

**GIRTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 018	Site 143	Site 144	Site 177	Site 203	Site 240
<b>Address (summary)</b>	Town End, Duck End	Land at Cockerton Road	Land at Doford Lane / High Street	Land off Oakington Road	Land off Duck End	Land at Littleton House, High Street
<b>Site Size (gross ha)</b>	0.37	0.63	3.50	3.12	3.41	2.58
<b>Notional dwelling capacity</b>	8	13	2	47	51	50
<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>	0	+++	+++	+	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>						

**Site Comments:**

<b>Site 018</b>	Site to south west of Girton. Significant Green Belt, heritage, townscape and landscape impacts. Suitable access cannot be achieved. Significant utility & service upgrades required.
<b>Site 143</b>	Site to north east of Girton. Adverse heritage, townscape and landscape impacts - setting of Grade II* church. Filled land. Significant utility & service upgrades required.
<b>Site 144</b>	Site to north of Girton. ICF to road frontage to east. 1/3 Flood Zones 2 & 3 to west. Noise from pub & A14, & nuisance from golf club car park (lighting). Significant utility & service upgrades required.
<b>Site 177</b>	Site on northern edge Griton. 1/2 Flood Zones 2 & 3. Pylons cross site. Possible noise & malodour from farms. Land forms setting & separation of village from commercial units to north. Significant utility & service upgrades required.
<b>Site 203</b>	Site to south west of Girton. Significant Green Belt, heritage, townscape and landscape impacts but smaller scale development may be possible. Highway Authority has concerns with regards to the intensification of Wash Pit Road. Significant utility & service upgrades required.
<b>Site 240</b>	Site to west of High Street. Significant heritage, townscape and landscape impacts - adjacent LB. Sewage filter beds on site. No highway access.

 SHLAA Site

Golf Course



Girton Farm

Beck Brook Farm

Dapple Farm  
Ppg Site  
**Site 177**

Manor Farm

School

Mast  
Club House

**Site 144**

**Site 143**

**Site 240**

Acad

Recreation Ground

Grange Farm

Gretton Court

Car Park  
Pavilion

Grange Farm Cottages

**Site 203**

**Site 018**

Nursery

Girton

GIRTON CP

Allot Gdns

**Girton SHLAA Sites**  
**Scale 1:8000**  
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