COMBERTON Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 004	Site 079	Site 080	Site 087	Site 088	Site 110	Site 158	Site 181	Site 255
Address (summary)	Land north of 69 Long Road	40-48 West Street	50-54 West Street	Land rear of 42 Swaynes Lane	and east of	Manar Farm			Land east of Bush Close
Site Size (gross ha)	0.32	1.42	0.89	0.66	2.24	6.00	5.71	6.02	4.83
Notional dwelling capacity	10	29	18	13	50	90	128	135	73
SHLAA strategic considerations	0	0	0	0	0	0	0	0	0
Green belt	-	-	-	-	-	-	-	-	-
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)		+++	+++	+	+	+		+	0
Accessibility to a range of employment opportunities (SA criteria 48)	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	+
Sustainable Development Potential									

Site Comments:

Site 004	Garden area to north of the village.				
Site 079	Field to north of houses fronting onto West Street. Adverse impacts on Listed Buildings and landscape setting.				
Site 080	Field to north of houses fronting onto West Street. Adverse impacts on Listed Buildings and landscape setting. Access only possible through site 079.				
Site 087	Field to south of Swaynes Lane. Loss of countryside views. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Buildings.				
Site 088	Field to south of Swaynes Lane. Loss of countryside views. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Buildings.				
Site 110	Land west of Birdlines Manor Farm. Adverse impact on Green Bellt purposes, landscape setting and setting of Listed Buildings.				
Site 158	Field to north of village. Adverse impact on Green Belt purposes and landscape setting.				
Site 181	Enclosed field to west of Green End. Adverse impact on Green Belt purposes and landscape setting. Major adverse impact on Listed Building setting.				
Site 255	Field to east of village. Byway to edge. Adverse impact on Green Belt purposes and Listed Building setting.				

