

**LITTLE ABINGTON**  
**Summary of SHLAA and SA Assessments**

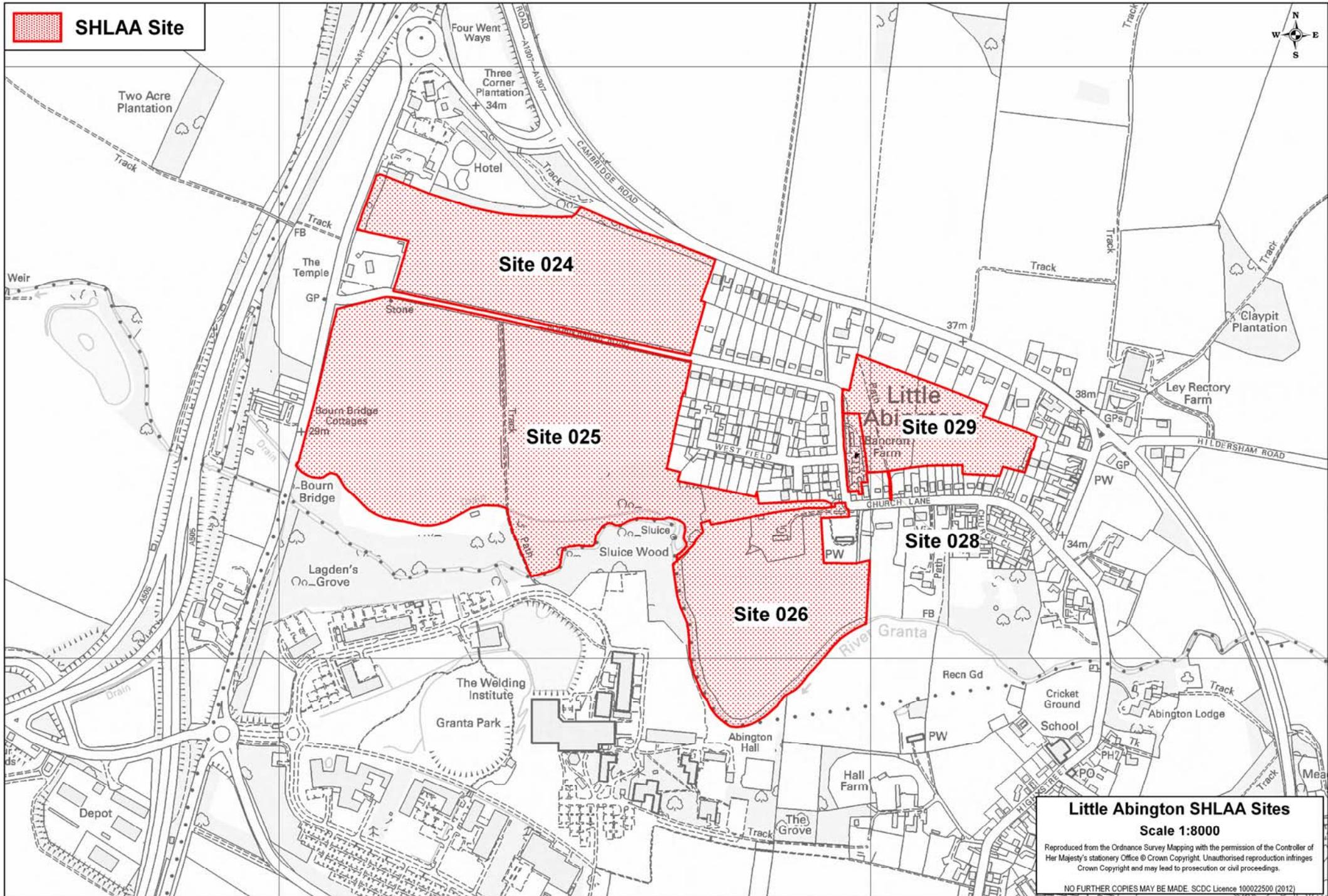
Settlement Category: Group Village

SHLAA Site Reference	Site 024	Site 025	Site 026	Site 028	Site 029
<b>Address (summary)</b>	Land north of Bourn Bridge Road	Land south of Bourn Bridge Roa	Land south-west of Little Abington	Bancroft Farm, Church Lane	Land east of Bancroft Farm, Church Lane
<b>Site Size (gross ha)</b>	9.92	21.64	8.28	0.42	3.96
<b>Notional dwelling capacity</b>	223	325	95	9	89
<b>SHLAA strategic considerations</b>	0	0	0	0	0
<b>Green belt</b>	0	0	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>	-	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>	0	0	0	+	+
<b>Sustainable Development Potential</b>					

**Site Comments:**

<b>Site 024</b>	Site is an arble field on the western edge of Little Abington. Major impact on setting of Temple grade II listed building used as cafe. Environmental Health concerns about noise impact from adjoining roads especially A11 and also from nearby Travelodge and Comfort Café. Significant adverse effect on the landscape setting of Little Abington by the loss of land providing a rural approach to village.
<b>Site 025</b>	Site is arable field on the western edge of Little Abington. South is River Granta and beyond is the Granta Park employment area. Environmental Health objects to site - concerns of noise impact from adjoining roads (A11; A1307) and ongoing problems from Welding Institute at Granta Park (welding research & development) that is considered a statutory nuisance to existing residents in West Field and Church Lane Little Abington. loss of land which creates approach to village with a rural character. Would impact on the setting of a number of listed buildings including the Parish Churches of Little Abington and Great Abington as well as Great Abington Hall which are all Grade II*. County Archaeologist team object due to impact on earthworks on site.
<b>Site 026</b>	Site is a large grassland area on southern edge of Little Abington north of River Granta. Third of site in Flood zone 3. Scheduled monument (medieval earthworks) on half of site- County Archaeologists would object to development of site. Environmental Health object to site- concerned at noise impact from Welding Institute on Granta Park.
<b>Site 028</b>	Site is in centre of Little Abington. It consists of former farm buildings that were part of Bancroft Farm. Major adverse impact on Conservation Area due to loss of rural context to Bancroft Farm. Site has a distinctly rural character.
<b>Site 029</b>	Site is a field in centre of Little Abington enclosed by houses to the north, east and south. Next to former farm buildings which were part of Bancroft Farm. Major adverse impact if site developed - loss of open space in village - impact on Conservation Area. Highway Authority concerned about accidents on A1307.

 SHLAA Site



**Little Abington SHLAA Sites**  
**Scale 1:8000**  
Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
NO FURTHER COPIES MAY BE MADE. SDC Licence 100022500 (2012)