

MILTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

SHLAA Site Reference	Site 132	Site 266
Address (summary)	Former EDF Depot & Training Centre, Ely Road	Cave Industrial Estate, Chesterton Fen Road
Site Size (gross ha)	8.53	1.67
Notional dwelling capacity	128	45
SHLAA strategic considerations	0	-
Green belt	-	0
SHLAA significant local considerations	0	---
Landscape and Townscape impact	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)	+	---
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 132	Site has planning permission for 89 dwellings. Affects setting of several Listed Buildings, Important Countryside Frontage, TPOs. Loss employment but improvement to site. Development generally limited to previously developed part of site only. Historic gardens to be protected.
Site 266	Site west of Chesterton Fen Road, on the north-eastern outskirts of Cambridge. Part of larger area identified for Gypsy and Traveller pitches ('saved' LP CNF/6). Adjacent to railway & new railway station proposal & within industrial area - possible noise, vibration & land contamination - unlikely that noise and vibration can be satisfactorily mitigated. Neutral / adverse landscape & townscape impacts - within built up area but would result in residential within industrial area. Significant utility upgrades required to electricity and gas.

 SHLAA Site

