

FOWLMERE
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

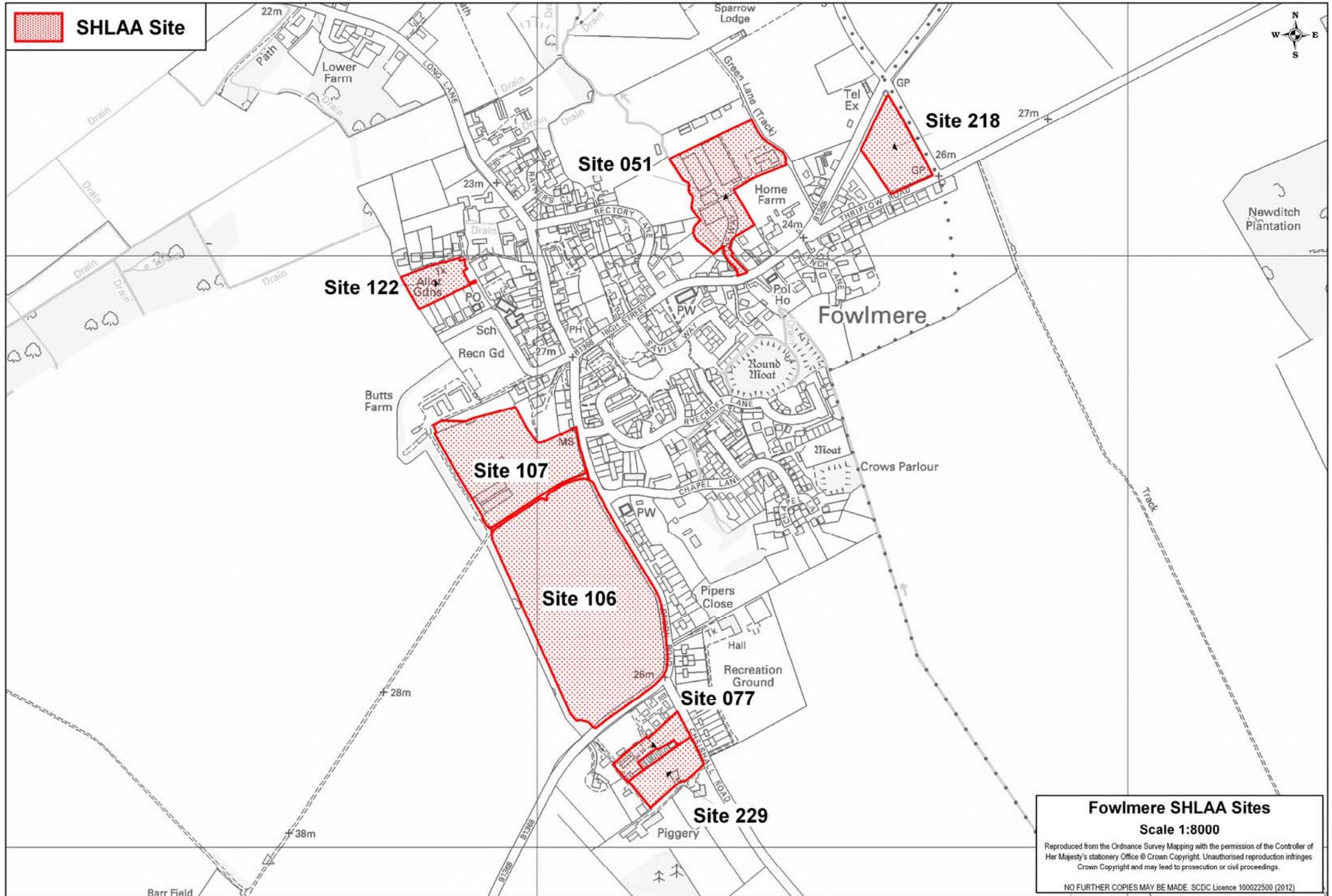
SHLAA Site Reference	Site 051	Site 077	Site 106	Site 107	Site 122	Site 218	Site 229
Address (summary)	Manufacturing Site & Turnbrook	Appleacre Park, London Road	Land north of London Road	Land west of High Street	Land at Top Close	Land at Triangle Farm	Land opposite 30 Pipers Close
Site Size (gross ha)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

Site Comments:

Site 051	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.
Site 077	Site used as caravan and camping site with associated facilities. On edge of Fowlmere. Relates best to the open countryside .
Site 106	Arable field on western edge of village part of open rolling countryside - bringing countryside into village. Therefore significant to retain.
Site 107	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.
Site 122	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.
Site 218	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.
Site 229	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

Scale 1:8000

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