

WHITTLESFORD & WHITTLESFORD BRIDGE
Summary of SHLAA and SA Assessments

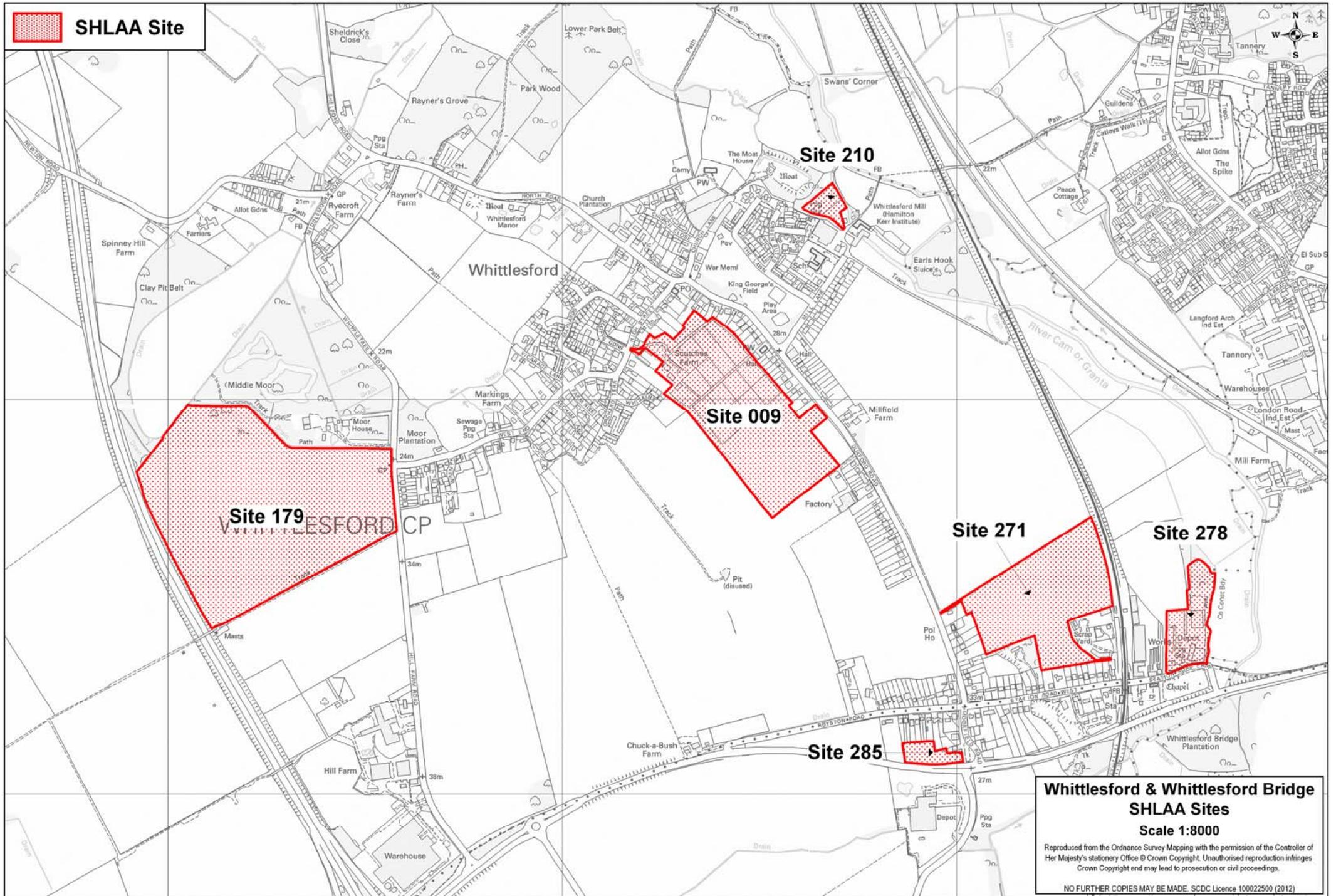
Settlement Category: Group Village

| SHLAA Site Reference | Site 009 | Site 179 | Site 210 | Site 271 | Site 278 | Site 285 |
|--|----------------------------|---------------------------|---------------------------------------|--|--|------------------------------------|
| Address (summary) | 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 |
| Site Size (gross ha) | 11.39 | 23.29 | 0.59 | 8.07 | 2.28 | 0.64 |
| Notional dwelling capacity | 171 | 349 | 12 | 182 | 51 | 13 |
| SHLAA strategic considerations | 0 | - | - | 0 | - | |
| Green belt | - | - | - | - | - | - |
| SHLAA significant local considerations | --- | --- | --- | --- | --- | 0 |
| 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 | + |
| Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51) | 0 | - | 0 | + | 0 | + |
| Sustainable Development Potential | | | | | | |

Site Comments:

| | |
|-----------------|--|
| Site 009 | 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. |
| Site 179 | 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. |
| Site 210 | 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. |
| Site 271 | 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. |
| Site 278 | 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. |
| Site 285 | 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**
Scale 1:8000

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