

**WHITTLESFORD & WHITTLESFORD BRIDGE**  
**Summary of SHLAA and SA Assessments**

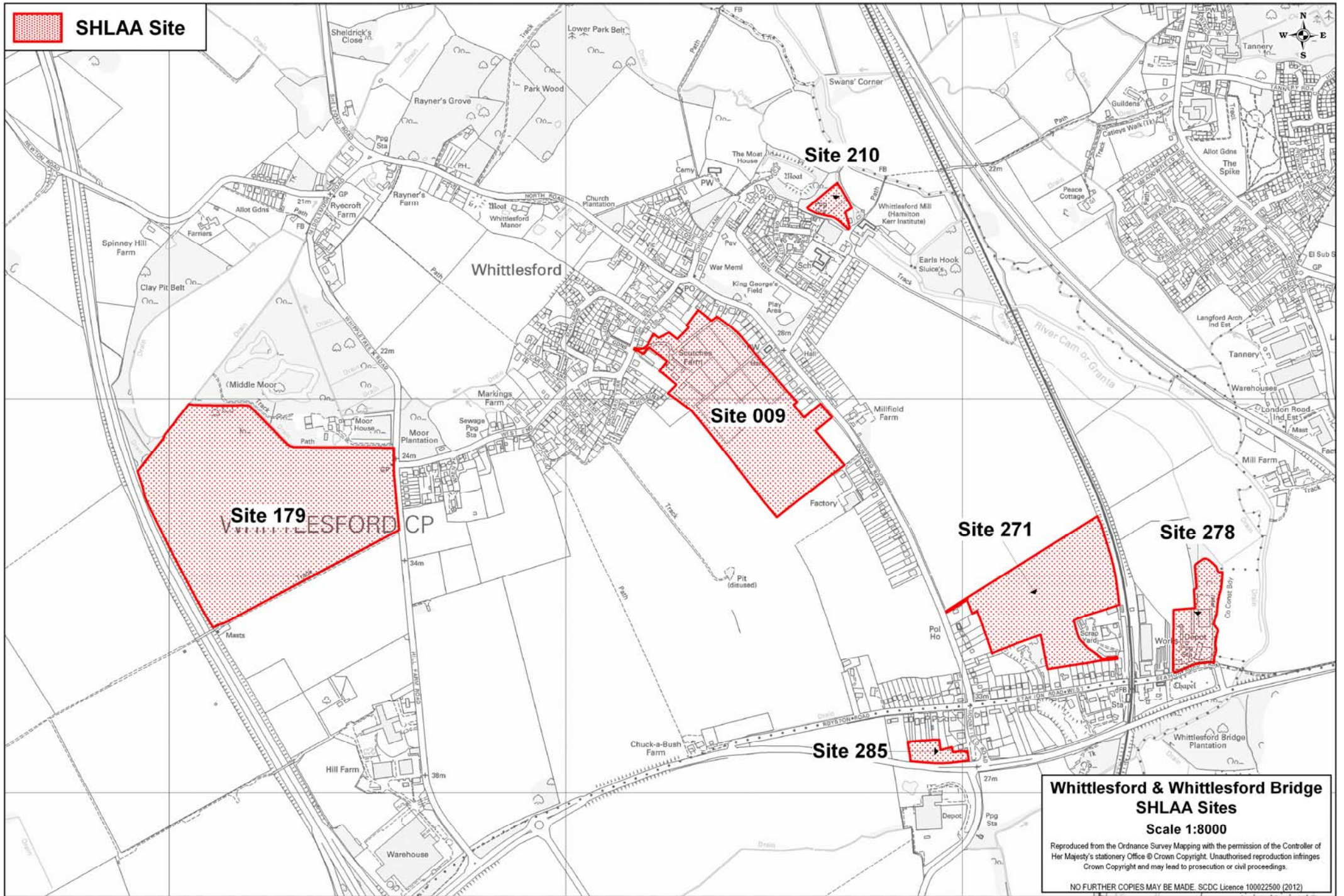
Settlement Category: Group Village

SHLAA Site Reference	Site 009	Site 179	Site 210	Site 271	Site 278	Site 285
<b>Address (summary)</b>	Scutches Farm, High Street	Land rear of Whittlesford	Land rear of Swanns Corner, Mill Lane	Land adjacent to Station Road and Duxford Road	Highways Agency Depot, Station Road East	Land adjacent to 83 Moorfield Road
<b>Site Size (gross ha)</b>	11.39	23.29	0.59	8.07	2.28	0.64
<b>Notional dwelling capacity</b>	171	349	12	182	51	13
<b>SHLAA strategic considerations</b>	0	-	-	0	-	
<b>Green belt</b>	-	-	-	-	-	-
<b>SHLAA significant local considerations</b>	---	---	---	---	---	0
<b>Landscape and Townscape impact</b>	---	---	---	---	-	---
<b>SHLAA site specific factors</b>	---	---	---	---	---	---
<b>Accessibility to key local services and facilities (SA criteria 37)</b>	-	-	-	-	-	-
<b>Distance to key local services and facilities (SA criteria 38)</b>	+++	---	+	---	---	---
<b>Accessibility to a range of employment opportunities (SA criteria 48)</b>	+	+	+	+	0	+
<b>Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)</b>	0	-	0	+	0	+
<b>Sustainable Development Potential</b>						

**Site Comments:**

<b>Site 009</b>	Site to southeast of the High Street and west of Duxford Road. Significant historic environment, townscape and landscape impacts - setting of several Grade II Listed Buildings and Conservation Area. Entertainment noise from church / hall.
<b>Site 179</b>	Site between the M11 and Hill Farm Road, on the western edge of Whittlesford. Small areas to north in Flood Zone 2. Significant townscape and landscape impacts - very large scale, out of proportion to the village, removed from heart of village, in exposed area. Noise impacts of M11 - high level mitigation.
<b>Site 210</b>	Site is on the north eastern edge of Whittlesford beside the River Granta. East half in Flood Zone 2. Significant historic environment, townscape and landscape impacts - setting of Grade II Listed Building & Conservation Area, TPOs, wider impact on the Grade I Listed church. Possible noise from adjoining commercial. Unsuitable access - no link to public highway.
<b>Site 271</b>	North of Whittlesford Bridge. Significant historic environment, townscape and landscape impacts - very large scale, out of proportion to the village, in an exposed area. Possible land contamination and noise from railway and adjoining commercial. Unsuitable access - no link to public highway.
<b>Site 278</b>	Site on eastern edge of Whittlesford Bridge. Redevelopment of highways depot. Historic environment, townscape and landscape impacts - some improvement (removal buildings and hardstanding) but limited residential east of railway, impact on LB (Grade II* and II). Possible noise - A505 and commercial.
<b>Site 285</b>	Site to the south of Royston Road south of Whittlesford Bridge. Significant townscape and landscape impacts - very exposed site. Possible noise A505. No suitable access - resist onto A505.

 **SHLAA Site**



**Whittlesford & Whittlesford Bridge  
SHLAA Sites  
Scale 1:8000**

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

NO FURTHER COPIES MAY BE MADE. SCDL Licence 100022500 (2012)