



FEN DITTON
Summary of SHLAA and SA Assessments

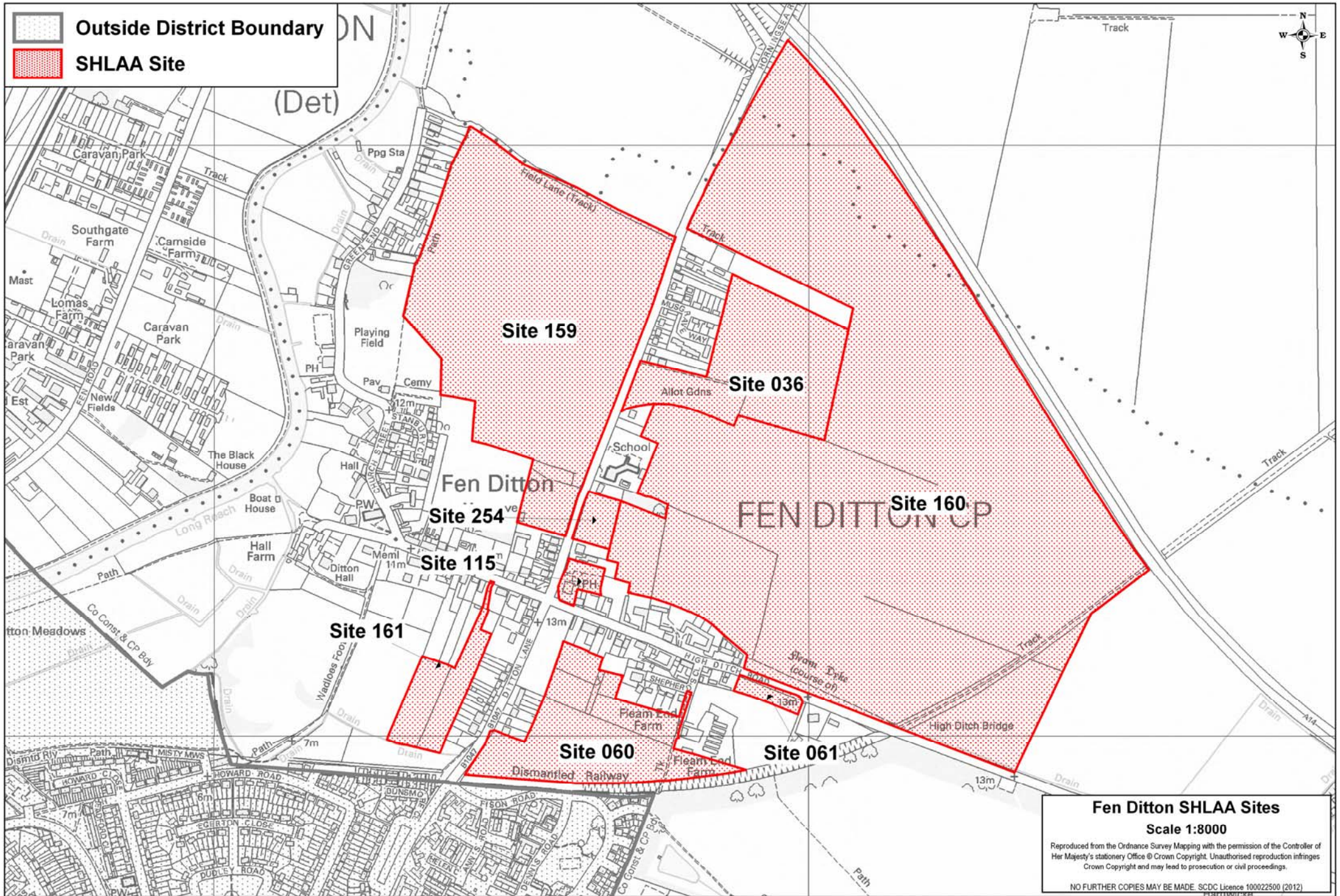
Settlement Category: Group Village

SHLAA Site Reference	Site 115
Address (summary)	Land north and west of Elsworth School, Broad End
Site Size (gross ha)	0.38
Notional dwelling capacity	9
SHLAA strategic considerations	0
Green belt	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)	+++
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 115	Site located north east of cross roads of Horningsea Road and High Ditch Road. Former PH with planning permission for 13 dwellings. A14 capacity issues.
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Note - All other Fen Ditton sites are subject to a second round of consultation as broad locations for possible Green Belt release

 **Outside District Boundary**
 **SHLAA Site**



Fen Ditton SHLAA Sites
Scale 1:8000
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