

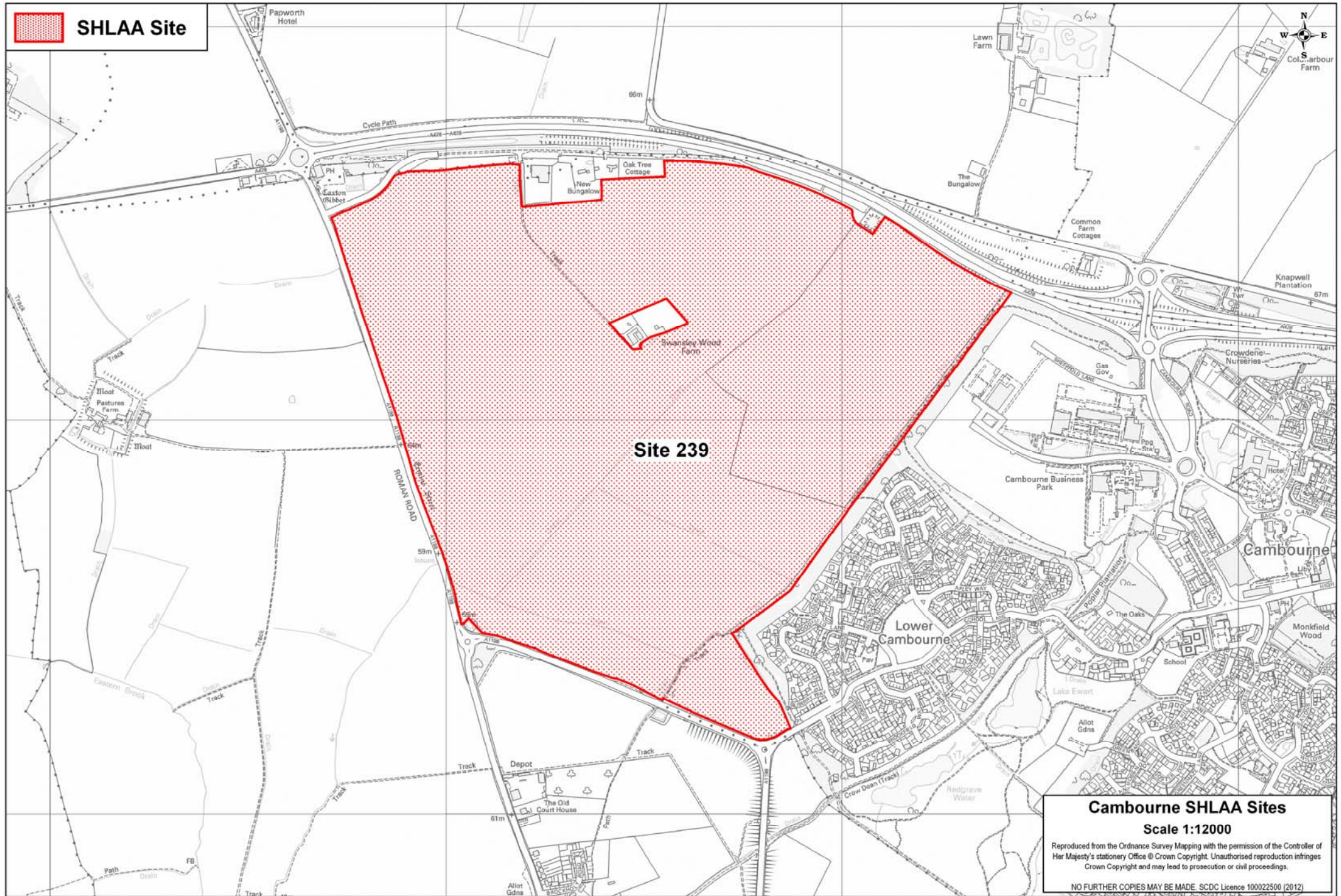
CAMBOURNE
Summary of SHLAA and SA Assessments

Settlement Category: Rural Centre

SHLAA Site Reference	Site 239
Address (summary)	Land west of Lower Cambourne
Site Size (gross ha)	150.88
Notional dwelling capacity	2,250
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)	0
Accessibility by sustainable transport modes such as walking, cycling and public transport (SA criteria 51)	0
Sustainable Development Potential	

Site 239	Located to the west of Cambourne. Some possible issues with noise from adjoining commercial / industrial site and traffic noise from the A428 and A1198 that should be capable of mitigation. Development would have a direct impact on A428 with potential capacity issues. Over 1,500 m from the centre of Cambourne, however the site could include some services and facilities of its own.
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 SHLAA Site



Site 239

Cambourne SHLAA Sites
Scale 1:12000
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