

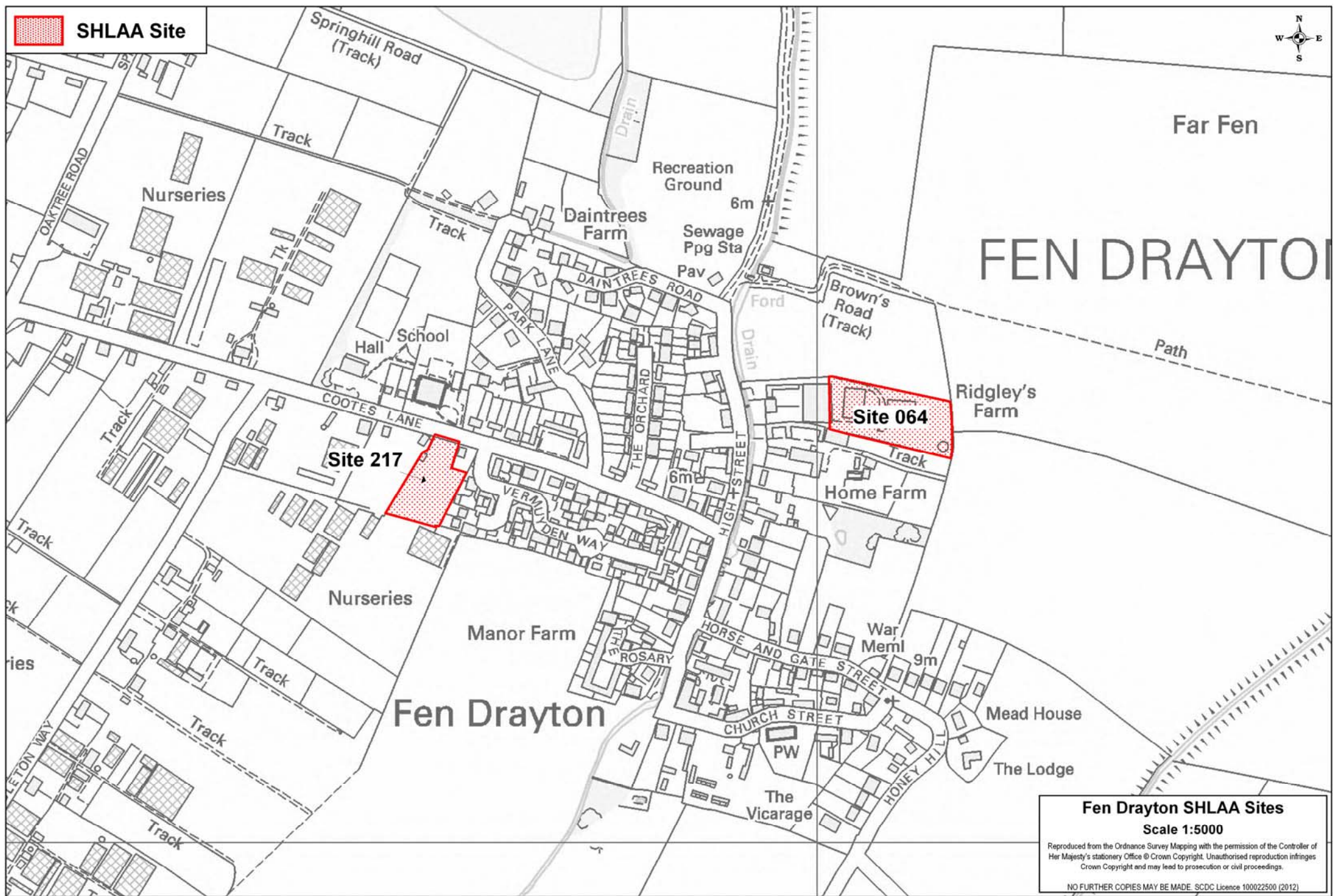
FEN DRAYTON
Summary of SHLAA and SA Assessments

Settlement Category: Group Village

| SHLAA Site Reference | Site 064 | Site 217 |
|---|----------------------------------|---------------------------------|
| Address (summary) | Land behind Ridgeleys Farm House | Land adjacent to 35 Cootes Lane |
| Site Size (gross ha) | 0.75 | 0.45 |
| Notional dwelling capacity | 20 | 10 |
| SHLAA strategic considerations | - | 0 |
| Green belt | 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) | +++ | +++ |
| 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 064 | Located on the eastern edge of the village. Some adverse impacts on the townscape, landscape and settings of listed buildings and Conservation Area. Small area of the site within Flood Zone 2. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path. |
| Site 217 | Located on the western edge of the village within the special policy area for the Fen Drayton Former Land Settlement Association Estate. Some adverse impacts on the townscape and landscape. Grade 1 agricultural land. One kilometre from Guided Bus stop but on largely unsurfaced and unlit path. |

 SHLAA Site



Fen Drayton SHLAA Sites
Scale 1:5000
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