WATERBEACH Summary of SHLAA and SA Assessments

Settlement Category: Minor Rural Centre

SHLAA Site Reference	Site 001	Site 019	Site 043	Site 089	Site 090	Site 091	Site 142	Site 155	Site 189	Site 190	Site 202	Site 206	Site 270
Address (summary)	Land off Lode Avenue		Land north of Glebe Road	Cody Road	Burgess Road	Saberton Close		North side of Bannold Road	Land west of Cody Road	Land adjacent to Pieces Lane	Land off Cambridge Road	Dood 8	Land off Gibson Close
Site Size (gross ha)	0.59	4.00	5.35	1.86	1.14	1.08	0.20	1.43	1.86	1.78	4.81	1.77	0.69
Notional dwelling capacity	14	30	120	50	19	12	5	29	50	30	8	36	14
SHLAA strategic considerations	0	-	0	0	0	0	0	0	0	0	0	0	0
Green belt	-	-	-	0	-	-	0	0	0	-	-	0	0
SHLAA significant local considerations	-	-	0	0				0	0		-	-	
Landscape and Townscape impact	-	-		-				-	-		-	-	
SHLAA site specific factors	-			+	-			0	+		+	0	
Accessibility to key local services and facilities (SA criteria 37)	0	0	0	0	0	0	0	0	0	0	0	0	0
Distance to key local services and facilities (SA criteria 38)	+	0	+	0	+	+	+++	0	0	+	+	-	+++
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	0	+	0	0	+	0	+	0	+	0	+
Sustainable Development Potential													

Site Comments:

I SITA DOT	Small site on east of village up to railway line. 1/2 site in Flood Zone 2. Noise & vibration from railway. Some adverse townscape and landscape impact. No direct link to highway - ransom strip. Some utility upgrades required.				
	Site to the east of cvillage adjacent to railway line. Majority of site Flood Zones 2 & 3. Some adverse townscape and landscape impact, but smaller scale development may be possible. Noise & vibration from railway, noise & odour from farm & workshop. Access may be unsuitable next to rail crossing. Some utility upgrades required.				
Site 043	Noise A10. Adverse townscape and landscape impacts. No suitable highway access.				
Site 089	Adverse townscape and landscape - separation with barracks.				
Site 090	Adjacent LB / townscape /landscape impact.				
Site 091	LB / townscape /landscape impact. No suitable highway access.				
Site 142	LB / townscape /landscape impact. No suitable highway access.				
Site 155	Townscape / landscape - separation with barracks. Multiple owners.				
Site 189	Adverse townscape and landscape - separation with barracks.				
Site 190	LB / townscape /landscape impact. No suitable highway access.				
Site 202	Significant GB & poor relationship to built area. But possible to develop Cambridge Road frontage.				
Site 206	Noise & malodour from farm.				
Site 270	LB / townscape /landscape impact. No suitable highway access.				

