

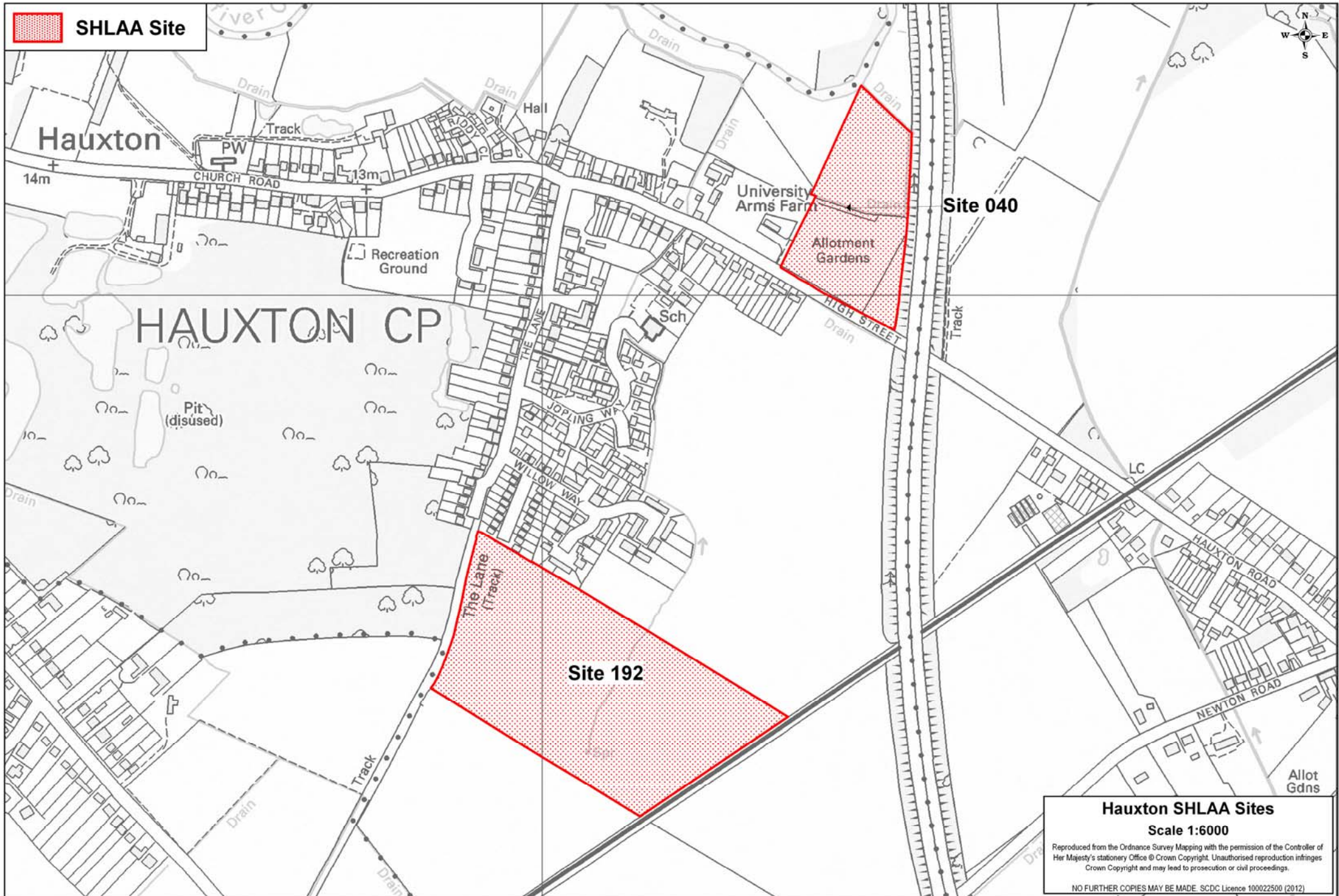
**HAUXTON**  
**Summary of SHLAA and SA Assessments**

Settlement Category: Group Village

SHLAA Site Reference	Site 040	Site 192
Address (summary)	Land north of High Street	Land east of The Lane
Site Size (gross ha)	3.00	7.70
Notional dwelling capacity	68	173
SHLAA strategic considerations	-	-
Green belt	-	-
SHLAA significant local considerations	-	-
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)	+	0
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
Sustainable Development Potential		

<b>Site 040</b>	Site on eastern edge of Hauxton, north of High Street, adjacent to the M11. 1/2 Flood Zone 3 & some Flood Zone 2. Townscape and landscape impacts - does not relate well to built development north of High Street, rural character. Noise impacts require high level of mitigation.
<b>Site 192</b>	Site on the southern edge of Hauxton. Small part within Bayer CropScience Limited HSE zone. Significant townscape and landscape impacts - clear edge to village in exposed location. Noise impacts require high level of mitigation. No suitable access.

 SHLAA Site



**Hauxton SHLAA Sites**

**Scale 1:6000**

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