

**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