OVER Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 007	Site 017	Site 097	Site 121	Site 127	Site 138	Site 165	Site 182	Site 256	Site 290
Address (summary)	Land rear of 38 Mill Road	Land off Randalls Lane	Land at and to the rear of 16 The Lanes		Land at Mill Road	Land east of Station Road	Land off Meadow Lane	Land north of New Road	Land at Station Road	Land east of Mill Road
Site Size (gross ha)	1.42	1.06	1.11	2.14	1.59	0.86	3.12	2.85	1.36	2.18
Notional dwelling capacity	38	29	22	48	43	23	28	61	37	49
SHLAA strategic considerations	0	0	-	0	0	0	0	-	0	0
Green belt	0	0	0	0	0	0	0	0	0	0
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	+++	+++	+	+	+++	+	+++	+	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)	+	+	+	+	+	+	+	+	+	+
Sustainable Development Potential										

Site Comments:

Site 007	Site to south east of Over. Heritage, townscape and landscape impacts - wider setting of LB and intricate transition landscape. No suitable highway access - unless lose another house on Mill Road (not included within site). A14 capacity issues.
Site 017	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs Conservation Area and rural backdrop to single depth. Questionable whether suitable highway access. A14 capacity issues.
Site 097	Site within western part of Over, designated PVAA. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs and Conservation Area. A14 capacity issues.
Site 121	Site to south west of Over. Adjacent to commuity centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - relates better to countryside to south than urban area. Power lines cross site. A14 capacity issues.
Site 127	Site to east of Over, enclosed by tall hedgerow. ICF to road frontage. Impact on townscape / amenity. A14 capacity issues.
Site 138	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs and Conservation Area. Questionable whether suitable highway access. A14 capacity issues.
Site 165	Site to north west of Over. Significant heritage, townscape and landscape impacts - setting of Grade I and II LBs Conservation Area and rural backdrop to single depth but possible to mitigate smaller site to east with landscaping. Questionable whether suitable highway access. A14 capacity issues.
Site 182	Site to south west of Over allocated for open space. Close to commuity centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - backland development poorly related to built area. A14 capacity issues.
Site 256	Site to south west of Over. Adjacent to commuity centre, skate park, recreation ground - noise and floodlighting impacts (would require relocation of skate park). Townscape and landscape impacts - relates better to countryside to south than urban area. A14 capacity issues.
Site 290	Site to east of Over. Significant impact on townscape - ICF to road frontage. Sewage pumping station in south - cordan sanitare and infrastructure constraint to growth. A14 capacity issues.

