SAWSTON Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 023	Site 044	Site 076	Site 116	Site 126	Site 153	Site 154	Site 178	Site 230	Site 252	Site 258
Address (summary)		Land south of Mill Lane	Land north of Babraham Road	R/O 41 Mill Lane	Land west of Cambridge Road	Land at Dales Manor Business Park	Land at Dales Manor Business Park	Land east of Sawston	Land at Mill Lane		Land south of Babraham Road
Site Size (gross ha)	0.5	6.57	3.64	1.59	38.14	3.56	5.19	17.21	1.48	8.62	4.63
Notional dwelling capacity	18	197	109	43	763	107	156	344	53	259	139
SHLAA strategic considerations	-	-	0	-		0	0	0	-		0
Green belt	0	-	-	0		0	0	-	0	-	-
SHLAA significant local considerations	0	-		0		-	-	0	0		0
Landscape and Townscape impact	0		+	-		0	0	+	-		+
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)	+	0	+	+	+	+	+	+	+	+	+
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:

Site 023	Small field on western edge of village. Within flood zone 2.				
Site 044	Open field on western approach to the village between it and the A1301. Most in flood zone 2, one third within flood zone 3. Significant impact on landscape setting incapable of mitigation due to proximity of the A1301.				
Site 076	Land to east of the village. Potential to to improve harsh village edge. Concerns from Environmental Health regarding noise issues from adjoining employment site for residential amenity and extent to which these could be mitigated.				
Site 116	Enclosed field to south of village. Not in Green Belt. Within flood zone 2. Some adverse impact on landscape and townscape which could be partially mitigated. Close to village services and facilities.				
Site 126	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. Most of site within 400m of WWTW.				
Site 153	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.				
Site 154	Employment premises on a larger employment site. Concerns from Environmental Health regarding noise issues and residential amenity and extent to which these could be mitigated.				
Site 178	Fields to east of the village. Potential to improve harsh village edge provided setting of Sawston Hall is respected. Main vehicular access to be from Babraham Road.				
Site 230	Enclosed field to west of village, all in flood zone 2. Some adverse impacts on landscape and townscape but at least partially capable of mitigation.				
Site 252	Land to north of the village. Significant adverse impacts on Green Belt purposes and landscape setting. All of site within 400m of WWTW.				
Site 258	Land to south of Babraham Road. Potential to improve landscape setting by replacing harsh village edge.				

