

## 5. Development Options

- 5.1. The Local Plan needs to allocate land for new housing development to meet the long term needs of the District in places where people will want to live, which are good for the economy and close to jobs and which will cause the least harm to the built and natural environment. Chapters 3 and 4 have explored the options for housing levels over the next 20 years and where it should be focused which gives us an indication of the amount of additional housing that would need to be allocated in addition to what is already planned. In summary, the options mean we need to find additional land for between 4,300 and 9,300 new homes.
- 5.2. We have listened to feedback from Parish Councils at recent workshops about their concerns at loss of green spaces in villages (an issue we address in chapter 8), sometimes through development within village frameworks because development cannot be provided on the edge of a village under current policy. We explore the approach to village development, including village frameworks, in chapter 4. Feedback on these issues will help inform the Council's approach in the new Local Plan.
- 5.3. We must allocate specific sites to provide enough housing to meet the housing target we include in the plan. The Council has identified a number of site options across the District for consultation that could potentially provide housing. We have drawn on our Strategic Housing Land Availability Assessment (SHLAA) of the sites proposed to us for development through the "Call for Sites" process in 2011, together with the Sustainability Appraisal (SA) of each site.
- 5.4. A wide range of matters have been taken into account in selecting the site options, including whether the proposal is in a sustainable location, meaning it is at a town or village having good services and facilities and has good access to public transport. Factors affecting specific sites have also been considered, including constraints such as flooding, designations protecting specific areas, accessibility, landscape, townscape, biodiversity, heritage assets, the viability of development, and whether it could be relied upon to deliver over the plan period. We highlight where a site option would involve the loss of an existing employment area, and that this needs to be carefully balanced with wider employment objectives.
- 5.5. The site options cover a range of scales and locations of development from new settlement options to village development of varying sizes, to provide a genuine choice in moving to a preferred set of sites in the Local Plan. The sustainability appraisal has guided us to include sites at the larger and better served villages. There may be smaller villages where the local community is interested in having some additional development, and we ask at chapter 4 for local communities to let us know how the Local Plan can help respond to local aspirations.
- 5.6. A different approach is taken to land in the Green Belt on the edge of Cambridge. A co-ordinated approach is being taken with Cambridge City Council to look at broad locations in the Green Belt around Cambridge in this consultation, rather than potential development sites, as explained in Chapter 4.

## Issue 16: Development Options:

- The following list sets out the site options for consultation. The green (G) indicates limited concerns about the merits of a site, and amber (A) indicates more concerns about the merits of a site. The site boundaries and approximate dwelling capacities are indicative at this stage in the Local Plan making process and the capacities should be read alongside the options for development needs set out in Chapter 3 at Question x.

It looks first at possible sites relating to new settlements. 5 site options are proposed:

- **Northstowe Reserve** - Option to allocate the current reserved land at Northstowe. The current planning application for a first phase of development of 1,500 homes includes a development framework plan for the whole new town, including the current reserve site. Allocation of the reserve land would be unlikely to provide additional housing in the plan period, but could provide flexibility on how the town is developed.
- **Waterbeach** - Two options for a new town at Waterbeach based on the MOD Barracks site (one larger, one smaller) and a third option to redevelop just the built area of the Barracks site which would be a large village extension rather than a new settlement. New settlements take a long time to come forward and are only likely to provide housing towards the latter part of the plan period.
- **Bourne Airfield** - Option for a new village with both the landowner and a developer putting in proposals. New settlements take a long time to come forward and are only likely to provide housing towards the latter part of the plan period.

It then looks at possible sites at villages. These are listed in the order of the village category assessment at Appendix 3 (dealt with in chapter 4). 51 site options are proposed:

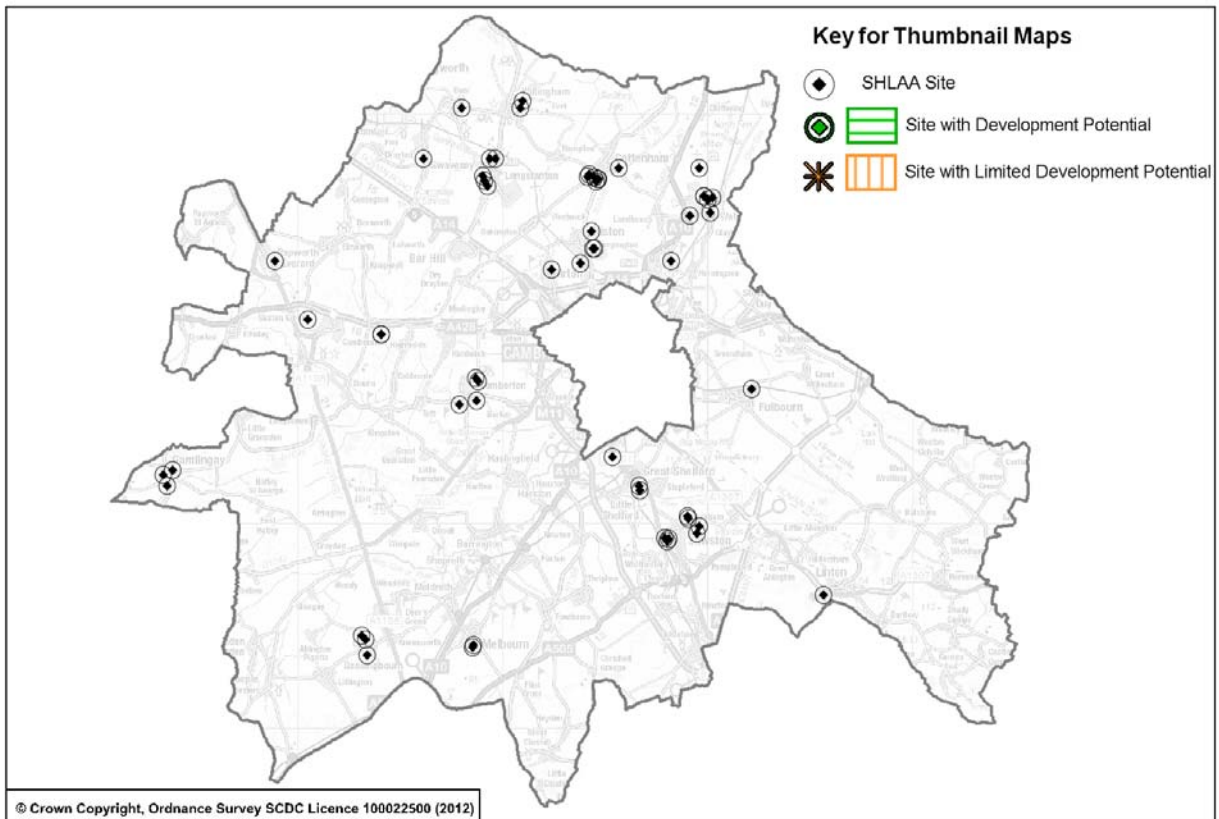
- Sawston
- Histon & Impington
- Cambourne
- Great Shelford & Stapleford
- Cottenham
- Fulbourn
- Linton
- Melbourn
- Gamlingay
- Milton
- Swavesey
- Bassingbourn
- Girton
- Comberton
- Papworth Everard
- Willingham
- Waterbeach
- Longstanton
- Over

The site options provide for up to 23,000 homes (taking the larger number where there are alternatives). However, this includes the whole of new settlements, and as said above, it is not realistic to expect such sites to provide housing until the latter part of the plan

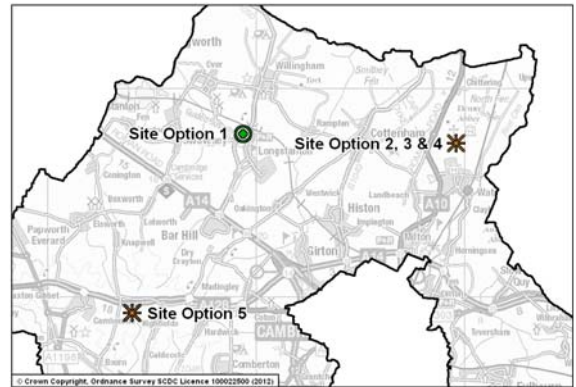
period, and their contribution towards the housing figure for 2031 will be reduced accordingly.

Question 17: Which of the site options do you support and are there any other sites which we should consider? (these can be sites already submitted through the “Call for Sites” process or new sites).

Please provide any comments.



## New Settlement Site Options



### Site Option 1: Extension to Northstowe

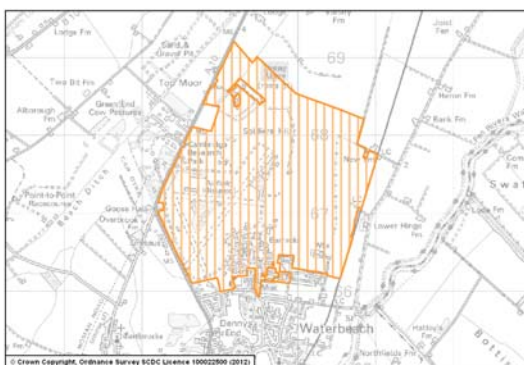
Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)

**Site Size:** 56.08 hectares      **Dwelling Capacity:** 900

**SHLAA Reference:** Sites 242 & 273

**Comments:**

- Pros    Site already reserved for development
- Good public transport links via Guided Bus
- Would allow for flexibility in how Northstowe is developed
- Cons    Unlikely to lead to additional housing delivery at Northstowe to 2031



### Site Option 2: New Town at Waterbeach

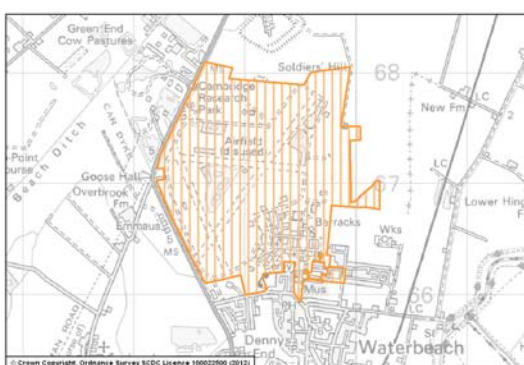
Land north of Waterbeach

**Site Size:** 558.68 hectares      **Dwelling Capacity:** 12,750

**SHLAA Reference:** Site 231

**Comments:**

- Pros    Reuses previously developed land
- Relatively close to Cambridge
- Close to railway station
- Large enough for two secondary schools
- Cons    Impact on Denny Abbey and landscape setting
- Capacity of the A10 and A14



### Site Option 3: Small New Town at Waterbeach

Land north of Waterbeach (MOD only)

**Site Size:** 280.20 hectares      **Dwelling Capacity:** 7,600

**SHLAA Reference:** Site 231 (part)

**Comments: (where different from above)**

- Pros    Less impact on landscape setting
- Large enough for a secondary school
- Cons    Less need/incentive to move Railway station and sewage works



### Site Option 4: Waterbeach Barracks built area only

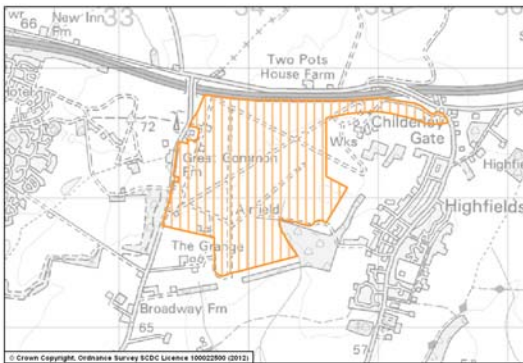
Land north of Waterbeach (built area only)

**Site Size:** 58.15 hectares      **Dwelling Capacity:** 930

**SHLAA Reference:** Site 231 (part)

**Comments: (where different from above)**

- Pros    Less impact on landscape setting and Denny Abbey
- Cons    As a large village extension unlikely to have critical mass to bring significant infrastructure improvements
- Too small for a secondary school



**Site Option 5: New Village**

Bourn Airfield, Bourn

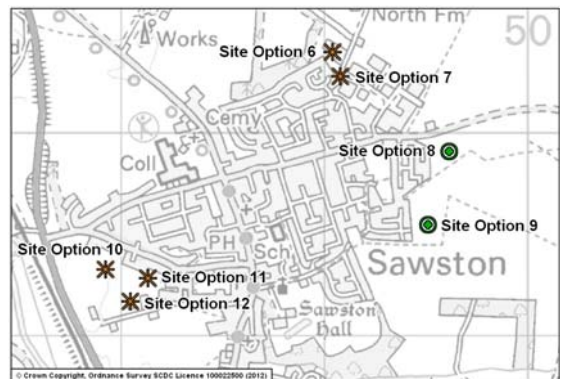
**Site Size:** 141.70 hectares      **Dwelling Capacity:** 3,000-3,500

**SHLAA Reference:** Sites 057 & 238

**Comments:**

- Pros Former airfield counts as reuse of previously developed land  
Relatively close to Cambridge
- Cons Relatively poor links to Cambourne, especially to centre  
May be too small for a secondary school  
Would form a ribbon of development south of the A428

**Sawston Site Options**



**Site Option 6:**

Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston

**Site Size:** 3.56 hectares      **Dwelling Capacity:** 110

**SHLAA Reference:** Site 153

**Comments:**

- Pros No impact on landscape or townscape
- Cons Loss of employment land  
Potential noise nuisance from existing employment



**Site Option 7:**

Land at Grove Road / West Way, Dales Manor Business Park, Sawston

**Site Size:** 5.19 hectares      **Dwelling Capacity:** 160

**SHLAA Reference:** Site 154

**Comments:**

- Pros No impact on landscape or townscape
- Cons Loss of employment land  
Potential noise nuisance from existing employment



**Site Option 8:**

Land south of Babraham Road, Sawston

**Site Size:** 4.63 hectares      **Dwelling Capacity:** 140

**SHLAA Reference:** Site 258

**Comments:**

- Pros Scope to improve existing village edge
- Cons On village edge so relatively distant from services and facilities  
Loss of Green Belt



**Site Option 9:**

Land east of Sawston

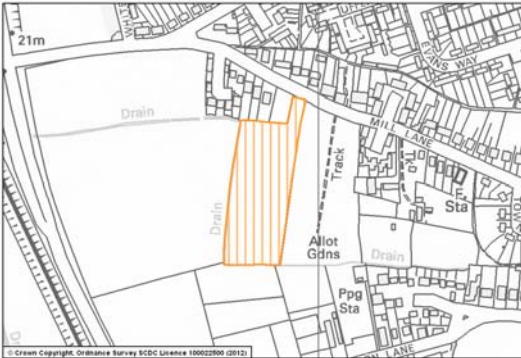
**Site Size:** 17.21 hectares

**Dwelling Capacity:** 340

**SHLAA Reference:** Site 178

**Comments:**

- Pros
  - Scope to improve existing village edge
  - Could provide additional space for primary school
- Cons
  - On village edge so relatively distant from services and facilities
  - Loss of Green Belt
  - Need to respect setting of Sawston Hall



**Site Option 10:**

Mill Lane, Sawston

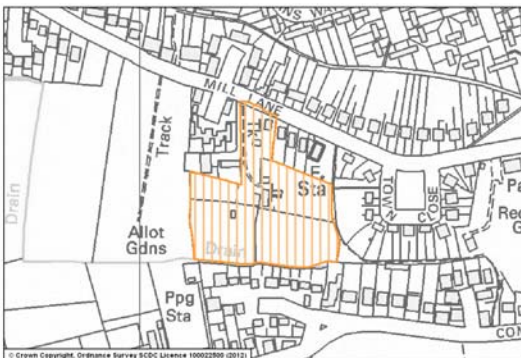
**Site Size:** 1.48 hectares

**Dwelling Capacity:** 50

**SHLAA Reference:** Site 230

**Comments:**

- Pros
  - Limited impact on landscape setting
  - Close to local services and facilities
- Cons
  - Flood risk
  - Loss of Green Belt



**Site Option 11:**

Land Rear of 41 Mill Lane, Sawston

**Site Size:** 1.59 hectares

**Dwelling Capacity:** 40

**SHLAA Reference:** Site 116

**Comments:**

- Pros
  - Limited impact on townscape and landscape setting
  - Close to local services and facilities
  - Good accessibility by bus, cycle and on foot
- Cons
  - Flood risk



**Site Option 12:**

Land south of Babraham Road, Sawston

**Site Size:** 0.50 hectares

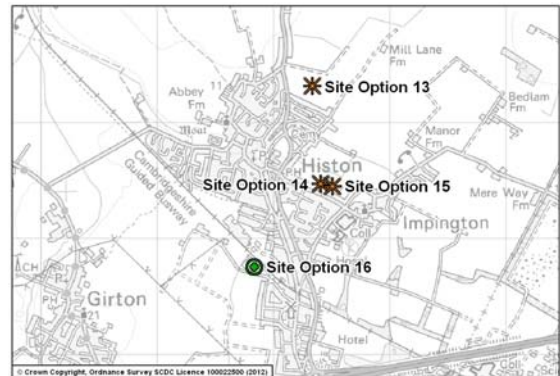
**Dwelling Capacity:** 20

**SHLAA Reference:** Site 023

**Comments:**

- Pros
  - Limited impact on townscape and landscape setting
- Cons
  - Flood risk

## Histon & Impington Site Options



### Site Option 13:

Land at Buxhall Farm, Glebe Way, Histon

**Site Size:** 12.44 hectares      **Dwelling Capacity:** 250

**SHLAA Reference:** Site 133

#### **Comments:**

- Pros Limited impact on landscape
- Cons Loss of Green Belt  
Distance from local services and facilities



### Site Option 14:

Land r/o 49-71 Impington Lane, Impington

**Site Size:** 0.77 hectares      **Dwelling Capacity:** 25

**SHLAA Reference:** Site 112 (part)

#### **Comments:**

- Pros Close to local services and facilities
- Cons Loss of Green Belt



### Site Option 15:

Land north of Impington Lane, Impington

**Site Size:** 0.44 hectares      **Dwelling Capacity:** 10

**SHLAA Reference:** Site 114 (part)

#### **Comments:**

- Pros Close to local services and facilities
- Cons Loss of Green Belt



### Site Option 16:

Land at SCA Packaging Ltd, Villa Road, Impington

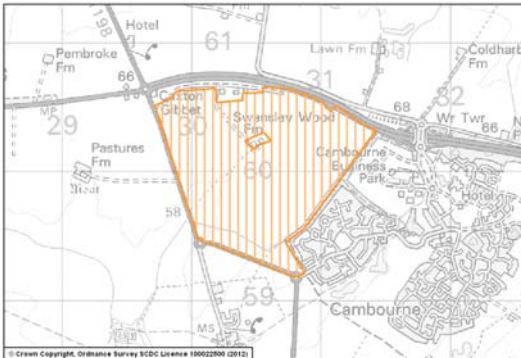
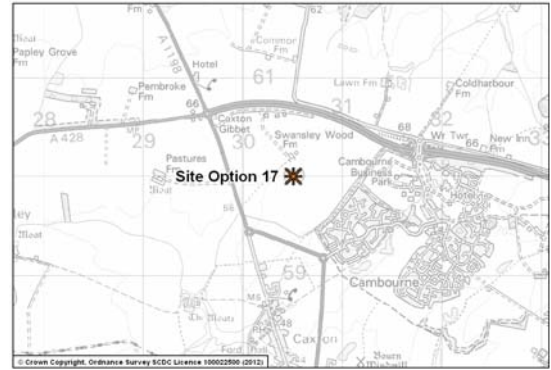
**Site Size:** 2.25 hectares      **Dwelling Capacity:** 70

**SHLAA Reference:** Site 046

#### **Comments:**

- Pros Scope to improve local environment  
Reuses previously developed land
- Cons Loss of employment land (but disused)  
Flood risk  
Access arrangements

## Cambourne Site Options



### Site Option 17:

Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)

**Site Size:** 150.88 hectares      **Dwelling Capacity:** 2,250

**SHLAA Reference:** Site 239

#### **Comments:**

- Pros** Close to services and facilities in Cambourne including new secondary school
- Cons** Need to improve internal linkages within Cambourne  
Landscape impact could be mitigated by a reduced site area

## Great Shelford & Stapleford Site Options



### Site Option 18:

Land off Cambridge Road, Great Shelford

**Site Size:** 3.96 hectares      **Dwelling Capacity:** 120

**SHLAA Reference:** Site 005

#### **Comments:**

- Pros** Limited impact on landscape and Green Belt
- Cons** Possible noise and lighting nuisance from Rugby Club  
Some distance from services and facilities



### Site Option 19:

29 - 35 and 32 London Road, Great Shelford

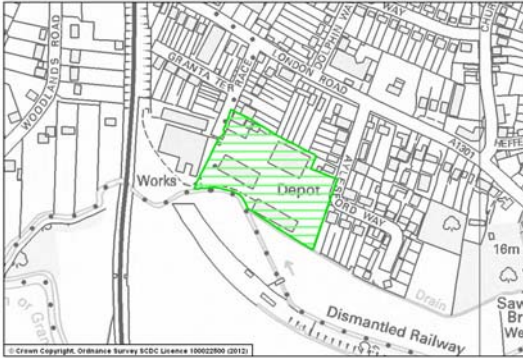
**Site Size:** 0.55 hectares      **Dwelling Capacity:** 15

**SHLAA Reference:** Site 187

#### **Comments:**

- Pros** Close to local services and facilities  
Scope to improve local environment  
Reuses previously developed land
- Cons** Loss of local employment unless firm can relocate





**Site Option 20:**

Granta Terrace, Stapleford

**Site Size:** 1.63 hectares

**Dwelling Capacity:** 35

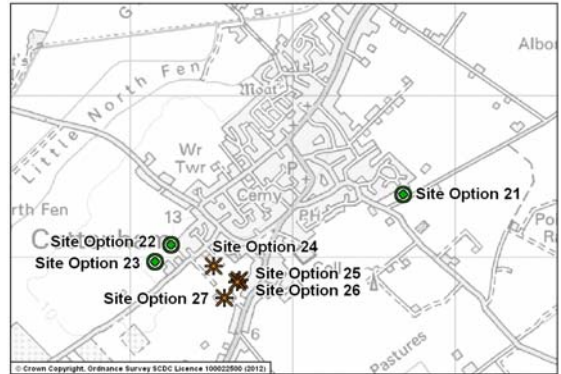
**SHLAA Reference:** Site 186

**Comments:**

- Pros Close to local services and facilities
- Scope to improve local environment
- Reuses previously developed land

- Cons Loss of local employment unless firm can relocate as it hopes

**Cottenham Site Options**



**Site Option 21:**

Land at the junction of Long Drove and Beach Road, Cottenham

**Site Size:** 1.63 hectares

**Dwelling Capacity:** 35

**SHLAA Reference:** Site 234

**Comments:**

- Pros Limited impact on landscape setting
- Good accessibility to employment locations

- Cons Loss of Green Belt
- Encroachment into countryside
- On village edge so relatively distant from services and facilities



**Site Option 22:**

Land at Oakington Road, Cottenham

**Site Size:** 4.90 hectares

**Dwelling Capacity:** 110

**SHLAA Reference:** Site 260

**Comments:**

- Pros Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot

- Cons On village edge so relatively distant from services and facilities



**Site Option 23:**

The Redlands, Oakington Road, Cottenham

**Site Size:** 2.87 hectares

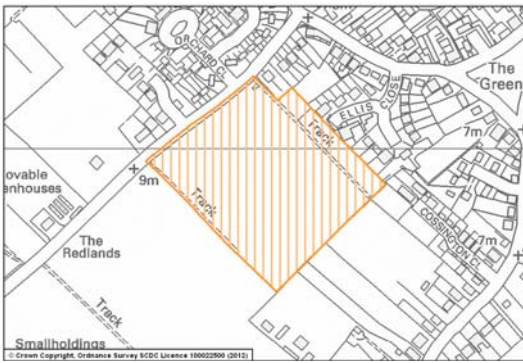
**Dwelling Capacity:** 65

**SHLAA Reference:** Site 003

**Comments:**

- Pros Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot

- Cons On village edge so relatively distant from services and facilities



**Site Option 24:**

Land south of Ellis Close and East of Oakington Road, Cottenham

**Site Size:** 4.40 hectares **Dwelling Capacity:** 100

**SHLAA Reference:** Site 129

**Comments:**

- Pros Limited impact on landscape setting  
Good accessibility by bus, cycle and on foot
- Cons Impact on setting of Listed Buildings  
On village edge so relatively distant from services and facilities



**Site Option 25:**

Land off Histon Road, Cottenham

**Site Size:** 0.83 hectares **Dwelling Capacity:** 15

**SHLAA Reference:** Site 123

**Comments:**

- Pros Limited impact on landscape setting  
Good accessibility by bus, cycle and on foot
- Cons On village edge so relatively distant from services and facilities



**Site Option 26:**

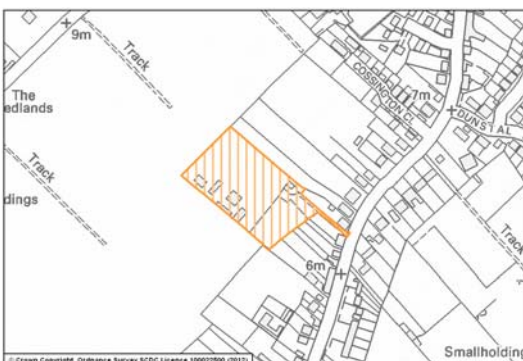
Land to the rear of 34 - 46 Histon Road, Cottenham

**Site Size:** 1.04 hectares **Dwelling Capacity:** 20

**SHLAA Reference:** Site 263

**Comments:**

- Pros Limited impact on landscape setting  
Good accessibility by bus, cycle and on foot
- Cons On village edge so relatively distant from services and facilities



**Site Option 27:**

Cottenham Sawmills, Cottenham

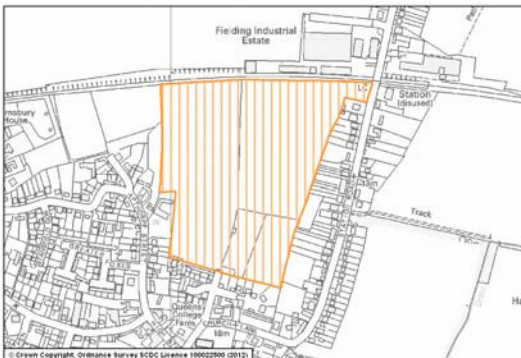
**Site Size:** 1.35 hectares **Dwelling Capacity:** 25

**SHLAA Reference:** Site 124

**Comments:**

- Pros Limited impact on landscape setting  
Good accessibility by bus, cycle and on foot
- Cons On village edge so relatively distant from services and facilities  
Loss of employment

## Fulbourn Site Options



### **Site Option 28:**

Land off Station Road, Fulbourn

**Site Size:** 12.41 hectares

**Dwelling Capacity:** 190

**SHLAA Reference:** Site 074

### **Comments:**

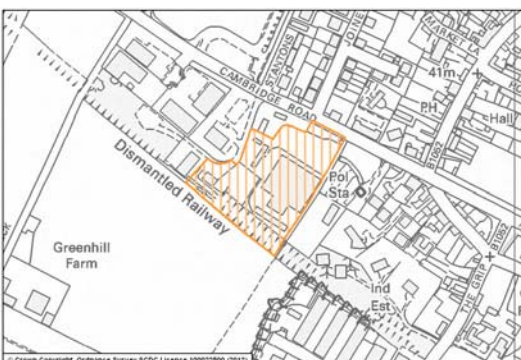
**Pros** Close to local services and facilities  
Limited impact on landscape setting

**Cons** Loss of Green Belt

Access concerns near level crossing and via Conservation Area

Impact on Conservation Area and Listed Buildings

## Linton Site Options



### **Site Option 29:**

Land east of Station Road, Linton

**Site Size:** 1.78 hectares

**Dwelling Capacity:** 35

**SHLAA Reference:** Site 152

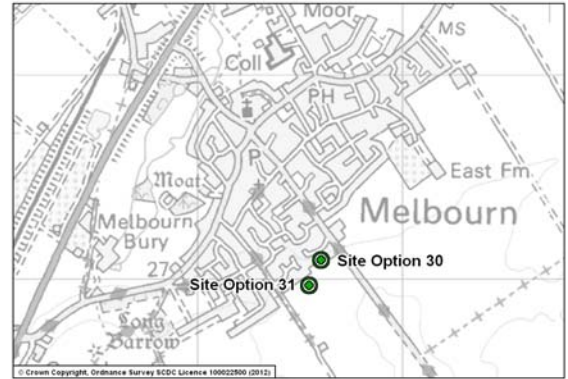
### **Comments:**

**Pros** Reuses previously developed land

**Cons** Loss of employment land

Located south of the A1307

## Melbourn Site Options



### Site Option 30:

36 New Road, Melbourn

**Site Size:** 0.71 hectares

**Dwelling Capacity:** 15

**SHLAA Reference:** Site 235

#### **Comments:**

- Pros** Well screened site, limited landscape impact  
Good accessibility by bus, cycle and on foot
- Cons** On village edge so relatively distant from services and facilities



### Site Option 31:

Land to Rear of Victoria Way, off New Road, Melbourn

**Site Size:** 2.29 hectares

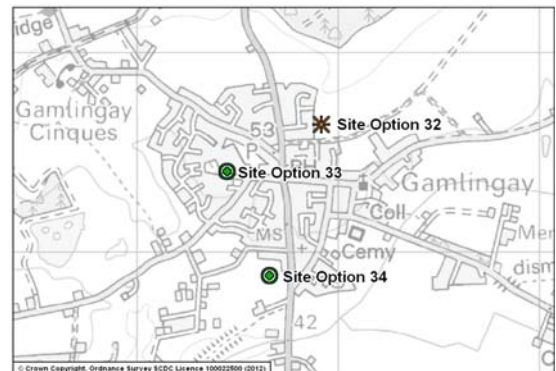
**Dwelling Capacity:** 50

**SHLAA Reference:** Site 130

#### **Comments:**

- Pros** Well screened site, limited landscape impact  
Good accessibility by bus, cycle and on foot
- Cons** On village edge so relatively distant from services and facilities

## Gamlingay Site Options



### Site Option 32:

Land off Grays Road, Gamlingay

**Site Size:** 2.10 hectares

**Dwelling Capacity:** 45

**SHLAA Reference:** Site 171 (part)

#### **Comments:**

- Pros** Scope to improve existing village edge
- Cons** Loss of greenfield land



**Site Option 33:**

Green End Industrial Estate, Green End, Gamlingay

**Site Size:** 4.09 hectares **Dwelling Capacity:** 90

**SHLAA Reference:** Site 117

**Comments:**

- Pros Scope to improve local environment.  
Could provide additional space for primary school  
Close to local services and facilities
- Cons Loss of employment land



**Site Option 34:**

Land at Mill Road, Gamlingay

**Site Size:** 1.18 hectares **Dwelling Capacity:** 25

**SHLAA Reference:** Site 093

**Comments:**

- Pros Close to local services and facilities  
Limited impacts on landscape setting
- Cons Need to mitigate impacts on Listed Building settings.

**Milton Site Options**



**Site Option 35:**

The Former EDF Depot & Training Centre, Ely Road, Milton

**Site Size:** 8.53 hectares **Dwelling Capacity:** 130

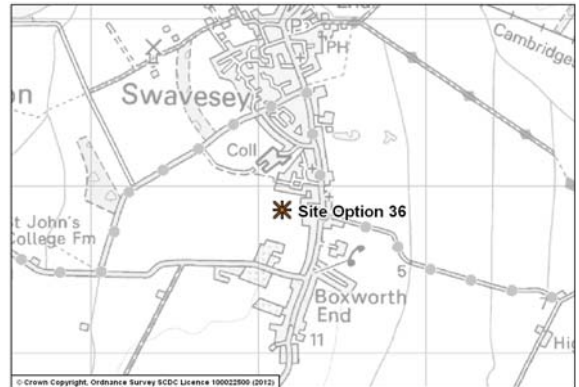
**SHLAA Reference:** Site 132

**Comments:**

- Pros Close to local services and facilities  
Planning permission for housing already granted for part of site
- Cons Loss of Green Belt  
Loss of employment land



## Swavesey Site Options



### **Site Option 36:**

Land south of Whitton Close & west of Boxworth End, Swavesey

**Site Size:** 4.98 hectares

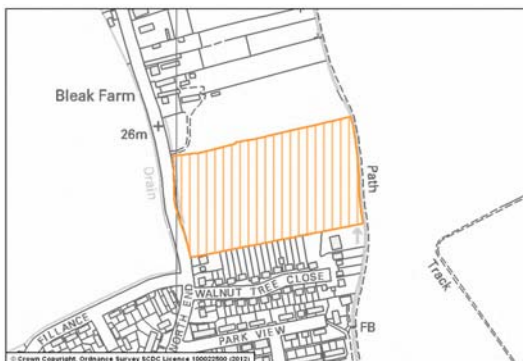
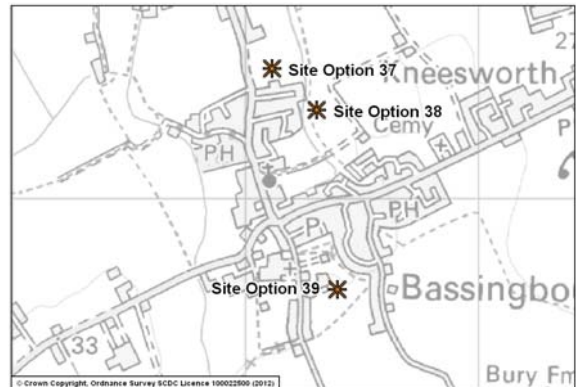
**Dwelling Capacity:** 75

**SHLAA Reference:** Site 083 (part)

### **Comments:**

- Pros Good accessibility by bus, cycle and on foot  
Scope to mitigate adverse impacts by development of part of the site only
- Cons Impact on landscape and townscape  
On village edge so relatively distant from services and facilities

## Bassingbourn Site Options



### **Site Option 37:**

Next to Walnut Tree Close, North End, Bassingbourn

**Site Size:** 3.14 hectares

**Dwelling Capacity:** 55

**SHLAA Reference:** Site 085

### **Comments:**

- Pros Limited landscape and townscape impact
- Cons Flood risk to part of site



### **Site Option 38:**

Land north of Elbourn Way, Bassingbourn

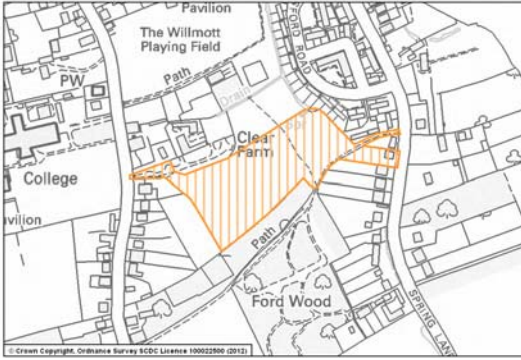
**Site Size:** 1.51 hectares

**Dwelling Capacity:** 40

**SHLAA Reference:** Site 219 (part)

### **Comments:**

- Pros Close to local services and facilities  
Scope to mitigate adverse impacts by development of part of the site only
- Cons Flood risk to small part of site.  
Landscape and townscape impacts



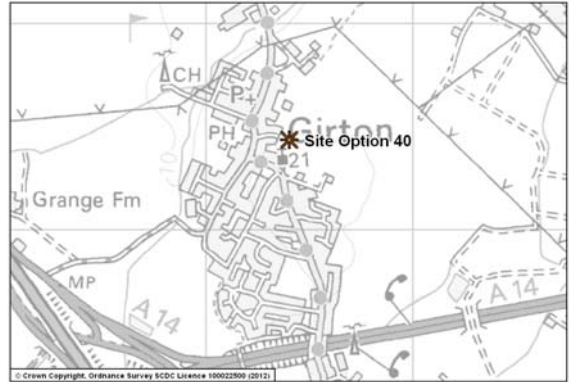
**Site Option 39:**

Land between South End & Spring Lane, Bassingbourn  
**Site Size:** 2.12 hectares      **Dwelling Capacity:** 50  
**SHLAA Reference:** Site 078

**Comments:**

- Pros    Close to local services and facilities
- Limited landscape and townscape impact
- Cons    Impact on setting of Listed Buildings
- Site access suitability

**Girton Site Options**

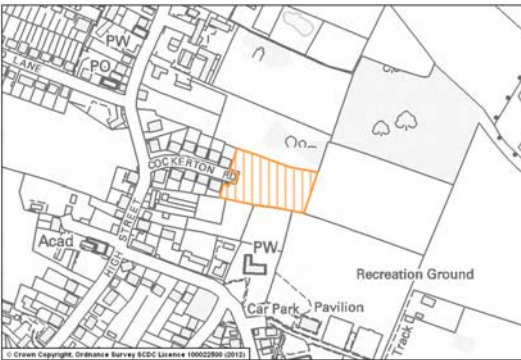


**Site Option 40:**

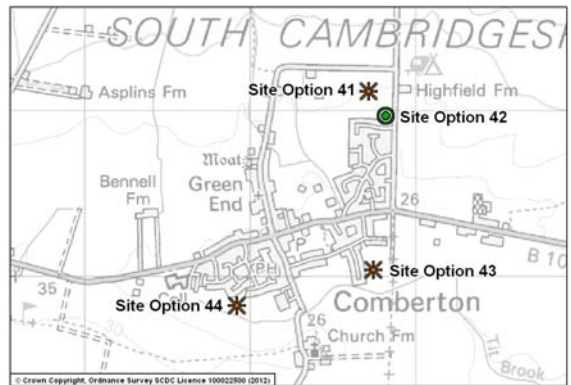
Land at Cockerton Road, Girton  
**Site Size:** 0.63 hectares      **Dwelling Capacity:** 15  
**SHLAA Reference:** Site 143

**Comments:**

- Pros    Close to local services and facilities
- Good accessibility by bus, cycle and on foot
- Cons    Impacts on landscape and townscape and Listed Church



**Comberton Site Options**

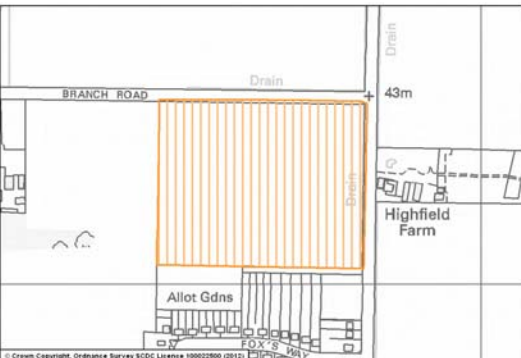


**Site Option 41:**

Land off Long Road (south of Branch Road), Comberton  
**Site Size:** 5.71 hectares      **Dwelling Capacity:** 130  
**SHLAA Reference:** Site 158

**Comments:**

- Pros    Well screened site, limited landscape impact
- Cons    On village edge so relatively distant from services and facilities





**Site Option 42:**

Land adj (north) to 69 Long Road, Comberton

**Site Size:** 0.32 hectares      **Dwelling Capacity:** 10

**SHLAA Reference:** Site 004

**Comments:**

- Pros Well screened site, limited landscape impact
- Cons On village edge so relatively distant from services and facilities



**Site Option 43:**

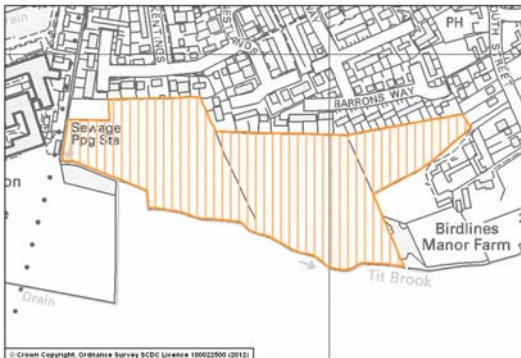
Land to the East of Bush Close, Comberton

**Site Size:** 4.83 hectares      **Dwelling Capacity:** 75

**SHLAA Reference:** Site 255

**Comments:**

- Pros Well screened site, limited landscape impact
- Cons Uncertainty regarding site access arrangements



**Site Option 44:**

Land to the west of Birdlines, Manor Farm, Comberton

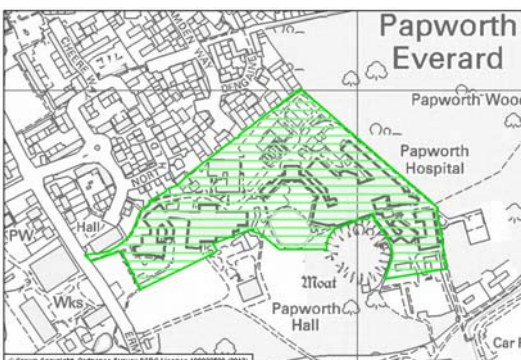
**Site Size:** 6.00 hectares      **Dwelling Capacity:** 90

**SHLAA Reference:** Site 110

**Comments:**

- Pros Good accessibility by bus, cycle and on foot
- Cons Adverse impact on Green Belt purposes, landscape setting and setting of Listed Buildings. Capable of mitigation by limiting development to a part of the site

**Papworth Everard Site Options**



**Site Option 45:**

Papworth Hospital, Papworth Everard

**Site Size:** 5.23 hectares      **Dwelling Capacity:** 120

**SHLAA Reference:** Site 151

**Comments:**

- Pros Reuses previously developed land  
Scope to improve local environment  
Good accessibility by bus, cycle and on foot
- Cons Loss of employment land  
Risk to settings of listed buildings



## Willingham Site Options



### **Site Option 46:**

Land east of Rockmill End, Willingham (land east of 39-65 Rockmill End, Willingham)

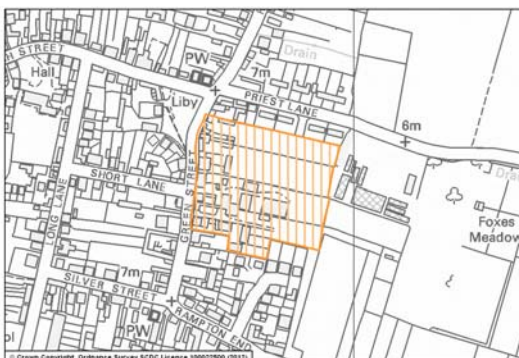
**Site Size:** 2.12 hectares      **Dwelling Capacity:** 50

**SHLAA Reference:** Site 045 (part)

#### **Comments:**

Pros Limited impact on landscape setting

Cons On village edge so relatively distant from services and facilities



### **Site Option 47:**

Land to the rear of Green Street, Willingham

**Site Size:** 2.60 hectares      **Dwelling Capacity:** 40

**SHLAA Reference:** Site 204

#### **Comments:**

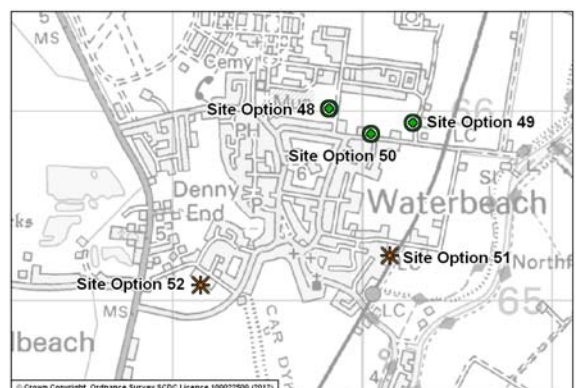
Pros Close to local services and facilities

Scope to mitigate adverse impacts by development of part of the site only

Cons Impact on townscape and character of Conservation Area  
Impact on setting of Listed Buildings

## Waterbeach Site Options

(Also see the New Settlement section)



### **Site Option 48:**

Cody Road, Waterbeach

**Site Size:** 1.86 hectares      **Dwelling Capacity:** 50

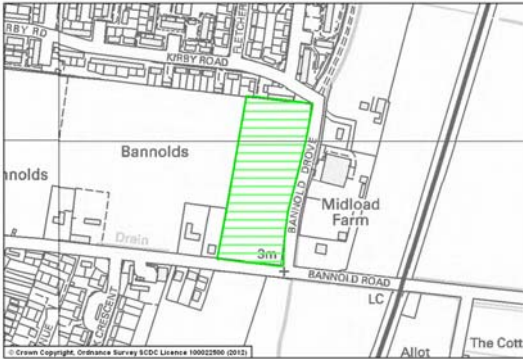
**SHLAA Reference:** Site 089 & 189

#### **Comments:**

Pros Good accessibility by bus, cycle and on foot

Limited impacts on landscape setting

Cons Would reduce separation from Barracks



**Site Option 49:**

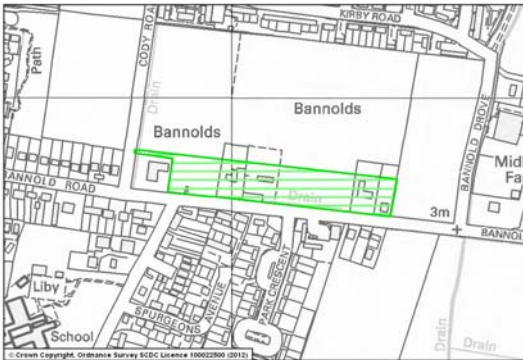
Land at Bannold Road and Bannold Drove, Waterbeach

**Site Size:** 1.77 hectares **Dwelling Capacity:** 35

**SHLAA Reference:** Site 206

**Comments:**

- Pros Good accessibility by bus, cycle and on foot  
Limited impacts on landscape setting
- Cons Potential for noise and odour from farm



**Site Option 50:**

North side of Bannold Road, Waterbeach

**Site Size:** 1.43 hectares **Dwelling Capacity:** 30

**SHLAA Reference:** Site 155

**Comments:**

- Pros Good accessibility by bus, cycle and on foot  
Limited impacts on landscape setting
- Cons Would reduce separation from Barracks



**Site Option 51:**

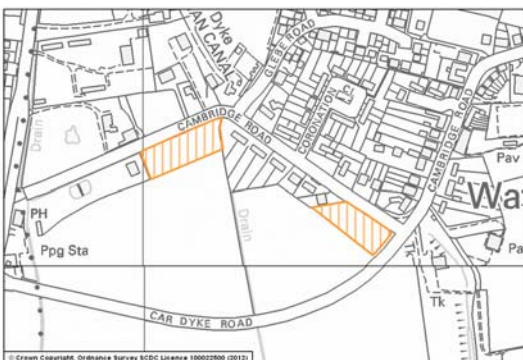
Land off Lode Avenue, Waterbeach

**Site Size:** 0.59 hectares **Dwelling Capacity:** 15

**SHLAA Reference:** Site 001

**Comments:**

- Pros Good accessibility by bus, cycle and on foot  
Limited impacts on landscape setting
- Cons Flood risk to part of site  
Railway noise



**Site Option 52:**

Land off Cambridge Road, Waterbeach

**Site Size:** 0.72 hectares **Dwelling Capacity:** 10

**SHLAA Reference:** Site 202 (part)

**Comments:**

- Pros Good accessibility by bus, cycle and on foot
- Cons Loss of Green Belt  
Impact on landscape setting unless development limited to Cambridge Road frontage

## Longstanton Site Options



### Site Option 53:

Green End Farm, Longstanton

**Site Size:** 2.39 hectares

**Dwelling Capacity:** 55

**SHLAA Reference:** Site 002

#### **Comments:**

Pros Limited landscape and townscape impacts

Cons Flood risk to part of site



### Site Option 54:

Land West of Over Road, Longstanton

**Site Size:** 4.08 hectares

**Dwelling Capacity:** 50

**SHLAA Reference:** Site 244

#### **Comments:**

Pros Limited landscape and townscape impacts

Cons Partial loss of employment land



### Site Option 55:

Land east of B1050, Longstanton (employment allocation)

**Site Size:** 6.53 hectares

**Dwelling Capacity:** 145

**SHLAA Reference:** Site 246

#### **Comments:**

Pros Limited landscape and townscape impacts

Cons Partial loss of employment land

## Over Site Options



### **Site Option 56:**

Land at Mill Road, Over

**Site Size:** 1.59 hectares

**Dwelling Capacity:** 45

**SHLAA Reference:** Site 127

### **Comments:**

- Pros** Limited impact on townscape and landscape  
Close to local services and facilities  
Existing housing to three sides
- Cons** Loss of a paddock surrounded by hedgerows