top Close	Land at Triangle Farm	Land opposite 30 Pipers Close
<b>Site Size (gross ha)</b>	2.22	0.46	7.60	3.01	0.58	1.03	0.67
<b>Notional dwelling capacity</b>	50	10	171	68	16	21	14
<b>SHLAA strategic considerations</b>	-	0	0	0	0	0	0
<b>Green belt</b>	0	0	0	0	0	0	0
<b>SHLAA significant local considerations</b>	+	-	-	---	---	-	-
<b>Landscape and Townscape impact</b>	+	---	---	---	---	---	---
<b>SHLAA site specific factors</b>	0	---	---	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+++	0	+	+++	+++	+	0
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	0	0	0	0	0	0	0
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	0	0	0	0	0	0
<b>Sustainable Development Potential</b>							

**Site Comments:**

<b>Site 051</b>	Site is in commercial use with industrial building and hardstanding. Western half of site is in flood zone 3. Site has history of noise so change to residential would be positive but significant loss of employment land in relation to scale of village. Site projects into open countryside so impact on setting of village - could be mitigated with good design if residential.
<b>Site 077</b>	Site used as caravan and camping site with associated facilities. On edge of Fowlmere. Relates best to the open countryside .
<b>Site 106</b>	Arable field on western edge of village part of open rolling countryside - bringing countryside into village. Therefore significant to retain.
<b>Site 107</b>	Site on western edge of village - storage barns and vacant land adjoining business units which have history of noise. Concern at allocation by Environmental Health. Important countryside frontage with views through trees across the site into open countryside - if site developed views would be lost.
<b>Site 122</b>	Site on western edge of village formerly used as allotments. Part used for car parking for adjoining school. Creates a soft edge to the village enhancing landscape setting of the village. Site has no direct link to public highway.
<b>Site 218</b>	Site is on east edge of Fowlmere - triangular field with roads on all sides. Significant adverse impact on the landscape setting of the village because it is an enclosed field forming part of the transition to open countryside between Fowlmere and Thriplow.
<b>Site 229</b>	Site is grassy area sometimes used as overflow to adjoining camping site. Clear views into site from housing on opposite side of road. Hedges screen some views into the site. Site had rural character.



**SHLAA Site**



**Fowlmere SHLAA Sites**

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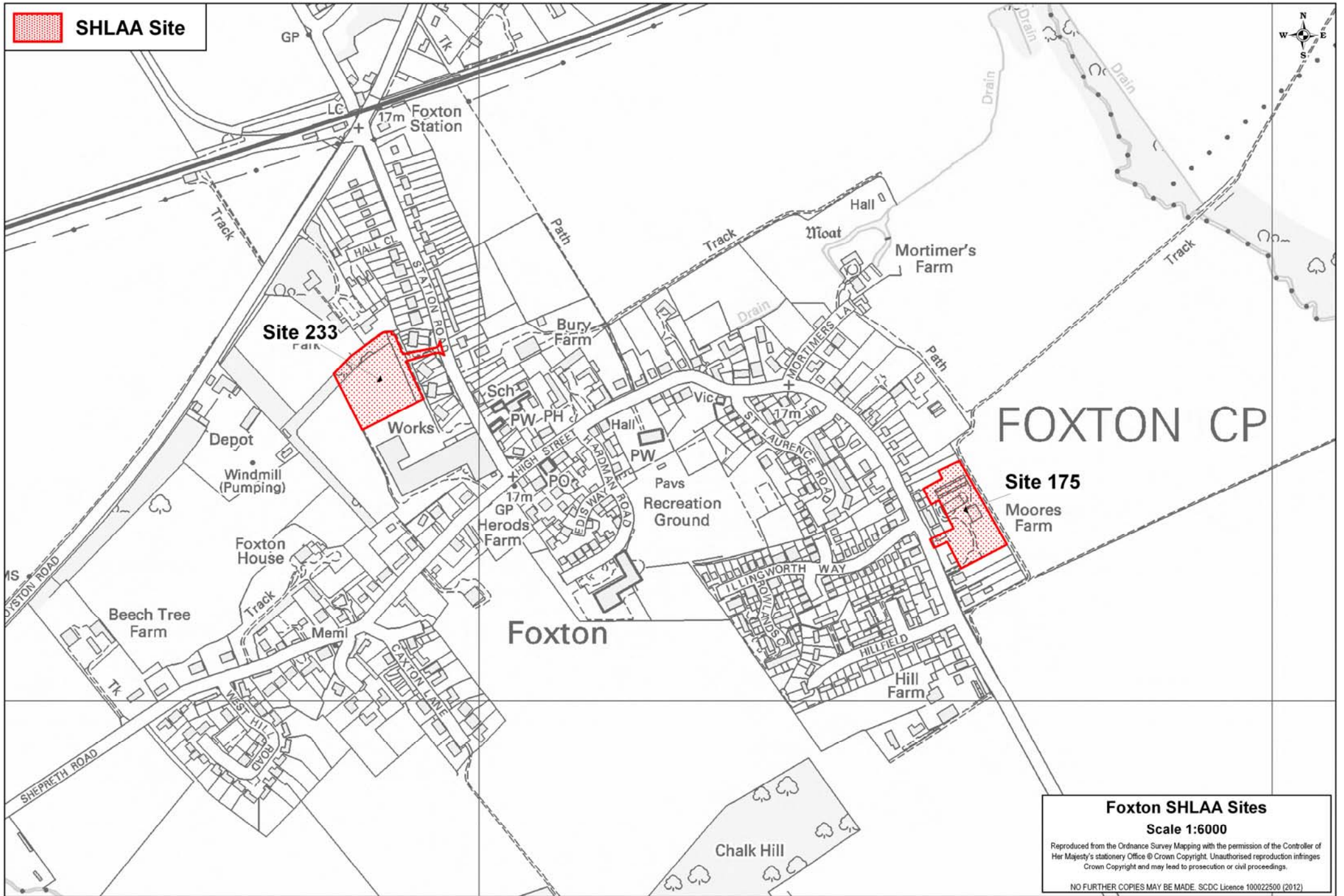
**FOXTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 175	Site 233
Address (summary)	Moores Farm, Fowlmere Road	Land west of Station Road (north of Burlington Press)
Site Size (gross ha)	0.69	0.84
Notional dwelling capacity	14	17
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	0	-
Landscape and Townscape impact	0	-
SHLAA site specific factors	+	-
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+++
Accessibility to a range of employment opportunities (SA criteria 48)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+
Sustainable Development Potential		

<b>Site 175</b>	Backland site occupied by agricultural buildings and hardstandings behind bungalows to Fowlmere Road
<b>Site 233</b>	Part of a large paddock with scattered trees. Adverse heritage, townscape and noise issues.

 SHLAA Site



FOXTON CP

Site 233

Site 175

Foxton

**Foxton SHLAA Sites**

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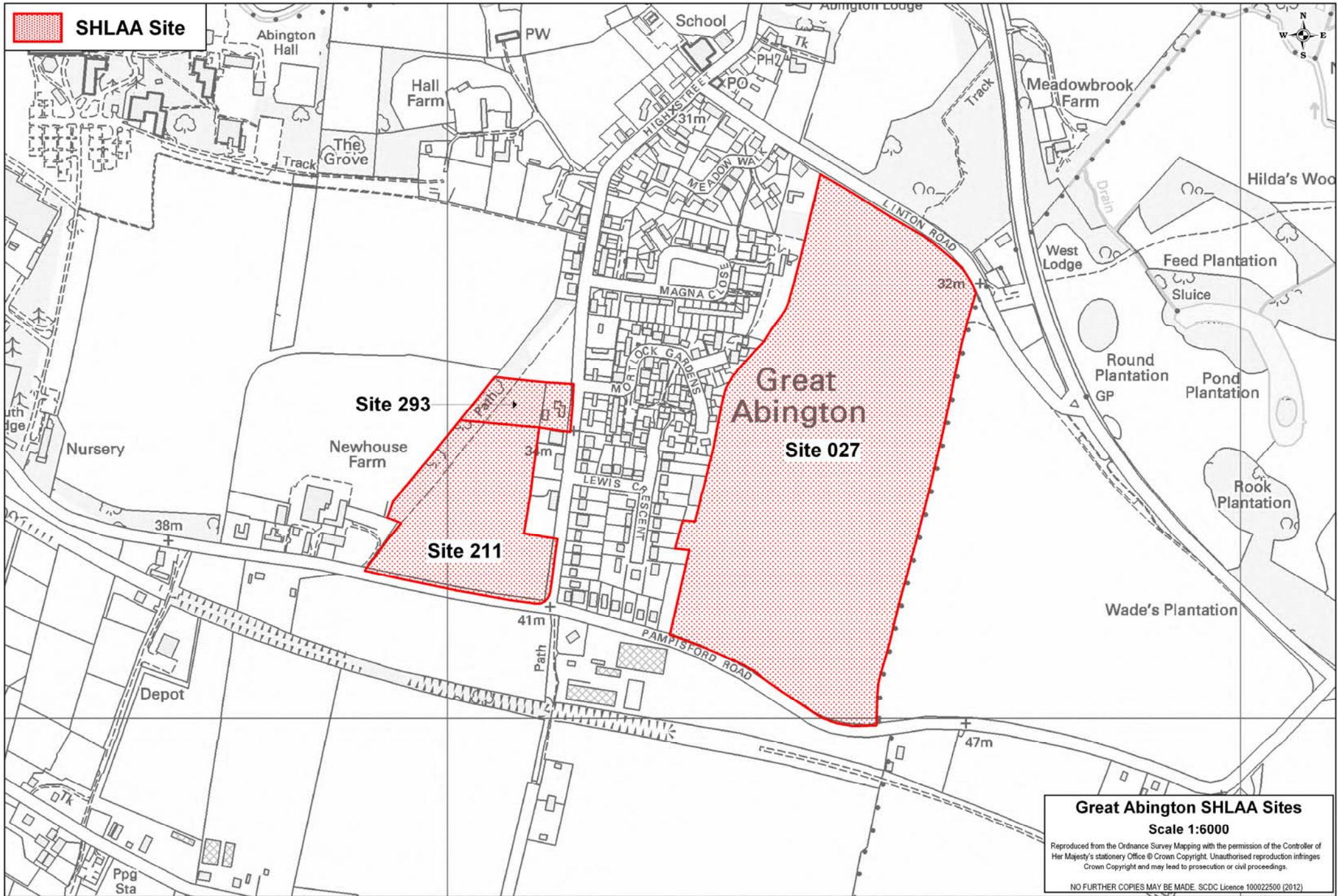
**GREAT ABINGTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 027	Site 211	Site 293
<b>Address (summary)</b>	Land east of Great Abington	Land at Pampisford Road / High Street	104 High Street
<b>Site Size (gross ha)</b>	15.71	3.64	0.70
<b>Notional dwelling capacity</b>	236	82	19
<b>SHLAA strategic considerations</b>	0	0	0
<b>Green belt</b>	0	0	0
<b>SHLAA significant local considerations</b>	---	---	---
<b>Landscape and Townscape impact</b>	---	---	---
<b>SHLAA site specific factors</b>	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+	0	+
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	+	+	+
<b>Sustainable Development Potential</b>			

<b>Site 027</b>	Site is arable field on eastern edge of Great Abington. Adjoins residential to the west. To the north, south and east is open countryside. Development would result in the loss of openness and the rural character of this area. Environmental Health concerned about noise from nearby busy roads and unpredictable noise from nearby dog kennels. Highway Authority concerned about accident record of A1307.
<b>Site 211</b>	Site is a grassy field to south west of Great Abington. Open countryside to south. To west enclosed field beyond which is Granta Park. Environmental Health concerned about noise from nearby commercial uses. If developed would have loss of the separation of the village from New House Farm and a loss of the rural setting and backdrop to this farmstead. Highway Authority concerned about accident record of
<b>Site 293</b>	Site is to the south west of Great Abington. Two listed buildings on the site and new house built 2011. Western part of site previously used as garden for house at 104 High St. Major adverse harm at potential loss of listed buildings and to loss of farmland settings for properties.

 **SHLAA Site**



**Great Abington SHLAA Sites**  
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**GREAT WILBRAHAM**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 039	Site 073
Address (summary)	Land at Frog End	Land off Toft Lane
Site Size (gross ha)	1.73	0.82
Notional dwelling capacity	35	22
SHLAA strategic considerations	-	-
Green belt	-	-
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	+
Accessibility to a range of employment opportunities (SA criteria 48)	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

<b>Site 039</b>	Site located east of Frog End, north west of High Street, on the south western side of Great Wilbraham. Small part within Flood Zones 2 & 3. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings, Conservation Area, archaeology objection. ICF on Frog End.
<b>Site 073</b>	Site located south west of Toft Lane, on the south western side of Great Wilbraham. Small part within Flood Zone 2. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings, Conservation Area and ICF to the west.

 SHLAA Site

# Great Wilbraham

Site 073

Site 039

Great Wilbraham  
C of E Primary School

School  
House Hall

Wilbraham  
Temple

The Old  
Vicarage

Crossways  
Farm

Appleton  
Plantation

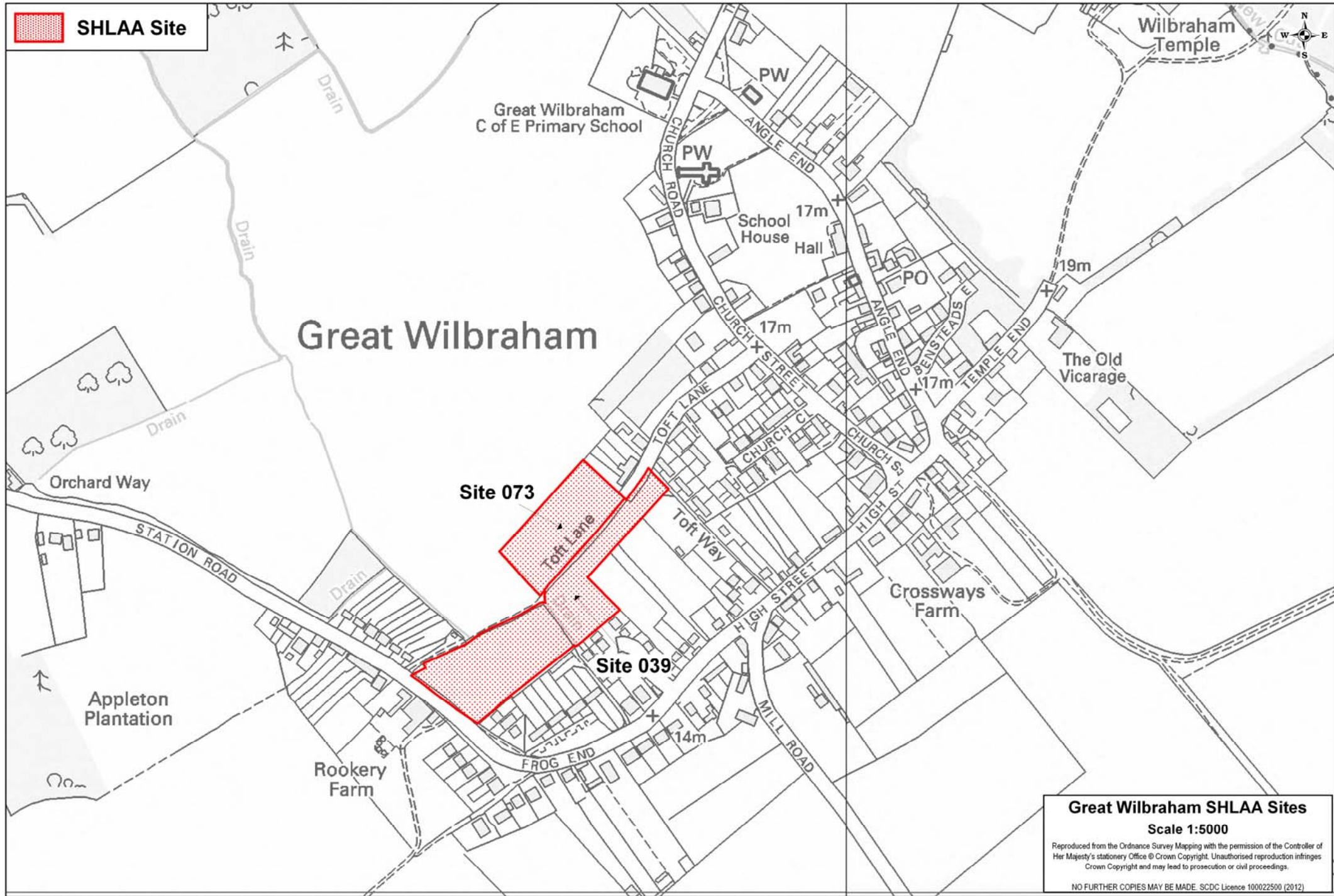
Rookery  
Farm

## Great Wilbraham SHLAA Sites

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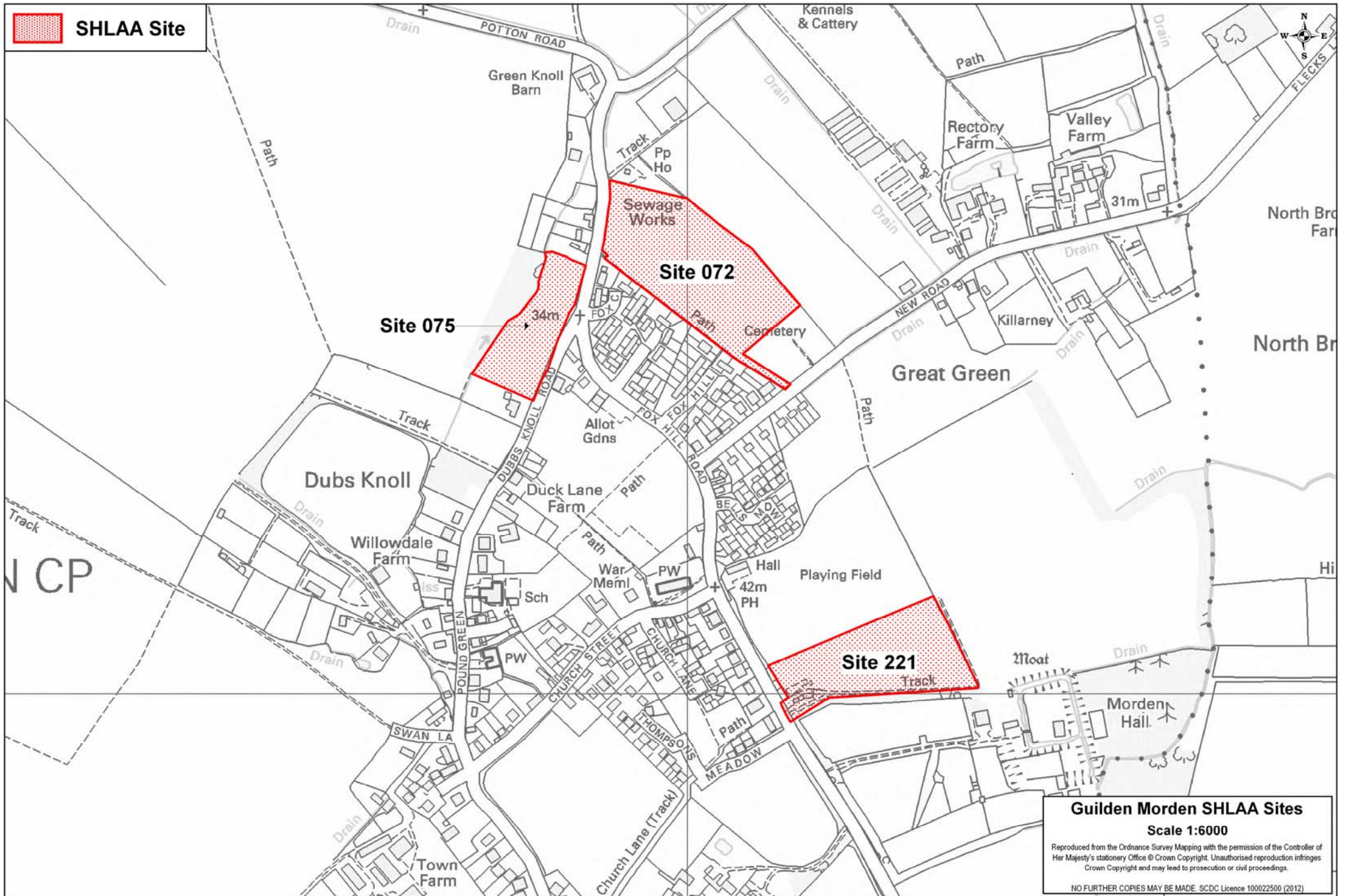
**GULDEN MORDEN**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 072	Site 075	Site 221
<b>Address (summary)</b>	Land east of Dubbs Knoll Road	Land fronting Dubbs Knoll Road & north of 33 Dubbs Knoll Road	Land fronting Trap Road
<b>Site Size (gross ha)</b>	2.98	1.16	2.10
<b>Notional dwelling capacity</b>	67	23	47
<b>SHLAA strategic considerations</b>	0	0	0
<b>Green belt</b>	0	0	0
<b>SHLAA significant local considerations</b>	---	-	---
<b>Landscape and Townscape impact</b>	---	---	---
<b>SHLAA site specific factors</b>	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+++	+	+++
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	0	0	0
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	0	0
<b>Sustainable Development Potential</b>			

<b>Site 072</b>	Site is enclosed arable field on the northern edge of Guilden Morden. Cemetery to south east and may need to extend in future. Environmental Health concerned at noise impact of nearby dog kennels which could be statutory nuisance. Odour impact of adjoining sewage pumping station. Noise impact from electricity substation. Access link unsuitable for number of units proposed.
<b>Site 075</b>	Site is an arable field on western edge of Guilden Morden. New woodland has been planted to the west of site and open countryside extends beyond this. Setting of listed building would be impacted if site developed. Significant impact on landscape setting if loss of this area with rural character.
<b>Site 221</b>	Site is primarily grassland on south east edge of village. Small part is garden to 13 Trap Rd. Grade II* Morden Hall adjoins site to south and development would significantly impact the setting of this building. Site part of rural surroundings of village. Would extend eastern boundary of built area into countryside. Development would not be typical of linear nature of village

 SHLAA Site



**Guilden Morden SHLAA Sites**  
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**HARDWICK**  
**Summary of SHLAA and SA Assessments**

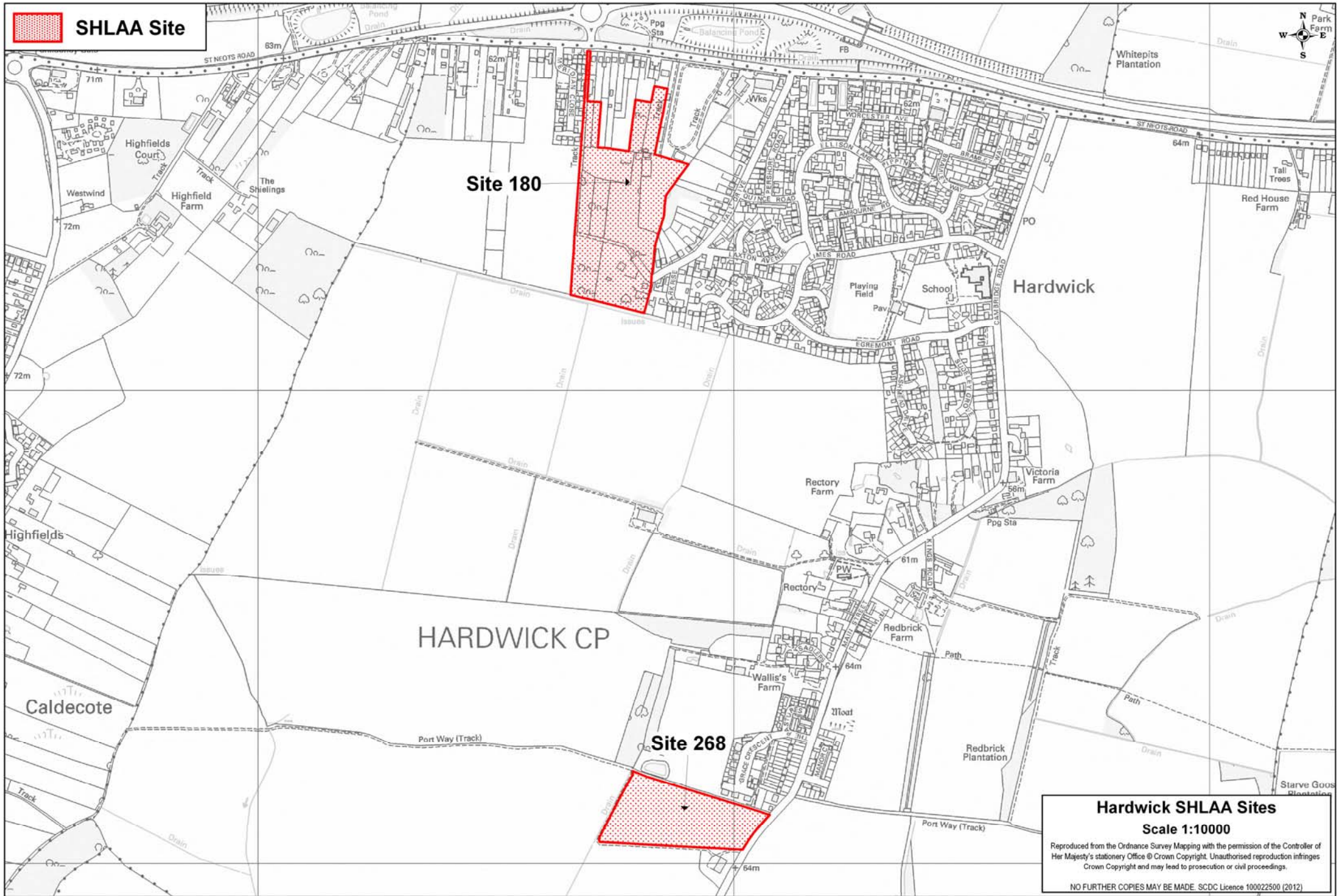
Settlement Category: Group Village

SHLAA Site Reference	Site 180	Site 268
Address (summary)	Land off St. Neots Road	Toft Road
Site Size (gross ha)	7.04	3.61
Notional dwelling capacity	158	81
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	0	-
Distance to key local services and facilities (SA criteria 38)	0	---
Accessibility to a range of employment opportunities (SA criteria 48)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	0
Sustainable Development Potential		

<b>Site 180</b>	Site is a mixture of pastureland and woodland that forms a transitional edge to village from urban to rural. Important that this area is retained to preserve setting of village. Highway Authority consider access link to public highway is unsuitable to serve the number of units that are being proposed.
<b>Site 268</b>	Agricultural field located on the southern edge of the village. Significant adverse impacts on landscape, townscape and setting of Conservation Area.



**SHLAA Site**



**Site 180**

**Site 268**

**Hardwick**

**HARDWICK CP**

**Caldecote**

**Hardwick SHLAA Sites**

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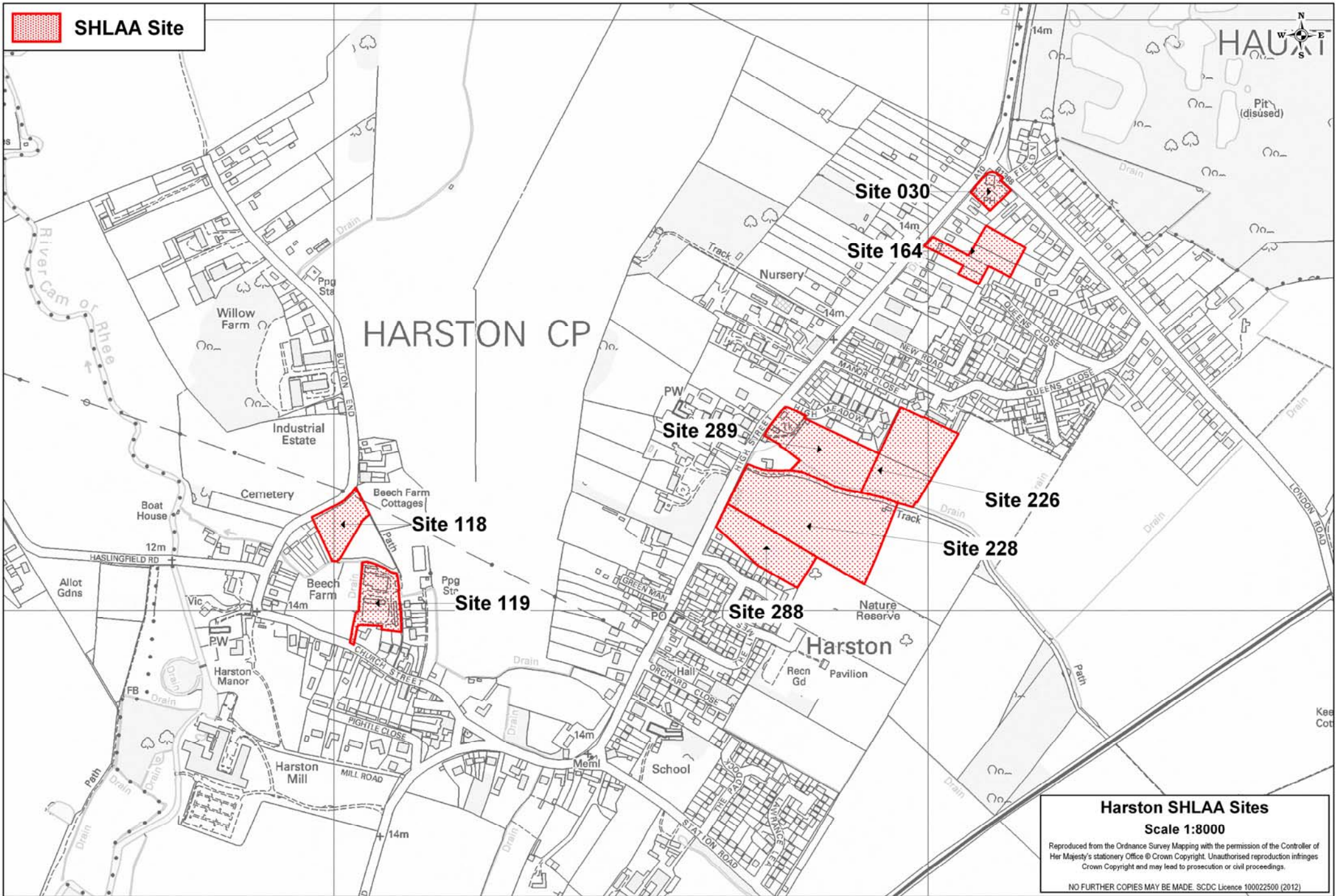
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**Site Comments:**

<b>Site 030</b>	Site at junction of High Street (A10) and London Road (B1368) at northern end of Hartson. Too small unless higher density - out of character with low density surroundings - significant townscape impacts.
<b>Site 118</b>	Site on Button End in the southern part of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south, which it would not be possible to mitigate.
<b>Site 119</b>	Site on north of Church Street in the southern part of Harston. Some potential to improve site - arable buildings, but change rural character. Significant historic environment, townscape and landscape impacts - setting of several Grade II* Listed buildings and the Important Countryside Frontage to the south west, which it would not be possible to mitigate. Unable to achieve safe access.
<b>Site 164</b>	Site located to east of A10 in the northern part of Harston. Within Bayer HSE area. Backland site with neutral / minimal impact - already other precedents in area.
<b>Site 226</b>	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and result in the loss of important rural character.
<b>Site 228</b>	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character.
<b>Site 288</b>	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Important Countryside Frontage, resulting in the loss of important rural character.
<b>Site 289</b>	Site to east of A10 in the middle of Harston. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and result in the loss of important rural character.

 SHLAA Site



HARSTON CP

Site 030

Site 164

Site 289

Site 226

Site 228

Site 118

Site 119

Site 288

Harston

**Harston SHLAA Sites**

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**HASLINGFIELD**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 150	Site 163
Address (summary)	Land at River Lane	Land at Barton Road
Site Size (gross ha)	3.15	1.80
Notional dwelling capacity	71	49
SHLAA strategic considerations	-	0
Green belt	-	-
SHLAA significant local considerations	---	---
Landscape and Townscape impact	---	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	-
Accessibility to a range of employment opportunities (SA criteria 48)	0	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

<b>Site 150</b>	Site on the eastern edge of Haslingfield. Part Flood Zone 2. Significant historic environment, landscape and townscape impacts - part of setting of Grade II Listed Buildings, transition area between built up area and wider arable landscape, very visible location. No suitable access.
<b>Site 163</b>	Site on the northern edge of Haslingfield. Significant historic environment, landscape and townscape impacts - adjacent to and part of setting of other Grade II Listed Buildings, soft transition area between built up area and wider arable landscape, strong linear character.

 SHLAA Site

Brook Farm

Frog End Farm

Site 163

Frog End

Haslingfield

Lesanna Farm

Willow Farm

Grove Farm

Site 150

The Manor Great House

Vicarage

War Meml

School

Recn Gd

Pavilion

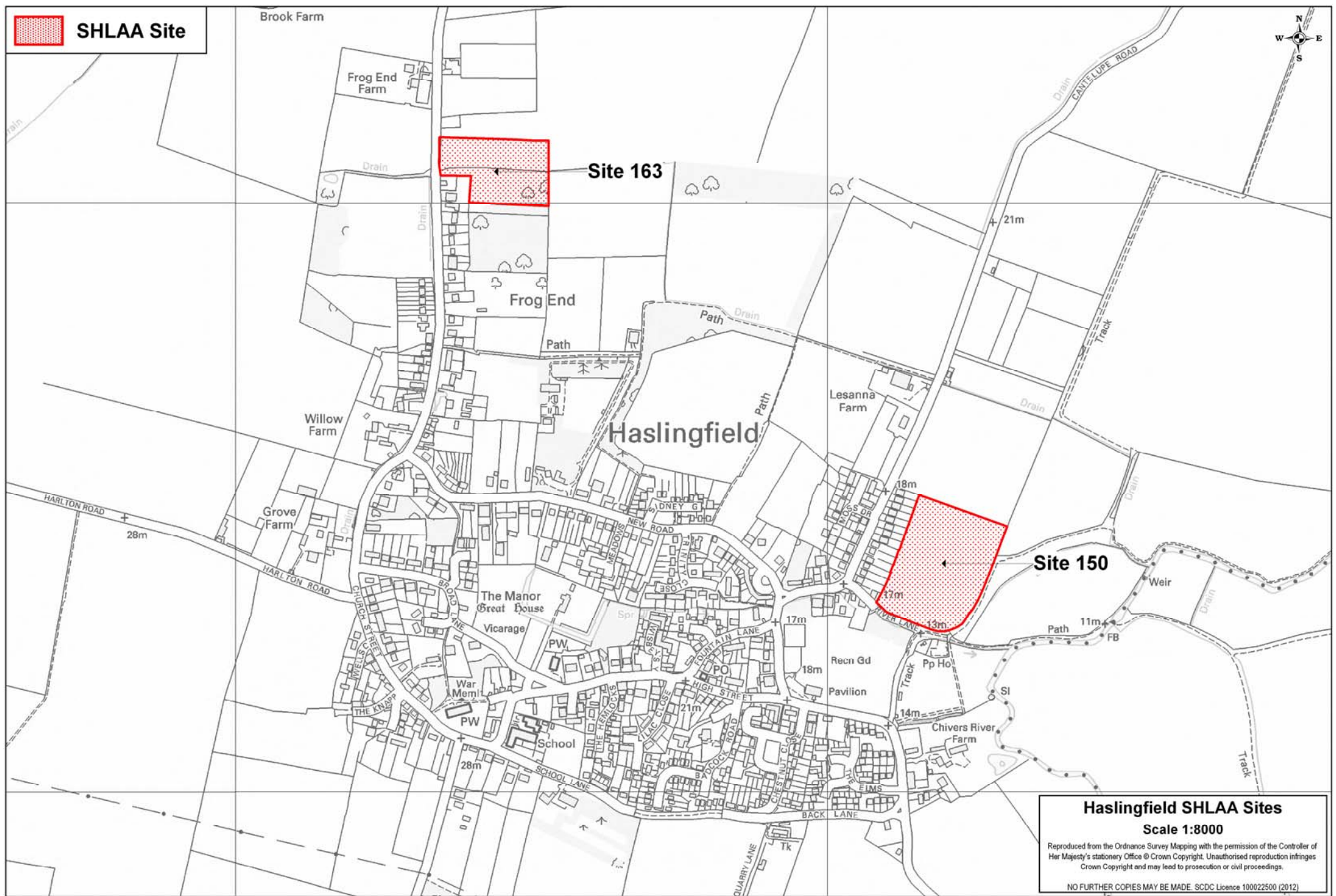
Chivers River Farm

**Haslingfield SHLAA Sites**

Scale 1:8000

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**HAUXTON**  
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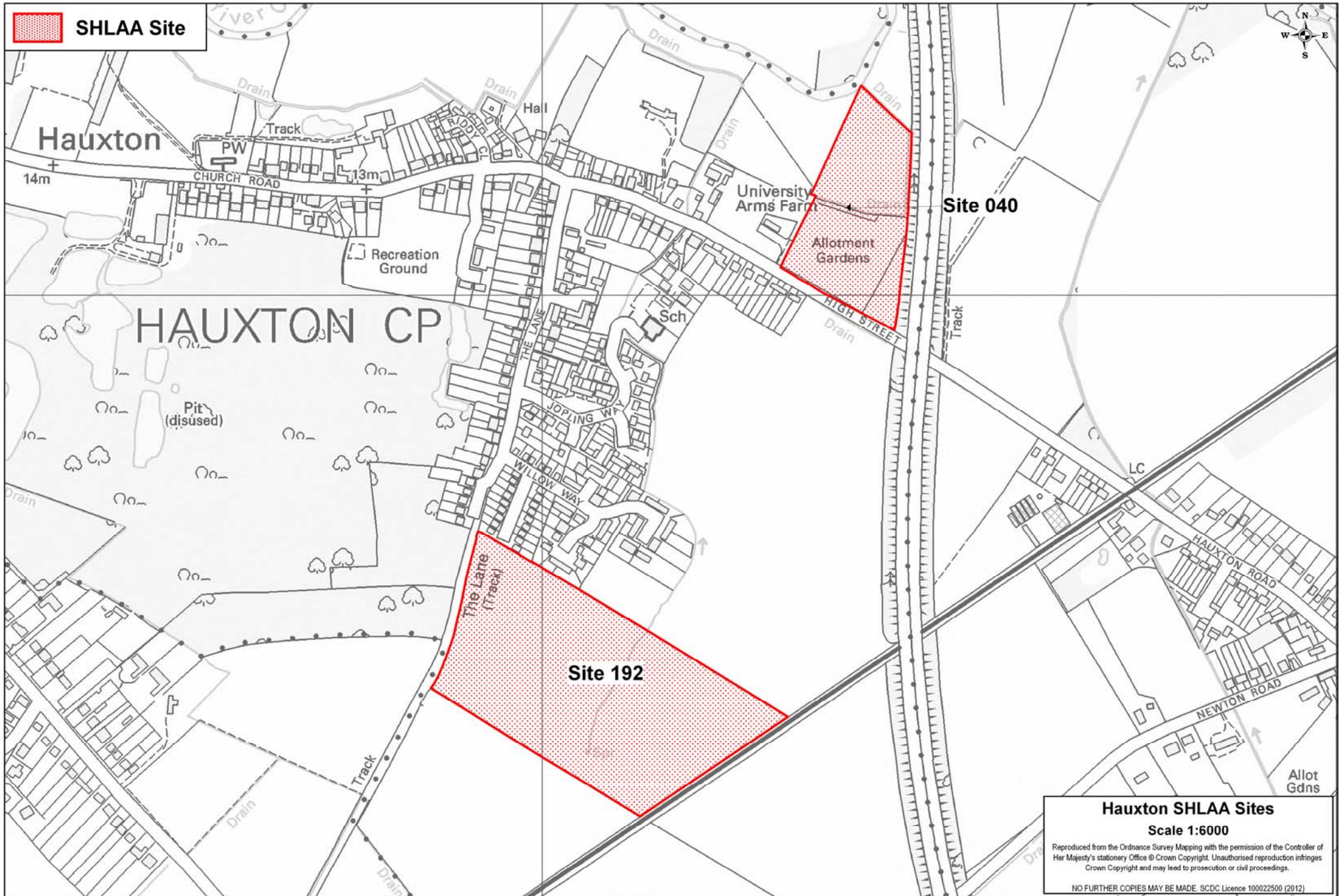
Settlement Category: Group Village

SHLAA Site Reference	Site 040	Site 192
Address (summary)	Land north of High Street	Land east of The Lane
Site Size (gross ha)	3.00	7.70
Notional dwelling capacity	68	173
SHLAA strategic considerations	-	-
Green belt	-	-
SHLAA significant local considerations	-	-
Landscape and Townscape impact	---	---
SHLAA site specific factors	-	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	+	0
Accessibility to a range of employment opportunities (SA criteria 48)	+	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

<b>Site 040</b>	Site on eastern edge of Hauxton, north of High Street, adjacent to the M11. 1/2 Flood Zone 3 & some Flood Zone 2. Townscape and landscape impacts - does not relate well to built development north of High Street, rural character. Noise impacts require high level of mitigation.
<b>Site 192</b>	Site on the southern edge of Hauxton. Small part within Bayer CropScience Limited HSE zone. Significant townscape and landscape impacts - clear edge to village in exposed location. Noise impacts require high level of mitigation. No suitable access.



 SHLAA Site



**Hauxton SHLAA Sites**

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**LITTLE ABINGTON**  
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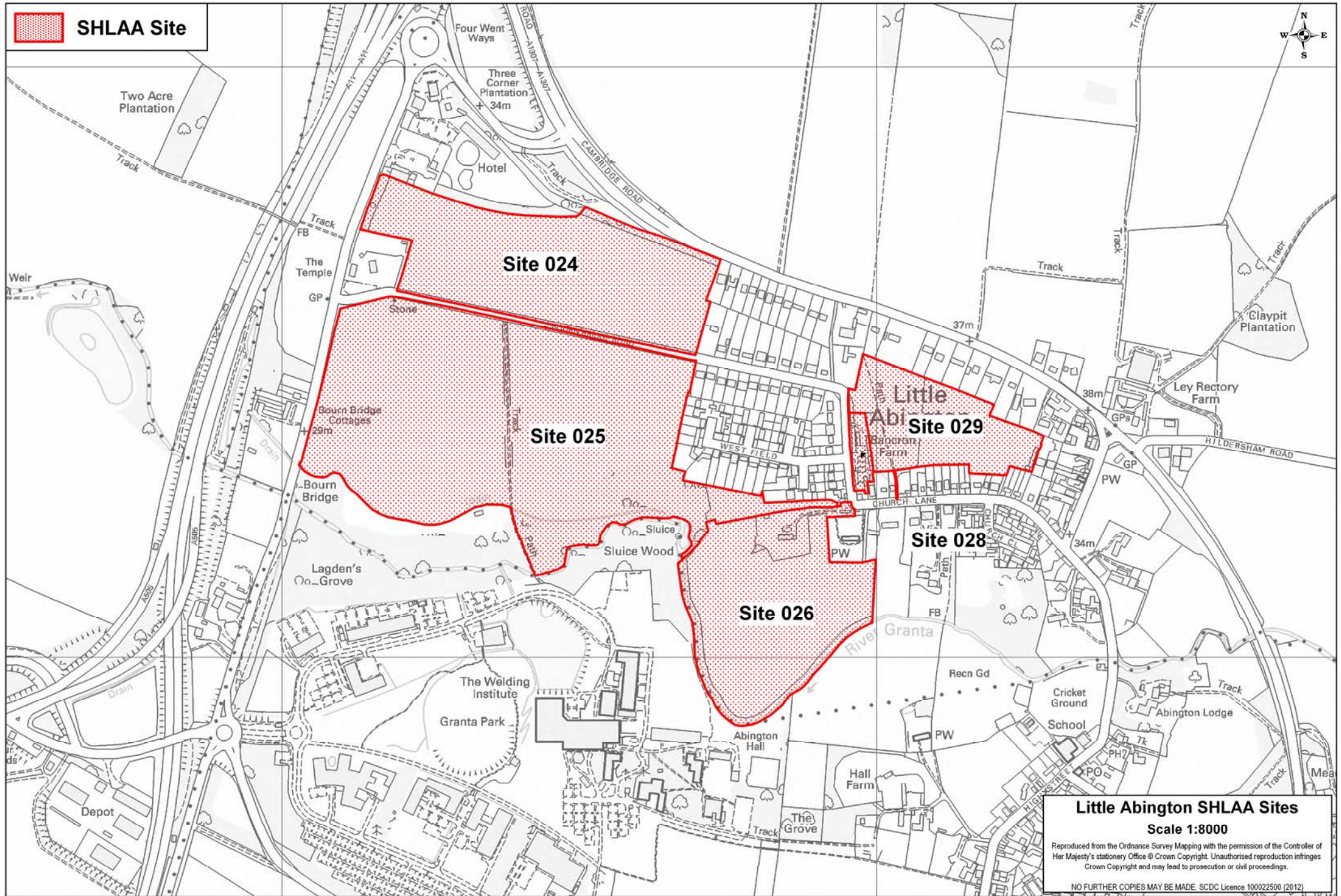
Settlement Category: Group Village

SHLAA Site Reference	Site 024	Site 025	Site 026	Site 028	Site 029
<b>Address (summary)</b>	Land north of Bourn Bridge Road	Land south of Bourn Bridge Roa	Land south-west of Little Abington	Bancroft Farm, Church Lane	Land east of Bancroft Farm, Church Lane
<b>Site Size (gross ha)</b>	9.92	21.64	8.28	0.42	3.96
<b>Notional dwelling capacity</b>	223	325	95	9	89
<b>SHLAA strategic considerations</b>	0	0	0	0	0
<b>Green belt</b>	0	0	0	0	0
<b>SHLAA significant local considerations</b>	---	---	---	---	---
<b>Landscape and Townscape impact</b>	---	---	---	---	---
<b>SHLAA site specific factors</b>	---	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	-	0	+	+++	+++
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	+	+	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	0	0	+	+
<b>Sustainable Development Potential</b>					

**Site Comments:**

<b>Site 024</b>	Site is an arble field on the western edge of Little Abington. Major impact on setting of Temple grade II listed building used as cafe. Environmental Health concerns about noise impact from adjoining roads especially A11 and also from nearby Travelodge and Comfort Café. Significant adverse effect on the landscape setting of Little Abington by the loss of land providing a rural approach to village.
<b>Site 025</b>	Site is arable field on the western edge of Little Abington. South is River Granta and beyond is the Granta Park employment area. Environmental Health objects to site - concerns of noise impact from adjoining roads (A11; A1307) and ongoing problems from Welding Institute at Granta Park (welding research & development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. loss of land which creates approach to village with a rural character. Would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. County Archaeologist team object due to impact on earthworks on site.
<b>Site 026</b>	Site is a large grassland area on southern edge of Little Abington north of River Granta. Third of site in Flood zone 3. Scheduled monument (medieval earthworks) on half of site- County Archaeologists would object to development of site. Environmental Health object to site- concerned at noise impact from Welding Institute on Granta Park.
<b>Site 028</b>	Site is in centre of Little Abington. It consists of former farm buildings that were part of Bancroft Farm. Major adverse impact on Conservation Area due to loss of rural context to Bancroft Farm. Site has a distinctly rural character.
<b>Site 029</b>	Site is a field in centre of Little Abington enclosed by houses to the north, east and south. Next to former farm buildings which were part of Bancroft Farm. Major adverse impact if site developed - loss of open space in village - impact on Conservation Area. Highway Authority concerned about accidents on A1307.

 SHLAA Site



**Little Abington SHLAA Sites**  
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**MELDRETH**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

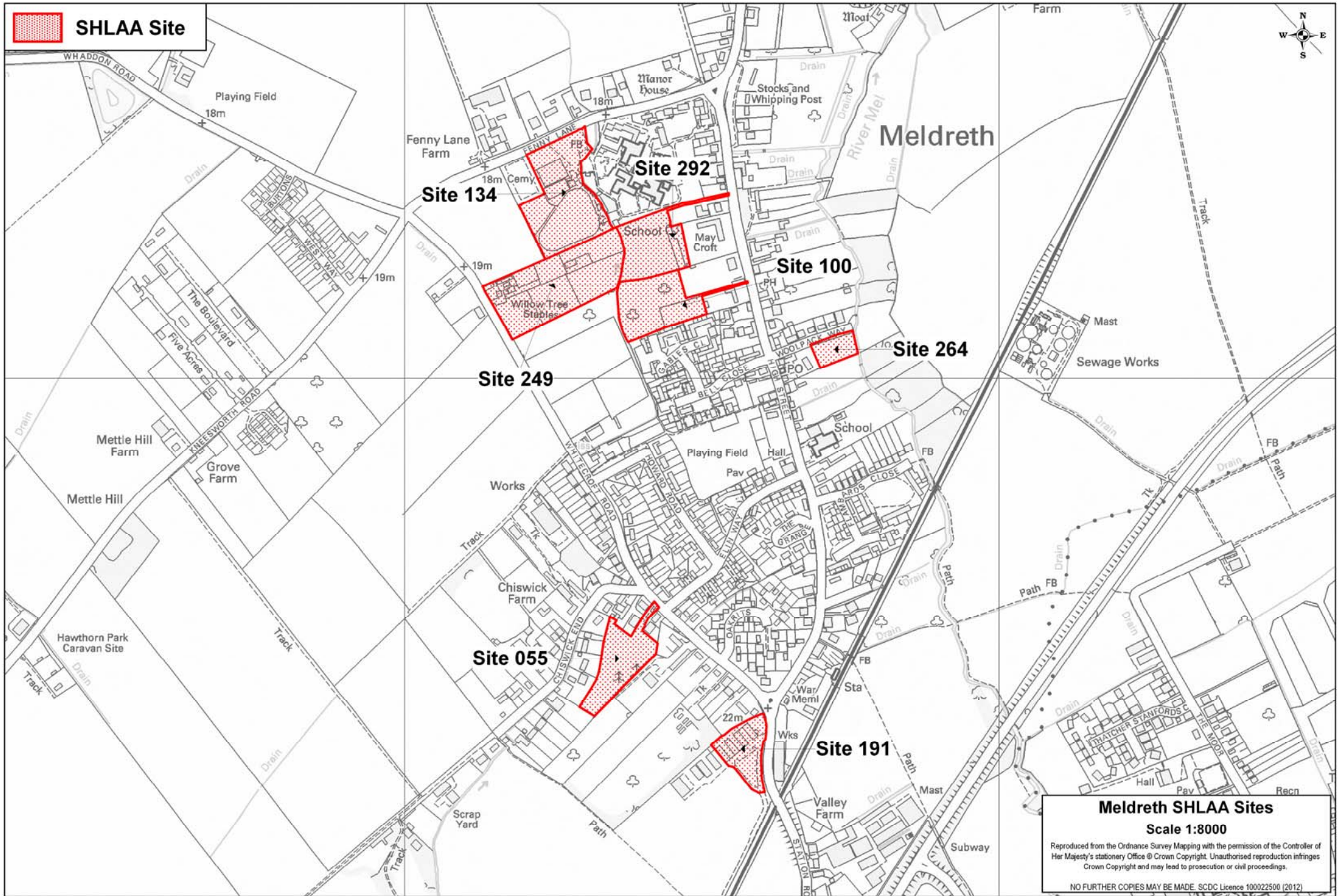
SHLAA Site Reference	Site 055	Site 100	Site 134	Site 191	Site 249	Site 264	Site 292
<b>Address (summary)</b>	Land west of Whitecroft Road	Land north of Gables Close	Riding School at land adjacent Meldreth Manor School	Land adjacent to Whitecroft Road	Willow Stables, Whitecroft Road	80a High Street	Land rear of 79 High Street
<b>Site Size (gross ha)</b>	0.98	1.16	1.92	0.67	2.23	0.30	1.08
<b>Notional dwelling capacity</b>	20	23	39	14	50	7	22
<b>SHLAA strategic considerations</b>	0	0	-	0	0	---	0
<b>Green belt</b>	0	0	0	0	0	0	0
<b>SHLAA significant local considerations</b>	---	-	-	---	0	-	---
<b>Landscape and Townscape impact</b>	-	-	-	+	-	-	-
<b>SHLAA site specific factors</b>	---	---	---	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+	+++	+	+	+	+++	+
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+++	+++	+++	+++	+++	+++	+++
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	+	+	+	+	+	+	+
<b>Sustainable Development Potential</b>							

**Site Comments:**

<b>Site 055</b>	Wooded site to south of village. Adverse noise and townscape/landscape impacts.
<b>Site 100</b>	Backland site to north west of the village. Adverse heritage and townscape impacts.
<b>Site 134</b>	Vacant riding stables to west of the village. One third of site in flood zone 3. Adverse landscape impacts.
<b>Site 191</b>	Part of an industrial site on the southern edge of the village. Adverse noise impacts.
<b>Site 249</b>	Isolated site to west of the village. Adverse landscape setting impacts.
<b>Site 264</b>	Small site to east of the village. Within 400 metres of sewage works so affected by malodour. Adverse impacts on townscape and heritage assets.
<b>Site 292</b>	Backland site to north west of the village. Adverse heritage and townscape impacts.



**SHLAA Site**



**Meldreth SHLAA Sites**  
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**OAKINGTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

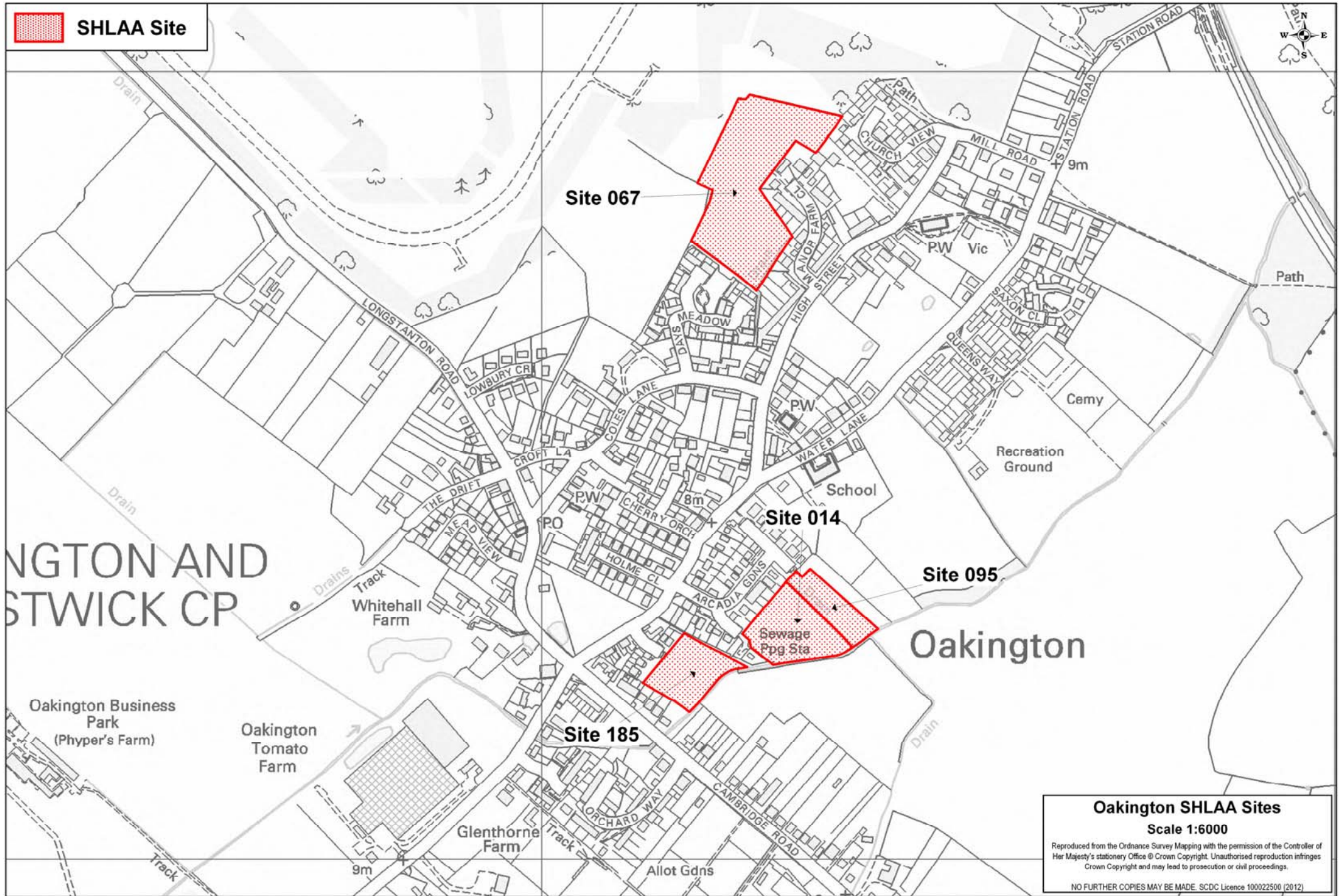
SHLAA Site Reference	Site 014	Site 067	Site 095	Site 185
Address (summary)	Arcadia Gardens	Land at Manor Farm Close	Rear of Arcadia Gardens	Land at Kettles Close
Site Size (gross ha)	0.79	2.21	0.41	0.60
Notional dwelling capacity	0	11	0	0
SHLAA strategic considerations	---	0	---	---
Green belt	-	0	-	-
SHLAA significant local considerations	---	-	---	---
Landscape and Townscape impact	---	---	---	-
SHLAA site specific factors	---	---	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-	-	-
Distance to key local services and facilities (SA criteria 38)	+++	+	+++	+++
Accessibility to a range of employment opportunities (SA criteria 48)	+	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+	+
Sustainable Development Potential				



**Site Comments:**

<b>Site 014</b>	Flood Zone 3.
<b>Site 067</b>	Site to north west of Oakington. Impact on separation with Northstowe - reduced site area. Heritage, townscape and landscape impacts. Consent is being sought of the Ministry of Defence to remove a restrictive covenant which related to the area when it was an airfield. No access.
<b>Site 095</b>	Flood Zone 3.
<b>Site 185</b>	Flood Zone 3.

 SHLAA Site



NGTON AND  
STWICK CP

Site 067

Site 014

Site 095

Site 185

Oakington

**Oakington SHLAA Sites**

Scale 1:6000

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**ORWELL**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 020
Address (summary)	Land adjacent to Petersfield Primary School
Site Size (gross ha)	3.14
Notional dwelling capacity	55
SHLAA strategic considerations	0
Green belt	0
SHLAA significant local considerations	-
Landscape and Townscape impact	-
SHLAA site specific factors	+
Accessibility to key local services and facilities (SA criteria 37)	-
Distance to key local services and facilities (SA criteria 38)	+++
Accessibility to a range of employment opportunities (SA criteria 48)	-
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0
Sustainable Development Potential	

<b>Site 020</b>	Part of an arable field to north west of the village. Adverse impacts on setting of Listed Buildings, townscape and landscape setting.
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 SHLAA Site



**Orwell SHLAA Sites**  
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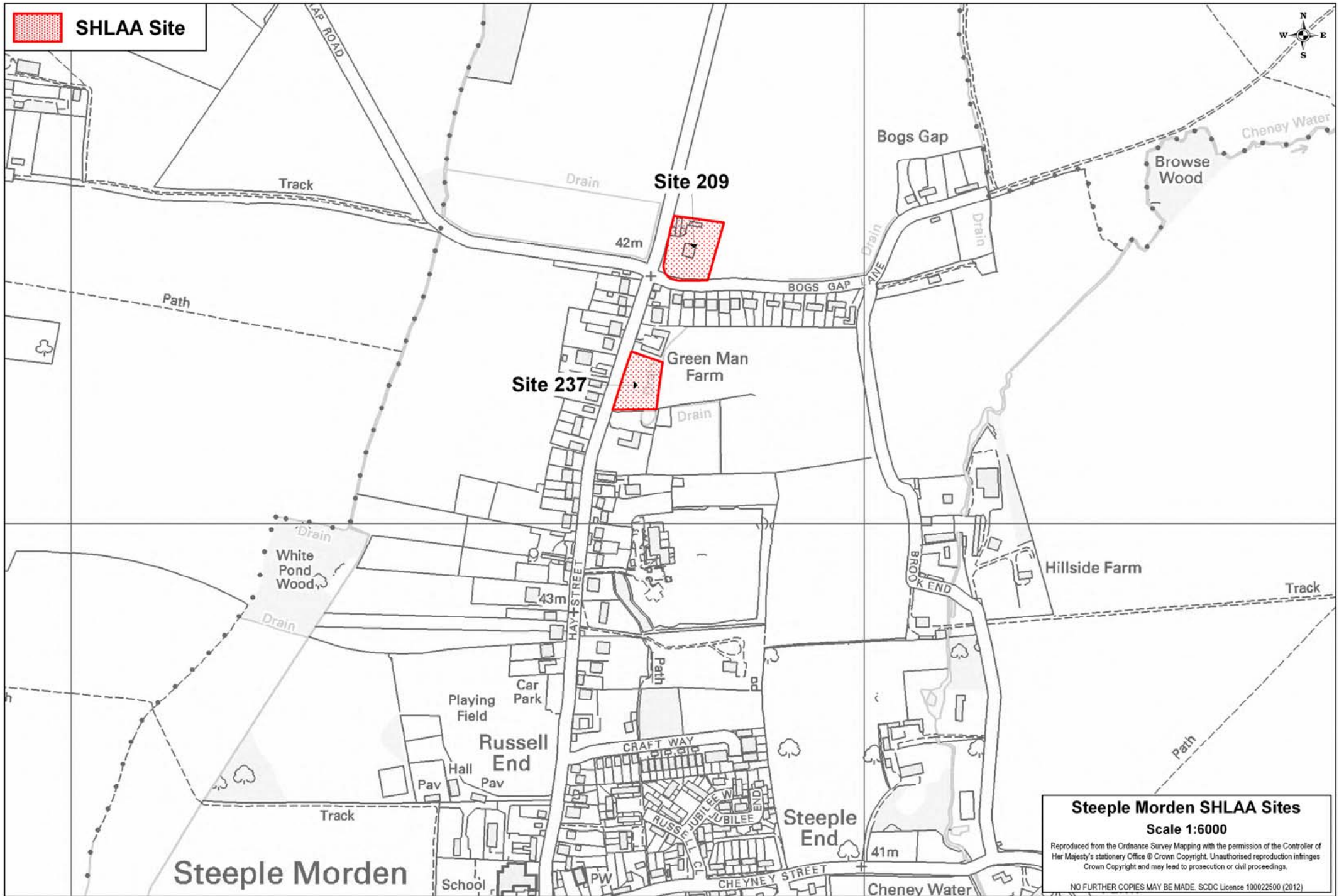
**STEEPLE MORDEN**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 209	Site 237
Address (summary)	Land north of Bogs Gap Lane	Land east of Hay Street
Site Size (gross ha)	0.48	0.33
Notional dwelling capacity	13	10
SHLAA strategic considerations	0	0
Green belt	0	0
SHLAA significant local considerations	---	-
Landscape and Townscape impact	-	---
SHLAA site specific factors	---	---
Accessibility to key local services and facilities (SA criteria 37)	-	-
Distance to key local services and facilities (SA criteria 38)	-	0
Accessibility to a range of employment opportunities (SA criteria 48)	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0	0
Sustainable Development Potential		

<b>Site 209</b>	Site is on northern side of Steeple Morden at the junction of Bogs Gap Lane and North Brook End. Comprises of one house set in garden Residential to the south and open countryside in all other directions. Site best related to surrounding open countryside. Highway Authority identified site does not appear to have a direct link to the adopted public highway.
<b>Site 237</b>	Site is grassland in northern part of Steeple Morden to the east of Hay Street. Part of network of fields between Hay Street and Brook End to the east that create rural setting to historic core of village

 SHLAA Site



**Steeple Morden SHLAA Sites**  
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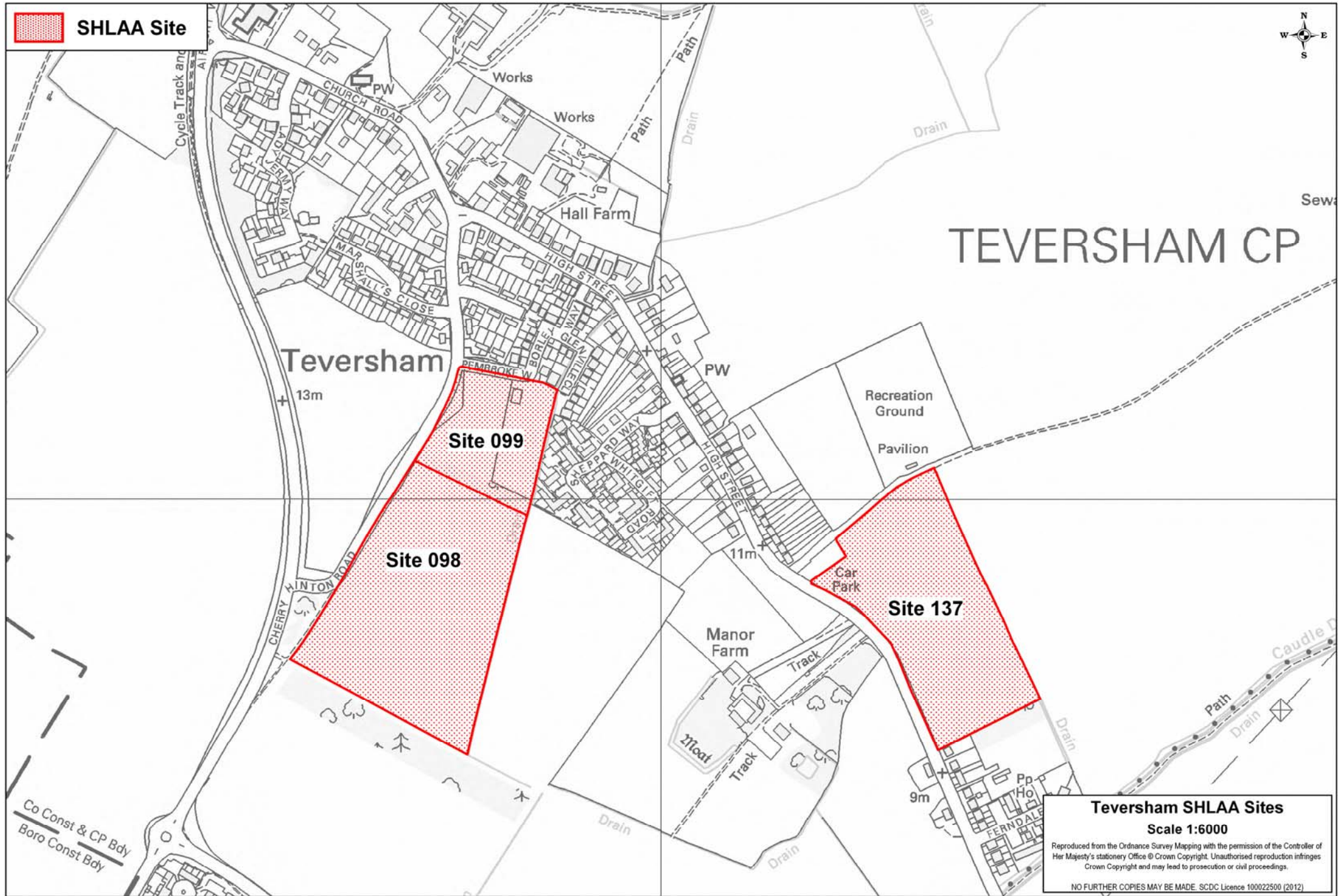
**TEVERSHAM**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 098	Site 099	Site 137
<b>Address (summary)</b>	Land east of Cherry Hinton Road	Land south of Pembroke Way	Land at Fulbourn Road
<b>Site Size (gross ha)</b>	8.19	2.07	4.78
<b>Notional dwelling capacity</b>	184	47	108
<b>SHLAA strategic considerations</b>	0	0	0
<b>Green belt</b>	---	-	-
<b>SHLAA significant local considerations</b>	---	-	---
<b>Landscape and Townscape impact</b>	---	---	---
<b>SHLAA site specific factors</b>	---	-	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+	+++	-
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	+	+	0
<b>Sustainable Development Potential</b>			

<b>Site 098</b>	Site south of Pembroke Way, east of Cherry Hinton Way, on the southern edge of Teversham. Significant GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Loss of important amenity / play area. Possible contaminated land and noise from airport. No safe access.
<b>Site 099</b>	Site south of Pembroke Way, east of Cherry Hinton Way, on the southern edge of Teversham. Advers GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Loss of important amenity / play area. Smaller scale development & may be possible to landscape / motogate impacts. Possible contaminated land and noise from airport.
<b>Site 137</b>	Site east of Fulbourn road, on the south eastern edge of Teversham. Significant GB, historic environment, townscape and landscape impacts - setting of the Conservation Area and a Grade II Listed Building. Possible contaminated land.

 SHLAA Site



# TEVERSHAM CP

Teversham

Site 099

Site 098

Site 137

## Teversham SHLAA Sites

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Co Const & CP Bdy  
Boro Const Bdy



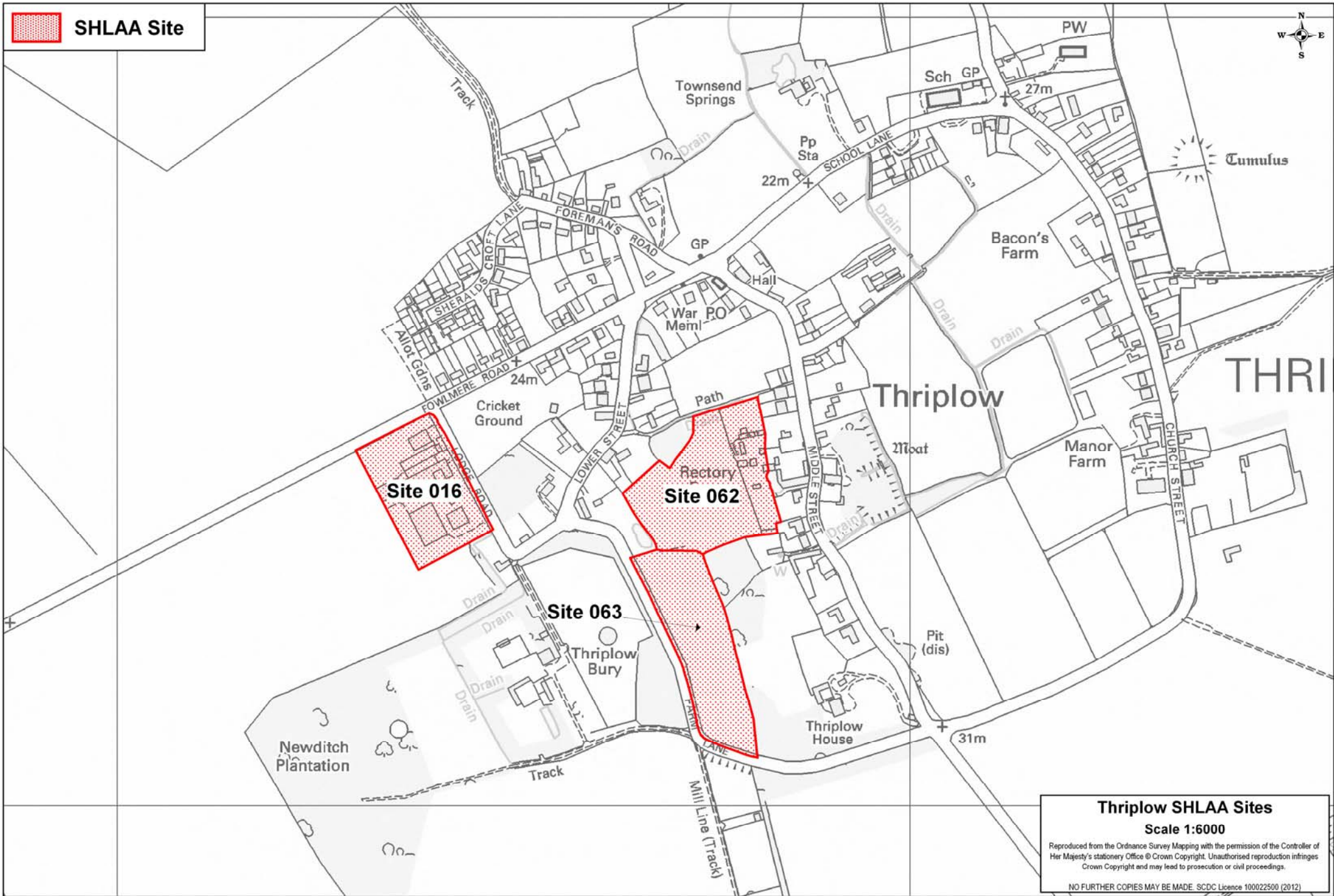
**THRILOW**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 016	Site 062	Site 063
<b>Address (summary)</b>	The Grain Store, Lodge Road	Land west of Rectory Farm, Middle Street	Land east of Farm Lane
<b>Site Size (gross ha)</b>	1.84	2.44	4.39
<b>Notional dwelling capacity</b>	50	55	99
<b>SHLAA strategic considerations</b>	0	0	
<b>Green belt</b>	-	-	
<b>SHLAA significant local considerations</b>	-	---	---
<b>Landscape and Townscape impact</b>	-	---	---
<b>SHLAA site specific factors</b>	-	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+	+++	+++
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	0	0	0
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	0	0
<b>Sustainable Development Potential</b>			

<b>Site 016</b>	Site on western edge of Thriplow consisting of collection of agricultural buildings surrounded by hardstanding. In use as grain store with MOT test centre. West part in Green Belt. Adverse impact on landscape on approach into village if loss of mature hedges and farm buildings with rural character. Part of site could be developed to improve townscape on edge of village with careful design.
<b>Site 062</b>	Site located in southern part of Thriplow within the Green Belt and comprises of open grassland with trees. Would result in loss of significant area of open countryside within the core of the historic village if developed. Would alter existing character of village which is linear with interspersed open space. Significant adverse impact on setting of numerous listed buildings including Manor House and Thriplow Bury
<b>Site 063</b>	L shaped site on the southern side of Thriplow comprises of an extensive area of open grassland with trees. Would result in loss of significant area of open countryside within the core of historic village if developed. Would alter existing character of village which is linear with interspersed open space. Significant adverse impact on setting of numerous listed buildings including Manor House and Thriplow Bury

 SHLAA Site



**Thriplow SHLAA Sites**  
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**WHITTLESFORD & WHITTLESFORD BRIDGE**  
**Summary of SHLAA and SA Assessments**

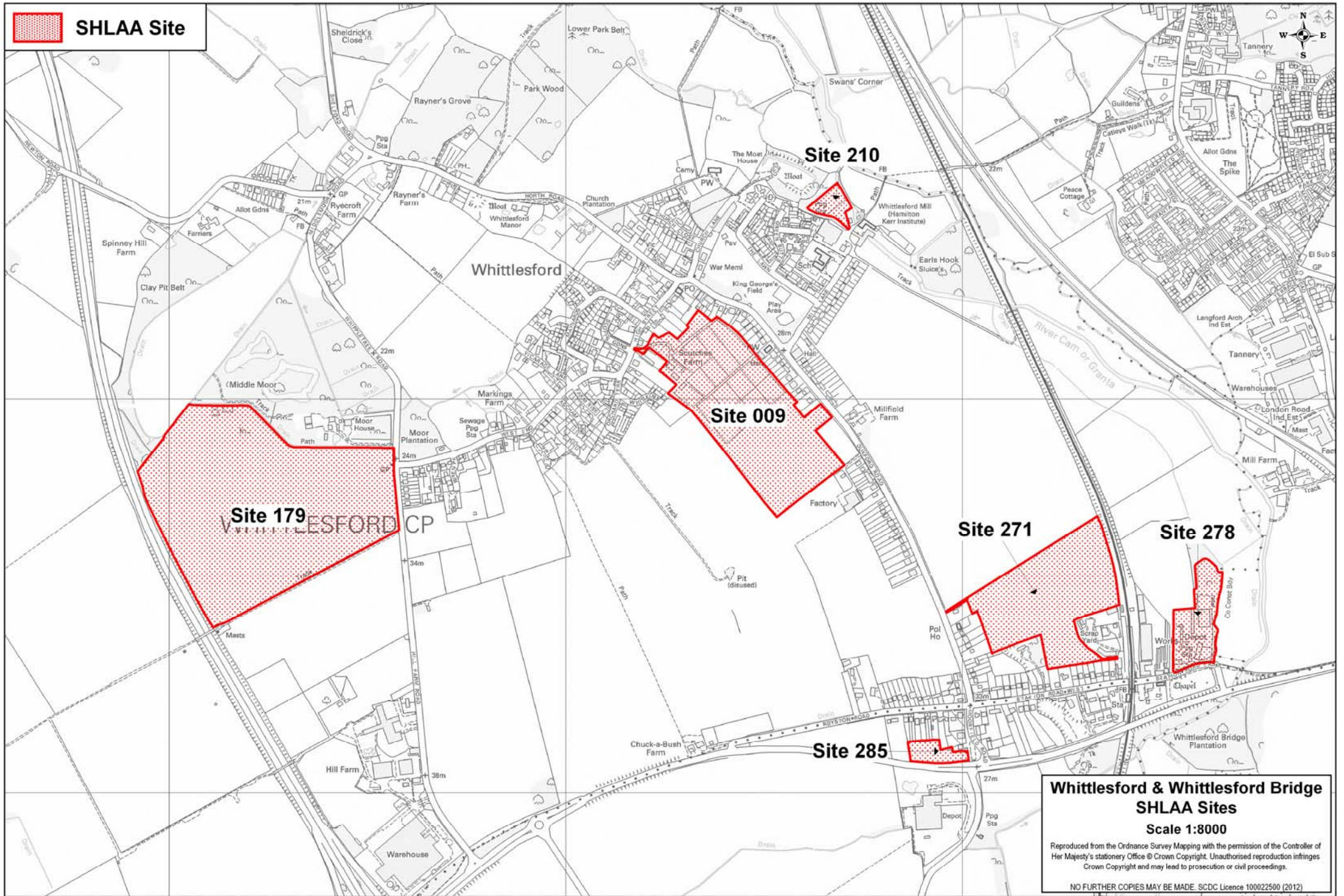
Settlement Category: Group Village

SHLAA Site Reference	Site 009	Site 179	Site 210	Site 271	Site 278	Site 285
<b>Address (summary)</b>	Scutches Farm, High Street	Land rear of Whittlesford	Land rear of Swanns Corner, Mill Lane	Land adjacent to Station Road and Duxford Road	Highways Agency Depot, Station Road East	Land adjacent to 83 Moorfield Road
<b>Site Size (gross ha)</b>	11.39	23.29	0.59	8.07	2.28	0.64
<b>Notional dwelling capacity</b>	171	349	12	182	51	13
<b>SHLAA strategic considerations</b>	0	-	-	0	-	
<b>Green belt</b>	-	-	-	-	-	-
<b>SHLAA significant local considerations</b>	---	---	---	---	---	0
<b>Landscape and Townscape impact</b>	---	---	---	---	-	---
<b>SHLAA site specific factors</b>	---	---	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+++	---	+	---	---	---
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	+	+	0	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	-	0	+	0	+
<b>Sustainable Development Potential</b>						

**Site Comments:**

<b>Site 009</b>	Site to southeast of the High Street and west of Duxford Road. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Conservation Area. Entertainment noise from church / hall.
<b>Site 179</b>	Site between the M11 and Hill Farm Road, on the western edge of Whittlesford. Small areas to north in Flood Zone 2. Significant townscape and landscape impacts - very large scale, out of proportion to the village, removed from heart of village, in exposed area. Noise impacts of M11 - high level mitigation.
<b>Site 210</b>	Site is on the north eastern edge of Whittlesford beside the River Granta. East half in Flood Zone 2. Significant historic environment, townscape and landscape impacts - setting of Grade II Listed Building & Conservation Area, TPOs, wider impact on the Grade I Listed church. Possible noise from adjoining commercial. Unsuitable access - no link to public highway.
<b>Site 271</b>	North of Whittlesford Bridge. Significant historic environment, townscape and landscape impacts - very large scale, out of proportion to the village, in an exposed area. Possible land contamination and noise from railway and adjoining commercial. Unsuitable access - no link to public highway.
<b>Site 278</b>	Site on eastern edge of Whittlesford Bridge. Redevelopment of highways depot. Historic environment, townscape and landscape impacts - some improvement (removal buildings and hardstanding) but limited residential east of railway, impact on LB (Grade II* and II). Possible noise - A505 and commercial.
<b>Site 285</b>	Site to the south of Royston Road south of Whittlesford Bridge. Significant townscape and landscape impacts - very exposed site. Possible noise A505. No suitable access - resist onto A505.

 **SHLAA Site**



**Whittlesford & Whittlesford Bridge  
SHLAA Sites  
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