## GREAT SHELFORD & STAPLEFORD (part 1) Summary of SHLAA and SA Assessments

**Settlement Category: Rural Centre** 

SHLAA Site Reference	Site 005	Site 031	Site 033	Site 041	Site 139	Site 140	Site 141	Site 145	Site 146
Address (summary)	Land off Cambridge Road, Great Shelford	The Railway Tavern, Great Shelford	Land east of Bar Lane, Stapleford	Land between Hinton Way & Mingle Lane, Stapleford	Bar Lane & south of Gog	Land east of Bar Lane & south of Gog Magog Way, Stapleford	Land east of Bar Lane & south of Gog Magog Way, Stapleford	Land at Granhams Farm, Great Shelford	Land at Hinton Way, Great Shelford
Site Size (gross ha)	3.96	0.12	1.91	16.93	2.8	0.72	2.08	17.54	12.16
Notional dwelling capacity	119	13	69	339	84	19	62	351	243
SHLAA strategic considerations	0	0	0	0	0	0	0	-	0
Green belt	-	0	-	-	-	-	-	-	-
SHLAA significant local considerations	0	0	0	-	0	0	0		0
Landscape and Townscape impact	-	0							
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)	+	+	+	+	+	+	+	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+	0	+	+	0	+	+
Sustainable Development Potential									

## **Site Comments:**

Site 005	Located on north-western edge of Great Shelford. Some possible issues with noise from training and competitive matches and entertainment events and artificial lighting at the adjacent Shelford Rugby Club. Some adverse impacts on Green Belt, townscape and landscape. Suitable access to the site needs to be agreed with the Highways Authority.
Site 031	Located in the centre of Great Shelford. The site has planning permission for 13 dwellings.
Site 033	Site is to north of village. Used as allotments and is within the Green Belt. Site enclosed by mature hedgerows with trees. Significant loss of open space if developed Adjacent to school, residential uses and paddocks.
Site 041	Located on eastern edge of villages. Significant adverse impacts on landscape and heritage assets.
Site 139	Site to north of village combining sites 140 and 141. Two paddocks enclosed by mature hedges and many protected trees. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 140	Site to north of village. Eastern part of larger site 139. Paddock enclosed by mature hedges. Many protected trees with pond. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 141	Site to north of village. Western part of larger site 139. Paddock enclosed by mature hedges and protected trees. Within Green Belt. Site brings distinctive rural character into village - significant loss if developed.
Site 145	Located on the north-eastern edge of Great Shelford. Significant adverse impacts on landscape, townscape, biodiversity and heritage assets.
Site 146	Located on the north-eastern edge of Great Shelford. Significant adverse impact on landscape.

## GREAT SHELFORD & STAPLEFORD (part 2) Summary of SHLAA and SA Assessments

**Settlement Category: Rural Centre** 

SHLAA Site Reference	Site 149	Site 186	Site 187	Site 188	Site 205	Site 207	Site 208	Site 212	Site 253	Site 262
Address (summary)	Land at Marfleet Close, Great Shelford	Granta Terrace, Stapleford	29 - 35 and 32 London Road, Great Shelford	Shelford Caravan & Camping	Land north- west of 11 Cambridge Road, Great	north of	Land to the north of Gog Magog Way, Stapleford	Land east of Hinton Way, Great Shelford	Land at Gog Magog Way / Haverhill Road, Stapleford	Land at Hinton Way, Stapleford
Site Size (gross ha)	0.82	1.63	0.55	1.8	1.41	10.04	0.32	1.97	0.38	1.21
Notional dwelling capacity	22	33	15	65	38	201	10	71	15	44
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0	0
Green belt	-	0	0	-	-	-		-		-
SHLAA significant local considerations	0	-	+	-	-	-	-		-	0
Landscape and Townscape impact		+	+				0	-	0	
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)	+	+	+	+	+	+	+	+++	+	+
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	+	+	+	+	+	+	0	+	0	+
Sustainable Development Potential										

## **Site Comments:**

Site 149	Located on the north-eastern edge of Great Shelford. The site includes a very small area of Flood Zones 2, 3a and 3b. Some possible noise from adjacent Scotdales Garden Centre that would require further investigation. Significant adverse impact on townscape.
	The site on southern edge of village. Transport depot in commercial use. Third of site is within Flood Zone 2. Environmental Health have concerns of noise impact from adjoining railway line and neighbouring industrial units. Open views into countryside from south - impact on adjoining Conservation Area. Development could enhance townscape.
Site 187	Located in centre of villages. Redevelopment of garage and car sales site creating improvements to noise and townscape.
Site 188	Located on the north-eastern edge of Great Shelford. Significant adverse impacts on landscape and townscape. Some possible noise impacts from adjacent garage use. Suitable access to the site needs to be agreed with the Highways Authority.
Site 205	Located on the north-western edge of Great Shelford. Significant adverse impacts on the landscape and townscape, and settings of listed buildings and conservation area. The site is part of an Important Countryside Frontage.
Site 207	Located on the eastern edge of Great Shelford. Significant adverse impacts on the landscape and townscape, and some impacts on the Conservation Area. Suitable access to the site needs to be agreed with the Highways Authority.
Site 208	Site on northern edge of village behind well established hedge. Rural character and relates to wider countryside being part of large arable field.
Site 212	Located on the eastern edge of Great Shelford. Some landscape and townscape impacts. Site access is reliant on securing an agreement with the adjoining landowner.
Site 253	Site on northern edge of village. Part of extensive arable field. Relates to wider countryside.
Site 262	Located on the north-eastern edge of Great Shelford. Significant adverse impact on landscape and some impact on listed buildings.

